# JOURNAL OF COMMISSION PROCEEDINGS
## November 4, 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 Jeremy Jones, Planning and Community Development Director Brock Cherry, Finance Director Melissa Kinzler, City Attorney David Dennis, Police Chief Jeff Newton, and City Clerk Lisa Kunz.

## AGENDA APPROVAL:

City Manager Greg Doyon noted that the Malmstrom Air Force Base representative would not be present tonight to provide an update to the Commission and community. 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:

None.

## MILITARY UPDATES

1. **MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM MALMSTROM AIR FORCE BASE.**

None.

## PETITIONS AND COMMUNICATIONS

2. **MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

**John Hubbard**, City resident, commented about perceived increasing threats toward government officials related to raising taxes and rates, stating that “the government is putting targets on themselves.” He inquired who authorized the 111% property tax increase and asserted that it is part of a "joint conspiracy to take over the country and run people out of their homes."

**Cari Yturri**, with Family Promise, along with Great Falls High School seniors Aletta Hagen and Brayden Williams, extended an invitation to attend the "Night Without a Bed" event on November 20th. Family Promise provides opportunities for individuals to learn about available programs and resources. The event will feature 22 participating agencies offering information and assistance to individuals who are homeless or struggling and want to learn more about the available services.

**Ron Paulick**, City resident, opined that Great Falls doesn't have an affordable housing crisis, but rather an affordable living wage problem.

## NEIGHBORHOOD COUNCILS

### 3. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

None.

## BOARDS AND COMMISSIONS

### 4. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

None.

### 5. APPOINTMENT TO THE POLICE COMMISSION.

Mayor Reeves reported that on July 7, 2020, the City Commission appointed Morgan Kasuske to the Police Commission for a partial term through June 30, 2021, reappointed him for his first full three-year term in July 2021 and reappointed him for a second term on July 16, 2024. His current term was scheduled to run through June 30, 2027. Mr. Kasuske resigned from the Police Commission in August 2025.

City staff advertised the position and received applications from: Jared Alleman, Alice Klundt, and Samara Sant. Ms. Sant later withdrew her application for consideration.

The Police Commission met on October 22, 2025, to review applications and recommended the appointment of Alice Klundt.

**Commissioner Wilson moved, seconded by Commissioner Wolff, that the City Commission appoint Alice Klundt to the Police Commission for the remainder of a three-year term through June 30, 2027.**

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. APPOINTMENTS TO THE HOUSING AUTHORITY BOARD OF COMMISSIONERS.

Mayor Reeves reported that the City Commission appointed Lyle LaPree to the Board on March 16, 2021, and he has been reappointed for two additional terms with the most recent term through June 30, 2026. Mr. LaPree resigned from the Board in July. Kathleen Whitaker was appointed to the Board in March of 2024 and has missed several meetings; therefore, she has decided to resign. Advertising was done to solicit citizen interest and applications were received from Jewel James and Kenneth Bruno.

The Board met on October 16, 2025, and recommended that the City Commission appoint Kenneth Bruno and Jewel James to the board as the tenant members through June 30, 2026.

**Commissioner Wolff moved, seconded by Commissioner Tryon, that the City Commission appoint Kenneth Bruno and Jewel James to the Great Falls Housing Authority Board of Commissioners as tenant members for partial two-year terms through June 30, 2026.**

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

### 7. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

City Manager Greg Doyon announced openings on several City boards and commissions and encouraged the public to apply and get involved.

He reported that only one application has been received for the Super TIF advisory committee that was created because of SB 3. Applicants must be residents and qualified electors of the City of Great Falls and cannot be City employees or elected officials. The committee must also include one representative from Cascade County and one representative from the School District.

Two Park and Recreation Director candidates will be interviewed this Thursday and Friday.

## CONSENT AGENDA

8. Minutes, October 21, 2025, City Commission Meeting.

9. Total Expenditures of $4,716,565 for the period of October 2, 2025, through October 15, 2025, to include claims over $25,000, in the amount of $3,930,547.

10. Ratify a natural gas supply contract with NorthWestern Services LLC for the period of November 1, 2025, to March 31, 2026.

11. Approve the 2025-2026 School Resource Officer Agreement between the City of Great Falls and the Great Falls Public School District.

