

Regular City Commission Meeting

Mayor Winters presiding

CALL TO ORDER: 7:00 PM

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

ROLL CALL: City Commissioners present: Michael Winters, Bill Bronson, Bob Jones and Mary Jolley. Commissioner Burow was excused. Also present were the City Manager; Deputy City Manager; Chief Prosecutor; Directors of Fiscal Services, Library, Planning and Community Development, Park and Recreation, and Public Works; Executive Director of the Housing Authority; Fire chief; Police Chief; and the Acting City Clerk.

PRESENTATIONS: Mayor Winters presented Jacob Vidal and J.T. Whitaker with Resolutions of Commendation, Appreciation and Gratitude for saving Daniel Chapman from drowning in the Missouri River on July 8, 2012.

PROCLAMATION: Mayor Winters read a proclamation for Tough Enough to Wear Pink Day.

*** Action Minutes of the Great Falls City Commission. Please refer to the audio/video recording of this meeting for additional detail. ***

NEIGHBORHOOD COUNCILS

1. **NEIGHBORHOOD COUNCIL 4 “GOOD NEIGHBOR AWARD.”**

Sandra Guynn, NC 4, presented Mr. Dave Snuggs, founder of www.myneighborinneed.org, the council’s “Good Neighbor Award.” She read the nomination letter written by City of Great Falls Code Enforcement Officer Heather Rohlf.

2. **MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

Karen Grove, NC 8, invited everyone to attend the council’s ice cream social on July 20, 2012, from 6 – 8 p.m. at Memorial Park.

BOARDS & COMMISSIONS

3. **TOURISM BUSINESS IMPROVEMENT DISTRICT 2012/2013 BUDGET AND WORK PLAN.**

Robert Dompier, Chair, Tourism Business Improvement District, reported the proposed \$400,000 budget is again \$40,000 more than the previous year. For the past two years the hotels in Great Falls have sold \$40,000 more rooms than the prior year. He reviewed budget expenditures.

4. **BUSINESS IMPROVEMENT DISTRICT 2012/2013 BUDGET AND WORK PLAN.**

Joan Redeen, Business Improvement District, reported the work plan includes support of the

Downtown Partnership in administering the tax increment financing district and the downtown Business and Residential, Involving Community (BRIC) police officer. She also reviewed grant funding efforts.

5. **MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

There were no miscellaneous reports and announcements from representatives of Boards and Commissions.

PUBLIC HEARINGS

6. **RESOLUTION 9969, INTENT TO INCREASE PROPERTY TAX.**

City Manager Greg Doyon provided a PowerPoint presentation on this item, as well as agenda item #7, the proposed budget. The 2012/2013 proposed budget is on the City website at www.greatfallsmt.net. Mr. Doyon noted that Commission priorities were imperative for approaching the budget. He reviewed the two-to-five year policy and monetary priorities.

The City has 54 separate funds; however, tax dollars go to the general fund to support budget items. The proposed budget is \$94 million. The general fund is 27%; 73% includes water, sewer, storm water, etc. The general fund budget is proposed at almost \$26 million, with almost \$69 million for the remaining funds.

Mr. Doyon reported 18% of projected revenues come from taxes, while 42% come from charges for services. He made recommendation for the inflationary factor of \$367,000 and use of the permissive health insurance levy of \$179,000.

Mr. Doyon discussed Citywide revenue and expenses. The proposed budget recommends 480.41 full-time employees, and temporary employees are being used by some departments.

The City continues to be deficient in funds to maintain current buildings. Other needs include alternatives for the Police station, records storage, and potentially another fire station.

Mr. Doyon explained the inflationary allowance has not been taken the last couple of years; however, the Commission has committed to funding four COPS grant officers. The permissive medical levy will help stabilize the health insurance trust fund.

Mr. Doyon stated the general fund undesignated fund balance must remain robust to create some stability and address concerns of potential lenders with the City's posture with ECP.

Mayor Winters declared the public hearing open.

Speaking in opposition to Resolution 9969 were:

John Hubbard, 615 7th Avenue South, believes good government does not raise taxes in a recession. He discussed government accountability.

Cyndi Baker, 500 Montana Avenue NW, questioned if the \$6 million in the reserve fund is cash.

