

JOURNAL OF COMMISSION PROCEEDINGS
July 1, 2025 -- Regular City Commission Meeting
Civic Center Commission Chambers, Room 206 -- Mayor Reeves Presiding

CALL TO ORDER: 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL/STAFF INTRODUCTIONS:

City Commission members present: Cory Reeves, Joe McKenney, Rick Tryon, Shannon Wilson, and Susan Wolff.

Also present were City Manager Greg Doyon and Deputy City Manager Bryan Lockerby, Public Works Director Chris Gaub, Planning and Community Development Deputy Director Lonnie Hill, Finance Director Melissa Kinzler, Human Resources Director Gaye McInerney, City Attorney David Dennis, Police Chief Jeff Newton, and City Clerk Lisa Kunz.

AGENDA APPROVAL:

There were no proposed changes to the agenda by the City Manager or City Commission. The Commission approved the agenda as presented.

CONFLICT DISCLOSURE/EX PARTE COMMUNICATIONS:

Commissioner McKenney noted that he is an independent realtor in the same Keller Williams office as realtor Leo Imperi who is recommended for appointment to the Business Improvement District in Agenda Item 5. There is no personal gain by participating and he plans on voting on that item.

MILITARY UPDATES

1. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM MALMSTROM AIR FORCE BASE (MAFB).

Colonel Daniel Voorhies, Commander of the 341st Missile Wing, introduced Lt. Colonel Rob Arcand, D.O. of the 40th Helicopter Squadron, and Lt. Colonel Nate Smith, commander of the 819th Red Horse Squadron.

Lt. Colonel Arcand reported that his team is the Ops Helicopter Squadron. There are two helicopter squadrons at MAFB – the 550th Helicopter Squadron, which is a training squadron to help the team with the new MH-139 Grey Wolf, and the 40th Helicopter

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Squadron, whose job is to take the UH-1N Huey and soon the MH-139 Grey Wolf and provide security and quick response everywhere in the missile field. As the secondary mission, they also provide search and rescue response in the local mountains utilizing their Forward Looking Infrared (FLIR) and hoist capabilities. The 40th Helicopter Squadron is approximately one-third of the way through conversion from the Vietnam era Huey to the MH-139 Grey Wolf. Some of the crews are currently training on live hoist operations to be able to do search and rescue operations on the MH-139.

Lt. Colonel Nate Smith reported that the 819th Red Horse Squadron is one of four active-duty Red Horse Squadrons in the world, three of which are in the United States, and one is in the territory of Guam. The Red Horse is the Air Force construction company for the Department of Defense. Their job is either to deploy or be training to deploy. The Red Horse is the agent of choice whenever it comes to austere environments. They perform any type of heavy construction or repair mission on behalf of not just the Air Force, but any of their joint partners who are in a combatant command.

The 819th Red Horse Squadron partners with the 219th Red Horse Squadron and shares the same compound with the Montana Air National Guard. They do a lot of joint training, share equipment, and work together because the reality of today is it takes a total force requirement to do our nation's business.

Lt. Colonel Smith concluded by thanking the City for everything it does to support the men and women of MAFB.

Colonel Voorhies announced that MAFB is looking forward to participating in the Fourth of July parade. He also reported that MAFB is about half-way through its change of command season.

PETITIONS AND COMMUNICATIONS

2. **John Hubbard**, City resident, suggested the courts make do with the County jail, opined that the Public Safety Levy should have been done before the Library Levy, and he took offense to the water rates being raised, but new seats being installed in the Civic Center Theater.

Brett Doney, Great Falls Development Alliance (GFDA), thanked the City for helping GFDA host the International Economic Development Council's first ever rural retreat. Four hundred economic development leaders from across the United States and Canada and beyond participated. He also announced that Admiral Beverage broke ground on Monday in the Agritech Park.

NEIGHBORHOOD COUNCILS

3. **MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

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None.

BOARDS AND COMMISSIONS

4. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

None.