12. Vacate the public hearing set for November 4, 2025, on Ordinance 3280, Amending Title 15, Chapters 12 and 13 of the Official Code of the City of Great Falls (OCCGF) Pertaining to Residential Hazardous Soils, Buildings, and Construction and reset the public hearing for November 18, 2025.

**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. Hearing none, Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner Tryon received clarification that the public hearing notice for agenda item 12 wasn't advertised for November 4$^{th}$. The public hearing has since been properly noticed, and staff is looking forward to the hearing on November 18, 2025.

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

Motion carried 5-0.

## PUBLIC HEARINGS

**13. RESOLUTION 10604, TO AMEND RESOLUTION 10545, MODIFYING THE EXISTING CONDITIONAL USE PERMIT (CUP) FOR PONDEROSA SOLUTIONS LLC, LOCATED AT 6501 18$^{TH}$ AVENUE NORTH, TO ALLOW FOR THE HANDLING OF ADDITIONAL HAZARDOUS SUBSTANCES.**

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

Planning and Community Development Director Brock Cherry reported that this public hearing is consideration of Resolution 10604, which would amend an existing Conditional Use Permit for Ponderosa Solutions LLC, located at 6501 18th Avenue North in the AgriTech Park. The current CUP, approved in April 2024, allows Ponderosa to operate a rail-to-truck transloading facility for asphalt products. Since beginning operations, the facility has safely transloaded over 20 million gallons of asphalt.

The proposed amendment would expand the permit to include four additional hazardous substances: Ultra Low Sulfur Diesel, Renewable Diesel, Sustainable Aviation Fuel (SAF) and Unleaded Gasoline.

These materials are classified as hazardous under OSHA guidelines but are not proposed for long-term storage. All transfers will use closed, top-loading systems with secondary containment, and the site already consists of berms, ditches, and a retention pond capable of containing a worst-case release scenario.

The applicant has submitted updated Spill Prevention and Emergency Response Plans, which will require final approval from Fire Rescue and Public Works before the amended operations can begin. These plans follow the International Fire Code and outline appropriate mitigation measures.

The amendment supports the City's 2013 Growth Policy, which encourages responsible industrial development while protecting public health and safety.

The proposal received unanimous support from Neighborhood Council #4 and the Zoning Commission. Staff from Fire Rescue and Public Works also recommend approval, subject to the conditions outlined in the staff report. Staff recommends adoption of Resolution 10604.

Mayor Reeves asked if the Commissioners had any questions of Director Cherry or the applicant.

Commissioner Wolff inquired if the originally constructed stormwater management system needed to be expanded due to more products being loaded or off-loaded.

**Mitch Terry**, Ponderosa Solutions, responded that, regardless of the product, the pond was designed to hold the capacity of a couple of rail cars. The pond has a valve so that the product cannot be discharged into the environment without an inspection first.

Mayor Reeves asked if there were any comments from the public in support of Resolution 10604.

**Brett Doney**, President of the Great Falls Development Alliance (GFDA) and developer of the AgriTech Park, commented that Ponderosa Solutions is its newest tenant in the park. This type of use aligns with the intended purpose of a heavy industrial park and is essential in modern industry. If an incident were ever to occur, trained professionals are on site with plans in place. He highlighted that Ponderosa Solutions' long history of safe operations and its role as an economic asset benefits other businesses in Great Falls. He urged the Commission's approval of Resolution 10604.

**Ed Brown**, President of the Great Falls Area Chamber of Commerce, concurred with Mr. Doney's comments and noted that the Chamber of Commerce supports this request as well.

Mayor Reeves asked in there were any comments from the public in opposition to Resolution 10604.

**Steve Grout**, City resident, expressed concerns regarding the proposal associated with Resolution 10604. He recommended that the Commission either deny approval or postpone the decision to a later date. Mr. Grout noted that the original Conditional Use Permit (CUP) was limited to asphalt production sourced from the Calumet refinery. He requested clarification on the proposed sources of Sustainable Aviation Fuel (SAF), jet fuel, diesel, and gasoline, stating that if these products also originate from Calumet, the proposal could represent an effective expansion of refinery operations across the river.