Fiscal Services Director Melissa Kinzler responded that, depending on the time of the year, a short term loan is made to ECP, but there is a receivable in the general fund.

There being no one else to address the Commission, Mayor Winters declared the public hearing closed.

Mr. Doyon noted the purchases of three police vehicles and one truck for Fire Rescue were deferred in the proposed budget, and the City is in a credit watch under Moody's because of the situation with ECP. The City's credit rating will be under review in two years.

Commissioner Jones moved, seconded by Commissioner Bronson, that the City Commission adopt Resolution 9969.

Mayor Winters asked if there was any discussion amongst the Commissioners. Hearing none, Mayor Winters called for the vote.

Motion carried 4-0.

7. RESOLUTION 9970, ANNUAL BUDGET RESOLUTION.

Mayor Winters declared the public hearing open.

Speaking in opposition to Resolution 9970 were:

Kathleen Gessaman, 1006 36th Avenue NE, expressed frustration that the public does not have opportunity, perhaps at a work session, to ask questions in advance. She questioned the reduction in Library mills from a handout at a previous work session.

Ms. Kinzler responded there was a governmental accounting standards board change on how the special revenue funds were classified.

Ms. Gessaman inquired if money can be transferred from an unreserved balance to the reserve balance.

Mr. Doyon noted that a reserve balance is typically designated for a purpose in the budget.

Ms. Kinzler agreed that a reserve must have a designation.

Ms. Gessaman believes the City has spent quite a bit of money on City 7 that the Cable 7 board could have used more efficiently, and that there would have been better community access television programs.

Mr. Doyon reported a typo on page 2 of 2 of the agenda report noting a work session on July 19th should have been July 17th, which was ultimately cancelled by the Commission.

Mr. Doyon noted the City is audited by an independent auditor on an annual basis, and financials are reviewed by the Government Finance Officers Association to assure governmental standards are

applied appropriately.

Stuart Lewin, 615 3rd Avenue North, believes a special assessment sinking fund should be added to the budget to cover ECP costs.

Ron Gessaman, 1006 36th Avenue NE, questioned the use of Thorndike Trust money for incinerator bricks at the Animal Shelter noted on a handout at a previous work session.

Deputy City Manager Jenn Reichelt responded that all Animal Shelter capital project requests were lumped together and included that project. She explained the Thorndike Trust would be used for the care and comfort of the animals.

Mr. Gessaman noted Cable 7 does not exist and should be replaced in the budget document as City 7.

Mr. Gessaman questioned if only \$500,000 of the general fund is cash.

Ms. Kinzler responded money is lent to ECP and the golf fund and there is a small cash balance at the end of the fiscal year.

Mr. Gessaman questioned transfers in and out of \$2,295,669 under All Funds Combined.

Ms. Kinzler responded the funds must balance because of accounting.

Mr. Gessaman questioned the \$31,907 internal service charge for the Ag Tech Park under Expenditures by Fund and Type and no other expenditure for the Ag Tech Park.

Ms. Kinzler responded that internal service fund is paid to the Planning fund to help with the Ag Tech Park planning.

Mr. Doyon explained there is confusion with the name. The reference is for the north industrial park, not the Ag Tech Park that the Great Falls Development Authority (GFDA) is processing.

Mr. Gessaman commented that he is ECP is a separate non-profit corporation that must pay its own bills or go out of business.

Mr. Gessaman questioned the different balances in some funds from June 30, 2012 to July 1, 2013.

Ms. Kinzler responded the unaudited actual as of June 20, 2012, is listed because the second half of the special assessment has not been received.

Mr. Gessaman questioned expenses for FY 2013 since the City Recycling Center was closed.

Ms. Kinzler responded there were expenses assessed at the beginning of the year that must be paid.

Mr. Gessaman questioned the \$375,383 total debt service administration for the electric utility.

Ms. Kinzler responded the amount is a typo.

Mr. Gessaman questioned the net loss for the parking fund.

Ms. Kinzler responded that is an accounting classification.

Mr. Gessaman questioned how expenses doubled from the previous two years for Multisports.

Ms. Kinzler responded that FY 2011 and FY 2012 were only a half a year. FY 2013 will be a full budget season.