5. APPOINTMENT TO THE BUSINESS IMPROVEMENT DISTRICT BOARD OF TRUSTEES.

Mayor Reeves reported that Alison Fried was appointed to the Business Improvement District (BID) Board in February 2017 and has served two full terms. Her term is set to expire on June 30, 2025. The City advertised the vacancy to solicit citizen interest through the City's website and the local media. An application was received from Leo Imperi, who is property owner of 428 Central Avenue.

The BID Board met on June 12, 2025, and recommended the City Commission appoint Mr. Imperi to fill the vacancy.

Commissioner Wolff moved, seconded by Commissioners McKenney and Tryon, that the City Commission appoint Leo Imperi to the Business Improvement District Board of Trustees for a four-year term through June 30, 2029.

Mayor Reeves asked if there were any comments from the public or discussion amongst the Commissioners.

Hearing none, Mayor Reeves called for the vote.

Motion carried 5-0.

6. APPOINTMENT TO THE HOUSING AUTHORITY BOARD OF COMMISSIONERS.

Mayor Reeves reported that the City Commission appointed Rosie Kiernan to the Housing Authority Board of Commissioners on May 19, 2020, for a five-year term through June 30, 2025. Ms. Kiernan is interested and eligible for an additional term. Advertising was done to solicit other citizen interest and applications were received from Dianna Lynn, Jenna Schuff, and Ray Bukoveckas.

The Board met on June 18, 2025, and recommended that the City Commission reappoint Rosie Kiernan to her second five-year term.

Commissioner Tryon moved, seconded by Commissioner Wolff, that the City Commission appoint Rosie Kiernan to the Great Falls Housing Authority Board of Commissioners for a five-year term through June 30, 2030.

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Mayor Reeves asked if there were any comments from the public. Hearing none, Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner Tryon expressed appreciation to all who applied. Had it not been for Ms. Kiernan's qualifications and experience having served on the board, he would have suggested appointing the applicant who had previously applied for a different board.

Mayor Reeves called for the vote.

Motion carried 4-1 (Commissioner Wilson dissenting).

7. APPOINTMENT TO THE POLICE COMMISSION.

Mayor Reeves reported that on June 6, 2019, the City Commission appointed Tim Shanks to the Police Commission for his first full three-year term and reappointed him for a second term on June 7, 2022. His current term ends on June 30, 2025. Because he has served two full terms, he would not be eligible for another term.

City staff advertised the position and received applications from: Richard (Rich) Eugene Hollis, Jared Alleman, Samara Sant, Alice Klundt, Charles Goodman, Robert Long, and Daniel E. Barnett. In 2024, Mr. Barnett applied to the Police Commission and the Ethics Committee and was appointed to the Ethics Committee. The Ethics Committee has since been dissolved and he is interested in serving on the Police Commission.

The Police Commission met on June 20, 2025, to review applications and make a recommendation to the City Commission. The Police Commission recommended the appointment of Rich Hollis.

Commissioner Tryon moved, seconded by Commissioner Wilson, that the City Commission appoint Rich Hollis to the Police Commission for a three-year term through June 30, 2028.

Mayor Reeves asked if there were any comments from the public or discussion amongst the Commissioners.

Hearing none, Mayor Reeves called for the vote.

Motion carried 5-0.

CITY MANAGER

8. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

City Manager Greg Doyon congratulated Great Falls Development Alliance on hosting its first rural International Economic Development Council Conference in Great Falls. He had a nice visit with a delegation from Puerto Rico and exchanged information about what is happening in their respective communities.