Mr. Grout further stated that he could not assess the safety of the proposal without information on the annual volume of SAF production and details regarding the destinations of SAF and other liquid products. He raised concerns about the safety of the rail line located near Giant Springs, noting that any potential spill on the hill above the area could flow downhill approximately one-eighth of a mile toward the springs. Mr. Grout requested information on railcar capacity, projected increases in traffic volume, and an assessment of both current and anticipated risks. He concluded by questioning who would ultimately benefit from the proposed project.

**Larry Stimac**, City resident, suggested the EPA conduct an independent study to make sure this is a safe expansion.

There being no one further to address the Commission, Mayor Reeves asked if Director Cherry or the applicant wished to respond to the comments.

**Mitch Terry**, Ponderosa Solutions, reported that the operation is expected to involve one railcar per day, five days per week. He clarified that products will not be loaded in the area of concern identified by Mr. Grout; all loading activities will occur within the existing Ponderosa facility. Each railcar released for transport will be sealed, and the Department of Transportation (DOT) conducts inspections to ensure that all cars are properly prepared and meet safety requirements.

Director Cherry noted that the City is only one of several agencies overseeing Ponderosa's operations. In addition to City review, the company must comply with all state and federal regulations. The City's role is limited to land use compliance, with the understanding that approval is contingent upon Ponderosa operating within the legal parameters established by the EPA and state authorities.

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

**Commissioner McKenney moved, seconded by Commissioner Tryon, that the City Commission adopt Resolution 10604 subject to the Conditions of Approval being fulfilled by the applicant.**

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

Commissioner Tryon commented that this CUP has been vetted as set forth in the agenda packet and includes fulsome conditions of approval. Part of those conditions is Ponderosa's guarantee that it will comply with the EPA, state and local regulations.

Commissioner Wolff noted her concern about the environment and safety. She has faith in Great Falls Fire Rescue and the Public Works department and will vote in favor.

Commissioner Wilson commented that she was a former nationally certified hazardous materials manager and finds the Spill Prevention and Control Plan to be comprehensive.

Commissioner McKenney read the Regulatory Compliance section of the Conditions of Approval. The City is a small part of the oversight.

Commissioner Tryon concluded that the Zoning Commission and Neighborhood Council #4 unanimously recommended approval of the amendment to the CUP.

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

Motion carried 5-0.

**14. REQUEST FOR FUNDING FROM GREAT FALLS BASEBALL CLUB, INC. AND ENBAR, INC. FOR CRITICAL INFRASTRUCTURE PROJECTS AT THE CITY-OWNED VOYAGER'S STADIUM UTILIZING PARK MAINTENANCE DISTRICT FUNDS.**

**RESOLUTION 10610, A BUDGET AMENDMENT RESOLUTION FOR PARK MAINTENANCE DISTRICTS FUNDS IN THE AMOUNT OF $425,000.**

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

Finance Director Melissa Kinzler reported that the City of Great Falls owns Centene Stadium and leases it to the Great Falls Baseball Club, Inc. The City has been leasing the stadium to the Great Falls Baseball Club since April 6, 1999.

On August 5, 2025, the City Commission adopted the FY 2026 Budget. On October 7, 2025, the Baseball Club formally requested funding for two critical infrastructure projects at the stadium during a City Commission Work Session. These repairs were not included in the Park Maintenance Fund's adopted FY 2026 budget.

The two repair requests are for (1) Concrete Repair and Box Seat Replacement and (2) Safety Netting Replacement.

The City Commission requested that staff prepare an agenda report to approve the request. To allocate funding from the City's Park Maintenance District #1 for this outside entity request, a budget amendment is required.

The Voyager's request for funding is an eligible use of Park Maintenance District #1 funds as identified through section 5 of Resolution 10191 that created the District.

Using the Park Maintenance Fund for the Centene Stadium projects would reduce the fund balance by $425,000 — roughly equal to one year of available revenue for park maintenance projects. Existing Park Maintenance District #1 projects would need to be reprioritized.

Any funding for this project from the Park Maintenance Fund must comply with the City's financial policies, including formal budget amendment requirements and adherence to all City purchasing procedures.

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

Commissioner Tryon commented that during the work session, he had specifically requested a list of Park Maintenance District projects that would need to be deferred should the Commission approve the current funding request. He expressed hesitation to support the request without a clear understanding of which projects might go unfunded as a result.

Manager Doyon clarified that the list of next year's priorities may change over time and that funding this proposal would defer other projects. He emphasized that the decision ultimately reflects community priorities. The facility in question is a City-owned asset leased to the applicant group, which has previously sought assistance from the City to maintain the site. The group is unable to fund necessary improvements independently but wishes to preserve the facility as a community amenity. If maintenance is not addressed and the facility becomes unusable, the City likely would not be able to assume operational responsibility given other existing needs. Therefore, the issue centers on whether to prioritize this facility over other community amenities.

Commissioner Tryon reiterated that before voting, he needs assurance that the original intent of the Park Maintenance District fund would not be unduly impacted by approval of the request. He inquired whether there would be value in postponing a vote until a more comprehensive project list could be provided to clarify potential trade-offs within the Park District Fund. He acknowledged the deteriorated condition of the facility, which he toured personally, but maintained that prioritization requires a full understanding of all pending projects.

Mayor Reeves noted he would not be in favor of a postponement.

Commissioner Wolff agreed, noting that after touring the City-owned facility, she was alarmed by the deteriorating concrete and seating conditions, emphasizing the issue as one of life safety.

Commissioner Wilson sought clarification and was informed that the projects presented to the City Commission on August 5, 2025, represent those programmed and projected for completion this fiscal year.

Commissioner Wilson inquired if Centene Stadium could be put on the list further down the line.

Manager Doyon confirmed that the request would amend the budget to incorporate a portion of Park Maintenance District #1 funds to support the project. As a result, Centene Stadium would be added to the overall project list, with costs deducted from the $2.5 million available balance.

Mayor Reeves asked if there were any comments from the public in support of the funding request and Resolution 10610.

**Scott Reasoner**, Applicant and President of Enbar, Inc. and the Great Falls Voyagers, commented that he knows, and respects approval of this project will limit some of the decisions for other deferred maintenance projects. He started this process a long time ago. Due to miscommunication and staff changes at Park and Recreation, they are in this process later and he would have rather been included in the original budget discussion. Mr. Reasoner reviewed and discussed a short PowerPoint presentation – Preserving a Community Landmark: Voyagers Stadium Repairs [available in the City Clerk's Office].

**Brett Doney**, Great Falls Development Alliance (GFDA), expressed appreciation for the local entrepreneurs who stepped forward to sustain the league, noting that without their efforts last fall, the league's economic viability would have been lost. He described the league as an important community asset and explained that securing traditional bank financing was not feasible, as the organization typically only breaks even in a good year. GFDA assisted in convincing the State to participate in a loan, recognizing the value of affordable family entertainment and related community activities.

Mr. Doney also noted that GFDA had supported the creation of the Park District, observing that it has led to significant improvements after safety and liability concerns required the removal of older playground equipment. He stated that good progress has been made on various projects and concluded that this request represents good use of Park District funds—focused on safety, liability, and preservation of a City asset.

**Rebecca Engum**, Great Falls Montana Tourism, commented that improving this asset for the City of Great Falls not only increases opportunities for residents, but it also increases quality of life opportunities and experiences, and benefits the tourism industry. The Voyagers Stadium is an asset for that entertainment for residents and leisure travelers. In addition, the team brings in competitors and their fans. This venue also hosts meetings, conventions, and trainings. There are also sporting events and tournaments that bring in teams from other communities that stimulate the economy. This asset is also used for a live music venue.

It is unfortunate as a community that they must pick "this or that" when it is all needed and it is all important. However, this asset has been ignored for a while, and it would be advantageous for this asset to continue to be a safe, secure, viable asset for residents and visitors coming into the community.

**Ed Brown**, Great Falls Area Chamber of Commerce, emphasized that the Great Falls Voyagers are a vital part of our community's identity and economy. The team brings people together, creates lasting memories for families, and showcases the spirit of Great Falls.

He noted that baseball legends like Pedro Martínez began their journey here, where the Great Falls community helped him adjust to life in a new country and develop into one of the game's greats.