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CONSENT AGENDA

9. Minutes, June 17, 2025, City Commission Meeting.
10. Total Expenditures of \$2,378,525 for the period of May 29, 2025, through June 11, 2025, to include claims over \$25,000, in the amount of \$1,708,761.
11. Contracts List.
12. Approve the CDBG Funding Agreement in the amount of \$194,795 with the Park and Recreation Department for the Morony ADA Playground Project and authorize the City Manager to execute the grant agreement. **OF 1847.0**
13. Approve the purchase of a custom ADA Nucleus Play System from Grondahl Recreation Inc. in the amount of \$92,200 for Morony Park through Sourcewell, a governmental purchasing service cooperative.
14. Approve the purchase of one new Autocar tandem axle cab & chassis with a Heil rapid rail thirty-three-yard body from Kois Brothers Equipment of Great Falls, Montana through Sourcewell, a governmental purchasing service cooperative, for a total of \$446,100 to be used by the Sanitation Division.
15. Reject a single bid received for the Lift Station 15 VFDs and Power project due to budget shortfall and direct staff to modify project schedule and re-advertise for bids at a later date. **OF 1817.1**
16. Set a public hearing for Business Improvement District (BID) FY 2026 Budget and Work Plan for July 15, 2025.
17. Set a public hearing for Tourism Business Improvement District (TBID) 2025/2026 Budget and Work Plan for July 15, 2025.
18. Postpone a public hearing to July 15, 2025, for consideration of the 2025-2029 Consolidated Plan and Citizen Participation Plan.

Commissioner Wolff moved, seconded by Commissioner Wilson, that the City Commission approve the Consent Agenda as presented.

Mayor Reeves asked if there were any comments from the public or discussion amongst the Commissioners.

Hearing none, Mayor Reeves called for the vote.

Motion carried 5-0.

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PUBLIC HEARINGS

19. TOURISM BUSINESS IMPROVEMENT DISTRICT (TBID) FY 2025 BUDGET AMENDMENT.

Mayor Reeves declared the public hearing open and asked for presentation of the agenda report.

TBID Executive Director Rebecca Engum reported that the City Commission approved the 2024-25 TBID budget and work plan on July 16, 2024. The actual assessment amount levied was higher than the approved budget. The TBID also had cost savings on administrative expenses due to a management agreement enacted in October 2024 with Central Montana Tourism. Those savings allowed TBID to take advantage of additional opportunities to partner on projects to bring people to Great Falls.

In a previous audit of the Great Falls Tourism Business Improvement District, the auditor delivered one finding related to increased expenses over the approved budget. This finding noted that an amendment to the budget was not submitted to the City of Great Falls, even though presented, and approved by the TBID Board.

To prevent any future findings, the TBID Board approved budget amendment is presented to the City of Great Falls for approval. There is no fiscal impact to the City of Great Falls. The budget amendment reflects a 4% increase, increasing the TBID Assessment budget from \$730,465 to \$760,254.

Mayor Reeves asked if the Commissioners had any questions of TBID Executive Director Engum.

Hearing none, Mayor Reeves asked if there were any comments from the public in support of the TBID FY 2025 Budget Amendment.

Brett Doney, Great Falls Development Alliance (GFDA), thanked the TBID for partnering more and more with GFDA. GFDA hired a public relations firm to pitch Great Falls to travel writers and influencers in the interest of attracting workforce and entrepreneurs. Tomorrow a regional market assessment for recreation and entertainment will be released that the TBID assisted with a lot of staff time.

Mayor Reeves asked if there were any comments from the public in opposition to the TBID FY 2025 Budget Amendment.

Hearing none, Mayor Reeves closed the public hearing and asked the will of the Commission.

Commissioner McKenney moved, seconded by Commissioner Tryon, that the City Commission approve the FY 2025 Tourism Business Improvement District Budget Amendment as presented.

Mayor Reeves asked if there was any discussion amongst the Commissioners.

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Commissioner Wolff thanked Rebecca Engum and her team for everything they do and for working with so many partners.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

20. RESOLUTION 10581, DECLARING CERTAIN PROPERTY LOCATED AT 321 1ST AVENUE SOUTHWEST A NUISANCE, ORDER THE NUISANCE BE ABATED AND AUTHORIZE CITY STAFF TO FORCE ABATEMENT IF NECESSARY.

Mayor Reeves declared the public hearing open and asked for presentation of the staff report.

Planning and Community Development Deputy Director Lonnie Hill reported that Resolution 10581 is a request that the Commission declare the property at 321 1st Avenue SW a public nuisance, order that the nuisance be abated, and authorize City staff to proceed with forced abatement if necessary. The property, legally described as Lot 13 of Block 596 of the Great Falls Fifth Addition, has been the subject of ongoing complaints since 2016. The complaints include unauthorized inhabitation of a camper without utilities, accumulation of junk, debris, and salvage materials in the yard and alley, and frequent law enforcement activities on site.

Despite years of staff outreach and formal notice letters, the property continues to be in violation. On April 14, 2025, a fire further damaged the home. The City's Building Official deemed the structure unsafe and uninhabitable. As of April 18, 2025, the violations persisted.

The current conditions include a severely fire damaged residential structure, an unlicensed, inoperable camper previously used as housing, and ongoing property maintenance violations including extensive exterior rubbish and fencing in disrepair.

Final nuisance notices were issued by certified mail, regular mail and physical posting with public hearing notifications published in the *Great Falls Tribune* on June 18th and June 25th. The owners or heirs have taken no corrective actions.

If approved, the City will proceed with the removal of the structure, debris and inoperable vehicles, which will be funded from the Hazard Removal Fund while the cost is not yet known.

The property's continued state poses a threat to the neighborhood health, safety and property values.

Mayor Reeves asked if the Commissioners had any questions of Deputy Director Hill.

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Hearing none, Mayor Reeves asked if there were any comments from the public in support of or in opposition to Resolution 10581.

Hearing none, Mayor Reeves closed the public hearing and asked the will of the Commission.

Commissioner Wilson moved, seconded by Commissioner Wolff, that the City Commission adopt Resolution 10581, declaring certain property located at 321 1st Avenue Southwest, Lot 013, Block 596, Great Falls 5th, Cascade County, Montana, a nuisance, order the nuisance be abated and authorize City staff to force abatement if necessary.

Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner McKenney commented that nine years is a long time for a nuisance property. He inquired if anyone was living at the property.

Deputy Director Hill responded that the building is currently condemned. To his knowledge, there is nobody occupying the structure.

Commissioner McKenney inquired if the result is an empty lot after the City hires a contractor.

Deputy Director Hill commented, when the structure is not able to be renovated, the end result is razing the structure to the ground.

Commissioner McKenney commented that, as a realtor, he sees structures like this in many neighborhoods. He sees this as sad, an end result, and private property rights being respected as there was plenty of time to take corrective action.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

21. ORDINANCE 3275 – REQUEST FROM BENEFIS HEALTH SYSTEMS ASSIGNING PLANNED UNIT DEVELOPMENT (PUD) ZONING TO THE PROPERTY LEGALLY DESCRIBED AS LOT 1A1A OF BLOCK 1, MOUNT OLIVET ADDITION, FOR THE SANAVITA ESTATES DEVELOPMENT.

Mayor Reeves declared the public hearing open and asked for presentation of the staff report.

Planning and Community Development Deputy Director Lonnie Hill reported that Ordinance 3275 proposes assigning Planned Unit Development (PUD) zoning to approximately 43 acres at 3015 18th Avenue South – the Benefis Grandview property, approval of a Preliminary Plat for Sanavita Estates including the dedication of new public

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right-of-way. This request is submitted by Benefis Health System, which aims to replace the original 2011 Grandview PUD with a new, updated plan called Sanavita Estates to address the changing needs of senior housing.

The new layout promotes a more compact, walkable neighborhood with expanded housing options and onsite amenities. The proposed PUD includes three zones:

Zone 1 (Lot 1): Contains the existing Grandview senior living facility. No changes are proposed, and the original 2011 PUD standards will continue to apply.

Zone 2 (Lots 2 and 3):

Lot 2 will add a 64-unit senior apartment building and 28 single-family villas, with community amenities and a landscaped buffer area.

Lot 3 is reserved for future development. Any proposed use upon that property will require a new PUD amendment and City Commission approval.