Enbar's commitment to the community—through local partnerships, events, and responsible management of Centene Stadium—demonstrates that the proposed upgrades are about much more than baseball. They represent an investment in keeping Great Falls competitive, vibrant, and proud.

Supporting this project means investing in the future of Great Falls itself and the local businesses that make our city thrive. The Chamber of Commerce strongly encourages the Commission's full support of Enbar Inc. and the Great Falls Baseball Club as they continue to enhance this incredible community asset.

**Tom Jacobson**, a Cascade resident and one of the owners of Enbar, Inc. and the Great Falls Voyagers, explained that the goal in founding Enbar, Inc. was to create a space where the community could come together. When the opportunity arose to purchase the Voyagers, it perfectly aligned with Enbar's mission of fostering community connection.

Mr. Jacobson acknowledged that owning a professional baseball team may not have been the most lucrative business decision, but it was one driven by passion and community commitment. It isn't a big money-making operation, but it's something that's critical and central to who we are as a community.

He noted that Great Falls is the smallest market of any professional baseball team in the country, making it all the more important to maintain financial stability, attract fans, and preserve the team for future generations.

Mr. Jacobson pointed out that maintenance on Centene Stadium has been deferred by the City for years. Due to the timing of their purchase, Enbar and the Voyagers were not in a position to participate in last year's budget process. He expressed confidence that, had they been able to do so, the stadium would have been considered one of the City's priority projects.

Mr. Jacobson urged the Commission to invest in the nearly 80-year-old facility to ensure it remains a safe and enjoyable space for all residents of Great Falls.

**Sean Sturges**, 4109 14th Avenue South, past president of the Electric City Baseball Academy - the non-profit organization supporting Great Falls American Legion Baseball and youth baseball programs – spoke in support of investing in Voyagers Stadium.

He explained that the Academy and Legion teams have historically utilized the City-owned stadium extensively, providing a tremendous opportunity for youth in Great Falls. While Voyagers Stadium is an incredible facility with a rich history, he noted that it has experienced significant deferred maintenance over the years. Although this may have resulted from other community priorities, he emphasized that the condition of the facility has now reached a point where safety and usability are real concerns.

Mr. Sturges urged the Commission to invest in this important community asset, noting that it supports not only the Great Falls Voyagers but also the Great Falls Legion Baseball program. He also highlighted the facility's economic and tourism benefits, as visiting teams and families contribute to the local economy.

Reflecting on his own experience, Mr. Sturges shared that some of his fondest memories growing up in Great Falls were made at Voyagers Stadium. He stated that allowing the facility to deteriorate further—or to the point where it can no longer be used—would be "an absolute atrocity." He concluded by calling the stadium "a gem in this city," and emphasized that without it, Great Falls simply would not be the same.

**Raymond Porter**, County resident, commented that he has spent a lot of time at the baseball park for work, community events and with friends and it is a great place to be. He believes this is a wise use of the funds to continue to draw local people and visitors to the stadium. It is a great introduction to Great Falls as a community.

**Scott Banderob**, 4209 Lewis, representing local amateur baseball through the Electric City Baseball Academy and the Chargers American Legion Baseball program, spoke in support of the proposed improvements to Voyagers Stadium.

He shared his personal experience with the maintenance and care that goes into Kindred Field, noting that despite its old wooden bleachers, the facility continues to present itself well and regularly fills the stands during Legion games.

Mr. Banderob reflected on a lesson he learned growing up—"if you want to be the part, dress the part"—and suggested that the same philosophy should apply to Voyagers Stadium. He described the stadium as a true gem and destination within the City and urged the Commission to approve Resolution 10610 to help preserve and enhance this important community asset.