As part of this request, there will be extension of some public infrastructure and dedication of two new rights-of-way. The associated preliminary plat includes those rights-of-way upon it, and it includes 18th Avenue South which will be extended from its current terminus at the roundabout. That roundabout will be removed as part of this new development plan. In addition to 31st Street South, which will be constructed north south through the development, to support a future connection to 32nd Street South, as identified in the Medical District Master Plan. These roads, once constructed by the developer, will be dedicated to the City and maintained as part of the public street network. The developer will take responsibility for maintaining the boulevard, landscaping, and sidewalks.

Traffic considerations for the project include a traffic impact study that was provided by the applicant. It indicates that at full build out the project will generate approximately 328 weekday trips, with minimal peak hour impacts. The study did make some recommendations including removing the roundabout at 18th Avenue South, installing a stop sign at Indigo Lane and 29th Street South, which is the private drive that runs along the northern boundary of the Grandview Development, and completing the pedestrian and trail connections to enhance walkability and support access to nearby transit routes. Staff support these recommendations and has included them in the approval conditions. Internal streets will be private with no on street parking and all residents will have off street parking to ensure emergency access can be provided on those private streets.

Staff addressed future taxation of the property in the agenda report about possible tax-exempt status. He emphasized that Sanavita Estates is a taxable development. Benefis has confirmed that the project does not qualify for their nonprofit tax exemption, which under Montana law applies only to facilities providing clinical care to all patients including those unable to pay. Because Sanavita Estates will not operate as a health care or charitable facility but instead as a market based senior housing product, all parcels will be subject to standard property taxes. This includes the new apartment building, villas

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and all related infrastructure improvements. As a result, the project will contribute to the city's tax base supporting fire, police, and general services.

This proposal aligns with the City's 2023 Growth Policy and Medical District Master Plans supporting goals related to senior housing, infill development, multimodal connectivity and neighborhood planning.

The project was reviewed by Neighborhood Council 5 and Neighborhood Council 6. At those meetings, there was discussion of traffic, stormwater management and construction dust while the project was being constructed. All those issues have been resolved through the engineering design, including the need for dust abatement, which is listed as a condition of approval.

The Zoning Commission unanimously recommended approval at its public hearing on May 13, 2025. Staff also recommend approval of Ordinance 3275, the associated improvement agreement, the preliminary plat, subject to the conditions outlined in the agenda packet.

Applicants, **Kaci Husted**, System Senior Vice President of Benefis Health System, and **Nichole Olmstead**, planner with Cushing Terrell, reviewed and discussed PowerPoint slides (available in the City Clerk's Office), covering the project need, project vision, the City's Growth Policy, Medical District Master Plan, and displayed renderings of the proposed development.

In conclusion, they believe the project meets the criteria needed for approval.

Mayor Reeves asked if the Commissioners had any questions of the Applicants or Deputy Director Hill.

Commissioner Wolff commented that she sees the pedestrian forward neighborhood in the apartments with the courtyard but is concerned that the least housing area is sparse for encouraging people to gather.

Ms. Husted referred to the site plan and pointed out that all the common amenities, like a coffee shop, wine bar, garden area and outdoor kitchen, will be equally utilized by the people in the villas as those who live in the apartments.

Commissioner Wilson inquired about parking for visitors.

Ms. Husted responded that the people who live in the villas will park in the garage. Each villa has a parking space in the driveway behind their garage. On street parking isn't allowed. More than one visitor would have to park in the surface parking area and walk to their destination.

Commissioner Tryon inquired if Neighborhood Councils 5 and 6 formally voted on this proposal.

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Deputy Director Hill clarified that Neighborhood Council 5 did not vote after presentation and discussion. Staff try to get votes when possible, although votes are not required. When processing City Code for requests like this, it asks that the Department notify Neighborhood Councils and solicit feedback. Neighborhood Council 6 had a unanimous positive vote.

Commissioner Tryon asked Deputy Director Hill to elaborate on the requirement that, as part of the improvements, the owner will install oversized utilities with the City agreeing to reimburse up to 50% of the associated utility costs.

Deputy Director Hill explained that when the engineering team reviews a request from a developer, they assess whether oversizing is needed for connection to future development. In this case there was an identified need for an oversized main. One of the few ways that the City participates in development infrastructure is participating in the cost of oversizing. In this case it is 50%, because the other half will be paid by the adjoining property once it is developed. He will provide the dollar amount to the Commission.

Commissioner Tryon inquired the project timeline.

Ms. Husted responded that they would like to break ground this fall on the existing site, and have some villas complete throughout 2026 and complete the three-story apartment structure in early 2027.

Commissioner Tryon noted that, at first reading at a previous meeting, a citizen raised questions about whether a PUD was legally permissible. He inquired if the City Attorney reviewed the proposal and was confident there were no legal issues and was responded to in the affirmative.

Mayor Reeves asked if there were any comments from the public in support of Ordinance 3275, Improvement Agreement, or the Minor Subdivision Preliminary Plat.

Brett Doney, Great Falls Development Alliance, commented that GFDA is excited about this project. He commended the Planning Department for coming up with creative solutions. Getting these different enclaves around the City developed with high quality development is healthy for the City and, in this case, provides much needed housing.

Great Falls needs housing of every type at every price point. GFDA is particularly excited about this project because it provides a type of housing that Great Falls doesn't have now, and this type of housing is extremely popular. He also thanked Benefis for undertaking this high-quality development. The PUD designation is the best way to be creative and be able to develop these projects.

Mr. Doney noted that he is also a certified planner and that City staff did a thorough job putting together the basis of decision.

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Ron Paulick, City resident, noted he was not in support of or in opposition to this item. He inquired if the proposed housing was for sale or to be rented and what the costs would be for both.

Mayor Reeves asked if there were any comments from the public in opposition to Ordinance 3275, Improvement Agreement, or the Minor Subdivision Preliminary Plat.

Hearing none, Mayor Reeves asked if the applicant wanted to respond to the public inquiry.

Ms. Husted responded that the units will be leased. Leased rates have not been fully determined yet.

Mayor Reeves closed the public hearing and asked the will of the Commission.

Commissioner Wolff moved, seconded by Commissioner Wilson, that the City Commission adopt Ordinance 3275 to assign Planned Unit Development (PUD) zoning to the property legally described in the staff report, the Improvement Agreement, and the accompanying Basis of Decision, subject to the Conditions of Approval being fulfilled by the applicants.

Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner McKenney hoped everyone has noticed the number of housing units that have been approved the past few years. He complimented City staff and the developers for bringing these projects to the City Commission. He commented that the City has challenges funding the police and fire departments. He is happy that this project is a for profit project and that Benefis will be helping fund the general fund. He inquired if the project consists of single-level homes for seniors.

Ms. Husted clarified that the villas are single level. The three-story apartment includes elevators.

Commission McKenney inquired if the project included assisted living and was informed no clinical services are offered directly as part of the rent. Benefis does offer home health services.

Commissioner McKenney inquired how the age 55 and older requirement works.

Ms. Husted responded that Benefis will likely follow the standard model of these types of independent living communities across the state and country for age restricted 55 and older that is part of the application screening process.

Commissioner Wilson commented that she is thankful that the Benefis project will be subject to taxes and increasing the City's tax base.

There being no further discussion, Mayor Reeves called for the vote.

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Motion carried 5-0.

Commissioner Wilson moved, seconded by Commissioners Tryon and Wolff, that the City Commission approve the Minor Subdivision Preliminary Plat of Sanavita Estates and accept the dedication therein of 18th Avenue South and 31st Street South as public right-of-way as legally described and shown on the plat, subject to the Conditions of Approval being fulfilled by the applicants.

Mayor Reeves asked if there was any further discussion amongst the Commissioners.

Commissioner Wolff received clarification that Indigo Street will remain a private street.