Emailed comments in support of the request for funding and Resolution 10610 were received from: **Gary Pulst, Kattie Meyer, Patsy Tangen, Adrienne Culliton, Jordan Petrini, Kellie Pierce, Andrew Pagan, J. D. Kulbeck, Alberta Steinhoff, Ryan**

**Christensen, Jake (no last name provided), Sophie Mangold, Matthew Krebs, Kyndal Dyal, Samantha Bye, Jalyn Keighley, Forrest Allenbagh, Samantha Kaupish, Caitlyn Gill, Tara Eiskant, Maraya Christensen, Alana Ballard, Beverley McCurry, Keith Schnider, Scott Seymour, Georgia Hansen, Star Darko, Jamie Ivers, Tom Jacobson, Anja Parmer, Terry Tobiness, Paul Wylie, Tye Habel, Guy Tabacco, Nicole Tangen, Shane Etzwiler, Kayla Battleson, Courteney Ferrin, Dale Mayernik, Arlene Wylie, Ward "Mick" Taleff, Adam Tabacco, Brian Bergan, James Lewis, Rodney Blake, Tanya Berry, and Thomas Figarelle.**

Mayor Reeves asked in there were any comments from the public in opposition to the request for funding and Resolution 10610.

**Jeni Dodd**, City resident, questioned allocating public funds to a private entity for repairs on a City-owned facility. She noted that in 2022 the City gave $600,000 to the Great Falls Baseball Foundation and asked what became of those funds and why maintenance has been deferred.

Ms. Dodd pointed out that the Great Falls Baseball Foundation's nonprofit status was revoked in 2018, yet the City maintains a lease with that organization. She also cited past filings showing significant assets and questioned why repairs weren't made over time.

She expressed concern that the lease terms do not adequately cover maintenance costs and argued it is unfair to ask taxpayers to fund improvements that benefit a for-profit business. She suggested the issue be placed on a levy to let voters decide whether they want to fund repairs to the City-owned facility, noting that Centene Stadium was not included in previous park levy discussions.

**Arthur Smovir**, City resident, shared that he has attended games at the Voyagers facility since childhood, back when the team was known as the Dodgers. He stated that the proposed funds could instead be used to build new playgrounds, repair trails, and address other park maintenance needs. Mr. Smovir emphasized that there are many projects benefiting the entire community, not just a portion of it, that he believes would be a better use of the money.

**Steve Beaumont**, City resident, commented that $400,000 seems like a lot, but it is a drop in the bucket when you start doing construction. He inquired if there was a detailed expenditure list of what the owners want to accomplish, as well as an architectural plan. Mr. Beaumont commented this is a project that should be funded, but not at this time with this budget that will scratch other projects.

Mayor Reeves asked if Manager Doyon or Applicant Reasoner wanted to respond to any comments for clarification.

**Scott Reasoner** clarified the Foundation was formed in the late 1990s and was initially used to fund the 2000 renovation after the Dodgers left. He explained that the most recent renovation was funded through ARPA, a federal grant program applied for and awarded with assistance from City staff.

Mr. Reasoner emphasized that both the ARPA funds and the current requested funds do not go directly to his entity. All funding must go through the City's official process, including approved bids and vendor payments.

Manager Doyon noted that the Commission was aware a funding request was forthcoming. During the October 7, 2025 work session, it was recommended that the stale lease be revisited. The Commission received a project summary for this year, which included available funding for ongoing projects as well as the requested project, should the Commission choose to approve it.

He outlined his broader working list of potential projects, including irrigation, equipment, sports courts, turf maintenance, trails, playground amenities, playground resurfacing, and facility upgrades. These are the types of projects that might otherwise be deferred or not funded immediately. While the list may shift next year, it provides context for the City's $1.5 million annual allocation, which must cover debt service and existing obligations before funding remaining projects.

Emailed comments in opposition to the request for funding and Resolution 10610 was received from **Bruce Pollington**, City resident, noting Voyager Stadium is not a public recreation facility and should not be a recipient of Park District funds.

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

**Commissioner Wolff moved, seconded by Mayor Reeves, that the City Commission approve the funding request in the amount of $425,000 to the Great Falls Baseball Club, Inc. and Enbar, Inc. for two critical infrastructure projects at the Voyagers Stadium and adopt Resolution 10610, amending the FY 2026 budget for the Park Maintenance District Fund.**

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

Commissioner Tryon commented he was hesitant to vote for this based on lack of information and lack of understanding of what projects will be deferred. He toured the facility and there is no doubt that the facility needs maintenance and upgrades. He agrees that the Voyagers Stadium is a real gem and important asset in the community. The question is what the Commission has to give up to fund this project. His preference is to postpone this item to a date certain.