Mayor Reeves called for the vote.

Motion carried 5-0.

OLD BUSINESS

NEW BUSINESS

22. LABOR AGREEMENT BETWEEN THE CITY OF GREAT FALLS AND THE MONTANA FEDERATION OF PUBLIC EMPLOYEES (MFPE), LOCAL #7796 FOR THE PERIOD OF JULY 1, 2025, THROUGH JUNE 30, 2027.

Human Resources Director Gaye McInerney reported that the City began the collective bargaining season in April of 2025. There are seven contracts representing 11 unions covering 75% of the City's workforce or approximately 350 employees. In preparation for bargaining, the City contracted with an external consultant to conduct a competitive market wage study for all union positions at the City.

During the fourth quarter of FY 25, negotiations were held between the City's management team and the respective union business managers and employee representatives. To date, there are contract agreements from two unions. One union agreement is being finalized, and four unions are scheduled to return to the table in July and August to continue bargaining. As seen during the work session this evening, the personnel services is the largest component of the proposed FY 26 budget at approximately \$59.8 million, or 34%.

The first collective bargaining agreement before the Commission is the Montana Federation of Public Employees, consisting of 59 employees across nine departments. The management and union negotiating teams worked to update and clarify contractual language and came to a consensus on four key items of change in the agreement – (1) Contract term of two years from July 1, 2025, through June 30, 2027; (2) Creating an annual clothing allotment of \$300 for ACOs/CSOs in the Great Falls Police Department; (3) Increasing the cost sharing of the health insurance premiums from 80/15% to 80/20%

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between the City and the employee; and (4) increasing wages with a market adjustment of 4.0% and a COLA increase of 3.0% for each year of the two-year contract.

The financial impact of those four items is approximately \$478,186 over the term of the two-year contract.

She added a side note that, in the five bargaining seasons of which she has participated, this session owns the record of coming to a consensus in four hours and 25 minutes. The MFPE team was prepared and fortunately the City's and MFPE's priorities aligned, and consensus was achieved in short order.

City staff recommends approval of the proposed contract before the Commission.

Commissioner Wolff moved, seconded by Commissioner Wilson, that the City Commission approve the labor agreement between the City of Great Falls and the Montana Federation of Public Employees (MFPE), Local #7796, for the period of July 1, 2025, through June 30, 2027.

Mayor Reeves asked if there were any comments from the public. Hearing none, Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner McKenney inquired if there were any contentious issues.

Director McInerney responded not with this particular group. There was good discussion, and reiterated that the priorities were in alignment.

Commissioner McKenney referred to the market adjustment of 4% and cost of living adjustment of 3%, for a total of 7%.

Director McInerney confirmed that, based on the competitive market study, the City found that some of the positions were off market. The 4% adjustment was made across the board, and the 3% COLA was slightly above what they were seeing in the CPI for the western region.

Commissioner McKenney noted the probationary period in the private sector is six months. He inquired if the probationary period has always been 12 months.

Director McInerney clarified that for the majority of union members it is six months, based on bargaining. Certain departments, such as Court, prefer and have bargained to have a 12-month probationary period.

Commissioner McKenney concluded that employees should appreciate the number of paid holidays.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

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23. LABOR AGREEMENT BETWEEN THE CITY OF GREAT FALLS AND THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS (IBEW), LOCAL #233 FOR THE PERIOD OF JULY 1, 2025, THROUGH JUNE 30, 2027.

Human Resources Director Gaye McInerney reported that this contract consists of four employees across two departments which make up the IBEW. The two negotiating teams worked to update and clarify contractual language and came to consensus on three key items of change in the agreement – (1) A contract term of two years from July 1, 2025, through June 30, 2027; (2) Increasing the cost sharing of the health insurance premium from 80/15% to 80/20% between the City and the employee; and (3) increasing wages with a market adjustment of 2.5%, a COLA of 3% and a 1% for the health insurance adjustment.

The financial impact of these three items is \$49,000 over the term of the two-year contract.

City staff recommends approval of the proposed IBEW Local 233 contract before Commission.

Commissioner McKenney moved, seconded by Commissioner Wilson, that the City Commission approve the labor agreement between the City of Great Falls and the International Brotherhood of Electrical Workers (IBEW), Local #233 for the period of July 1, 2025, through June 30, 2027.

Mayor Reeves asked if there were any comments from the public. Hearing none, Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner Tryon assumed two of the negotiating team were employees and was responded to in the affirmative.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

ORDINANCES / RESOLUTIONS

24. RESOLUTION 10592, A REQUEST OF A CONDITIONAL USE PERMIT (CUP) TO ALLOW “MARIJUANA CULTIVATION” WITHIN THE I-1 LIGHT INDUSTRIAL ZONING DISTRICT UPON THE PROPERTY ADDRESSED AS 748 CRESCENT CIRCLE.

Planning and Community Development Deputy Director Lonnie Hill reported that this Item is a request that the City Commission set a public hearing for August 5, 2025, to consider a Conditional Use Permit allowing marijuana cultivation at 748 Crescent Circle, located within the I1 light industrial zoning district.

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The applicant, Bobby Long of Flower, proposes to establish an indoor marijuana cultivation facility. Tonight's action is not to approve or deny the permit itself, but only to formally schedule the required public hearing.

Commissioner Wilson moved, seconded by Commissioner Wolff, that the City Commission set a public hearing on Resolution 10592 for August 5, 2025.

Mayor Reeves asked if there were any comments from the public.

Ron Paulick, City resident, commented that he would like to ask Mr. Long what types of marijuana plants he will be growing and the range of THC potency concentrations he is striving for over the course of his operation.

Mayor Reeves noted that the action tonight is just to consider setting the public hearing.

Mr. Paulick pointed out that Ben Forsyth has warned that, without specific marijuana regulations, which he states the Commission has the authority to regulate per new section 18 of Initiative 1-190, men, women and children will be subject to detrimental health consequences.

He requested that the Commission first establish marijuana and related products THC levels before going any further with this issue. He also suggested the Commission consider this Resolution based on well researched THC level studies and societal morals, and not on economic benefit alone. Without regulation there are potential risks Great Falls citizens will face.

Ben Forsyth, City resident, commented that Resolution 10592 will break six existing laws in the state of Montana. Resolution 10592, as has happened with all the other marijuana that is legal, will create harm to the health, safety and welfare of the people. He urged the Commission to not approve this item.

There being no one further to address the Commission, Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner Tryon commented that the Commission is just setting the public hearing for August 5th. The Commission is not making any decisions tonight. He expects the Commission will have a legal opinion before August 5th on some of the issues that have been raised.

The Commission has been hearing about some of these concerns repeatedly at work sessions. He pointed out that this Commission is aware of its responsibilities and legal authorities when it comes to marijuana in this community. The Commission has already exercised its regulatory authority via state statute when it limited the sale of marijuana, shops and recreational marijuana to industrial areas. Since then, the City has been involved in some legal issues because of grandfathering. The Commission takes this subject very seriously.

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Because the Commission doesn't call town hall meetings or answer every question, it doesn't mean the Commission is not aware of what is going on or are not concerned about the health and welfare of this community. He took offense to being accused of being someone who doesn't care about this community or the health and welfare of its people based on this one issue.

At the August 5th public hearing, the Commission will be well informed on this particular issue.

Commissioner Wolff added that the City is also limited by state and federal legislation.

Commissioner Wilson noted the many harms that could be brought up. People take responsibly for what they do.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

CITY COMMISSION

25. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

None.

26. COMMISSION INITIATIVES.

None.

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Tryon moved, seconded by Mayor Reeves, to adjourn the regular meeting of July 1, 2025, at 8:29 p.m.**

Motion carried 5-0.

Mayor Cory Reeves

City Clerk Lisa Kunz

Minutes Approved: July 15, 2025