Commissioner Wilson commented that this is not a public park. The voters voted for the Park Maintenance District to maintain irrigation systems and the River's Edge Trail, etc. She does value Centene Stadium but thinks other funds should be sought after rather than the Park Maintenance District funds. She inquired if there was an independent engineering study done and if there were any quotes – noting what happens if the project will actually cost $800,000.

Mayor Reeves commented that this park is no different than Electric City Water Park or the new aquatics center that people must pay to enjoy. If the repairs are not made, he feels that it would be a safety risk to keep the ballpark open. This group made this purchase with the understanding that the deferred maintenance would be placed into the budget. Through leadership changes the ball got dropped and that should not be on the Voyagers. He concluded that this is a good investment, it qualifies, it is a City-owned park that is leased and he will be supporting this request.

Commissioner McKenney stated that he values preserving the history of the City-owned stadium, which was built 80 years ago. He noted that while a local group has taken the reins of baseball operations, the stadium itself remains the property of the City.

He emphasized that the discussion centers on two public safety issues that need to be addressed and expressed his support for moving forward with these improvements to ensure the City-owned facility remains safe and functional.

Commissioner Wolff commented that it is her belief that architectural and engineering studies have been completed. This is a first step. There is long-term maintenance needed that will take some time and a lot of effort. She supports this request and the young baseball players in the community. More than anything, she doesn't want to see the liability that may come before the Commission and the City if those repairs are not made.

Commissioner Tryon commented he will vote for this reluctantly, because there has been valid arguments made about the public safety aspect of this City-owned facility. Part of his hesitancy is that he will not support any increase to the Park Maintenance District assessment. He understands the important distinction that the City is not handing money over to Enbar as the needed repairs are a City responsibility.

Commissioner Wilson expressed concern about setting precedent. She agrees the maintenance needs to be done, but not with Park Maintenance District funds.

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

Motion carried 4-1 (Commissioner Wilson dissenting).

## OLD BUSINESS

## NEW BUSINESS

## ORDINANCES / RESOLUTIONS

### 15. ORDINANCE 3281, A REQUEST FROM NINE BLESSINGS, LLC. TO ASSIGN R-10 MOBILE HOME PARK ZONING TO TRACT 2A OF COS 4970 AND LOT 1, BLOCK 1 OF PORTAGE MEADOWS RANCH ADDITION.

Planning and Community Development Director Brock Cherry reported that the applicant, Nine Blessings LLC, is requesting annexation and R-10 Mobile Home Park zoning for a 24.7-acre site located at 7th Avenue North and 42nd Street North. The purpose is to allow development of a 154-unit manufactured home community. The project includes a new internal private road system, park amenities, and pedestrian improvements to enhance access to nearby Morningside Elementary School.

The R-10 zoning would apply to both the 24.3-acre parcel proposed for annexation and an adjacent 0.4-acre parcel that is already within City limits and currently zoned R-3.

A traffic analysis was conducted using standard Institute of Transportation Engineers trip generation methods. The development is projected to generate approximately 1,100 vehicle trips per day, with around 100 occurring during the AM & PM peak hours. While a full Traffic Impact Study was not required by City Code, it has been determined by Planning transportation staff that the surrounding street network is expected to accommodate the added volume with standard improvements.

Neighborhood Council #4 reviewed the request at two public meetings. While the council did not take a formal position, members raised questions about traffic, stormwater, and the project's ownership structure, and encouraged careful review as the project moves forward.

The Planning Advisory Board and Zoning Commission considered the request at their October 22, 2025, meeting and voted unanimously to recommend approval.

This item is the first reading of Ordinance 3281. A public hearing is tentatively scheduled for December 2, 2025. If there are any questions or concerns that may affect the Commission's decision to proceed with scheduling the hearing, or if there are specific topics Commissioners would like addressed in advance, staff would be happy to follow up.

**Commissioner Wolff moved, seconded by Commissioner Tryon, that the City Commission accept Ordinance 3281 on first reading and set a public hearing for December 2, 2025.**

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

**Ron Paulick**, NC #4 resident, read from a prepared statement included in the agenda packet. Mr. Paulick reported that three Great Falls residents talked to over 125 residents regarding Nine Blessings R-10 development project who are not in favor of this annexation and want to keep their neighborhood a pleasing place to live. He commented that Nine Blessings' plan is publicly unacceptable. Denial is preferred, but zoning reclassification and establishing public interest conditions would be acceptable.

Mr. Paulick commented that the City Code is outdated for today's mobile home park operations. He requested that Nine Blessings be required to establish the option for people to purchase the home with the lot. A full site evaluation plan and report should be completed for annexing 154 homes on 24 acres of hazardous soils. He also noted traffic and public safety concerns. He suggested a City reporting on public infrastructure costs versus income for the mobile home park before justifying annexation.

**Jeni Dodd**, City resident, concurred with Mr. Paulick. She expressed concerns about the lack of a traffic study, people not owning the lots and not building equity, and that the lot rents could be raised significantly over time. She requested the Commission take a closer look at this project as it isn't creating affordable housing in her opinion.

**Larry Stimac**, City resident of the Highwood Trailer Court, commented that his lot rent was raised to $800 – a 300% increase. He opined that this development is being pushed down this neighborhood's throat. He expressed traffic safety concerns about the kids attending Morningside School, drainage issues and run-off going into the crawl spaces of residents on 7th Avenue North, as well as moving soils that will result in civil litigation against the City. Mr. Stimac concluded that "he smells a rat, and the rat is City corruption."

**Cindy Newman**, City resident of Highwood Trailer Court, commented that she was happy at Highwood Trailer Court until private equity investor landowners started buying up manufactured home communities across the nation. Her $275/month rent in 2020 qualified as affordable, non-subsidized housing. New residents with the latest increase will pay $900/month. She noted that she previously provided the Planning Board and the Commission with information about HB 305. There are old laws that really need updating. The snowball effect of investor owners is 60% in some states and is playing havoc on affordable housing.

**Brett Doney**, Great Falls Development Alliance, commented that we are not going to have rent control in Great Falls or Montana. The only way he knows for Great Falls to be affordable is supply versus demand. According to the leading cost of living index in the country, Great Falls is now less affordable than Minneapolis - St. Paul. It is because Great Falls rental prices and home ownership prices are going through the roof. Great Falls needs housing production of all price points. From a land use standpoint, Great Falls needs infill and density. In response to a previous speaker's comment about corruption, Mr. Doney concluded that he has never seen a City staff or a City Commission with higher ethical standards. There is no hint of favoritism or corruption in Great Falls.

Written comments were submitted by **Richard McIntosh**, City resident residing by the Nine Blessings proposed manufactured home park. Mr. McIntosh commented that Great Falls has an affordable housing problem. Manufactured homes might be the answer, but this plan that puts resident-owned manufactured homes on developer-owned property is not the answer.

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

Commissioner Wolff noted that tonight's action was not to approve the item but rather to set a public hearing.

Mayor Reeves inquired about the possibility of a traffic study.

Director Cherry responded that the City's development code is prescriptive of when staff can require a traffic study. Because this development is associated with an annexation, the

Commission is afforded the opportunity, if it believes there needs to be more due diligence, to require a traffic impact study. He encouraged the Commission to revisit the existing traffic impact analysis and to reach out to Andrew Finch to explain what the City would get out of a more in-depth traffic impact study versus the provided traffic impact analysis.

Commissioner Wolff inquired if a soil condition study was conducted.

Director Cherry explained that a geotechnical study has been completed for the site. Staff has also held preliminary discussions with other developers regarding the property, noting that previous proposals for both multi-family and single-family developments were not feasible due to soil conditions and foundation requirements.

He stated that if the Commission schedules a public hearing, the development review engineer and environmental staff will be present to provide additional details about the analyses completed to date and the requirements that would apply should the Commission choose to approve the development.

Commissioner Wolff received confirmation that the Nine Blessings developer will attend the public hearing.

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

Motion carried 5-0.

## CITY COMMISSION

### 16. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM THE CITY COMMISSION.

None.

### 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 November 4, 2025, at 8:58 p.m.**

Motion carried 5-0.

Mayor Cory Reeves

City Clerk Lisa Kunz

**Minutes Approved: November 18, 2025**