Mr. Doyon reported efforts were made to privatize Multisports, but the organization asked the City to take it back. That is one of the at-risk funds that will be watched. He also noted the debt related to ECP is non-voted debt committed from the general fund, and the Citizens Convenience Center will be closed at the end of the month.

Mike Witsoe, 2612 1st Avenue South, suggested action on the budget resolution be postponed at least two weeks to give the public time to ask questions. He asked for clarification on the difference of the \$500,000 cash and the \$7 million IOU's.

Ms. Kinzler responded that a cash balance in the general fund exists on June 29th. On June 30th, a short-term loan is booked to the funds that have deficit cash from the general fund. On July 1st, that loan is reversed so the funds are returned to the general fund and deficits in the other funds occur again. At that time, interest is charged to the funds that are borrowing money from the pooled cash source. Governmental accounting standards do not allow negative cash in any fund at the end of the fiscal year.

Mr. Witsoe questioned if some IOU's have been carried over since 2002.

Ms. Kinzler responded deficits in the golf course fund have been carried since approximately 2002-2003.

Mr. Witsoe asked if there is \$500,000 that is floated from week to week and \$5½ or \$7½ million in IOU's waiting on taxes.

Ms. Kinzler responded the progression of the ECP cash deficit is documented and can be provided.

Cyndi Baker, 500 Montana Avenue NW, questioned the Street District fund that requires monitoring.

Ms. Kinzler responded the assessment for the Street District fund was not increased this year because of numerous projects in progress that have sufficient cash balances. When those cash balances are spent down, the street assessment will need to be increased.

Mr. Doyon noted the fund also covers winter maintenance.

Ms. Baker questioned if the Complete Streets project planned to use that fund.

Mr. Doyon responded the proposal would have tapped different funds, but that fund is one of them.

John Hubbard, 615 7th Avenue South, discussed government accountability.

Duane Herigon, 1608 38th Street South, encouraged support for the pools and the Community Recreation Center.

Speaking in support of the Community Recreation Center were: **John Williams**, 3217 Central Avenue; **Amy Buffington**, 1109 23rd Avenue SW; **Craig Gresham**, 3009 5th Avenue South; and **Kathy Taylor**, 901 Durango Drive.

Commissioner Jolley noted there are no cuts to the Community Recreation Center in the proposed budget.

No one spoke in support of Resolution 9970.

There being no one else to address the Commission, Mayor Winters declared the public hearing closed.

Mr. Doyon commented that a study is being proposed to look at long-term parking options for the downtown. With regard to ECP, diligent efforts are being made to minimize damage and exposure to the City.

Mr. Doyon recommended a budget adjustment to the \$50,000 allocated to Great Falls Development Authority (GFDA). He stated that in order for the relationship to work between the City and GFDA, a level of mutual respect and professionalism must exist. Mr. Doyon recommended using the allocation to fund needed infrastructure improvements such as maintenance at the fire and police departments.

Commissioner Jolley proposed \$50,000 to the City-County Health Department, and the remainder of the unreserved balance to the City Manager's contingency fund.

Commissioner Jones expressed concern for using two-thirds of the unencumbered funds because of unanticipated needs.

Commissioner Bronson noted he had not received the basis for the additional funding request by the City-County Health Department. He believes the funds should be held until a later time, and Mayor Winters agreed.

Mr. Doyon reported he received a request from the Director of the City-County Health Department for additional funding to assist with inspection services.

Mayor Winters stated the request and use of those funds should be revisited at a later time.

Commissioner Jones moved, seconded by Commissioner Bronson, that the City Commission adopt Resolution 9970, including the considerations requested by the City Manager.

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

Commissioner Bronson clarified his understanding that the motion was to adopt the budget as submitted with the only change that the \$50,000 that would have been allocated from the general fund to GFDA would be allocated as Mr. Doyon requested into infrastructure.

Commissioner Jones agreed.

Commissioner Bronson recommended public inquiry.

Mayor asked if there was any objection amongst the Commissioners. Hearing none, the Mayor called for public comment.

Craig Glogowski, GFDA, discussed the Forward Great Falls program. He believes the proposed motion would send a signal to a strong majority of private sector investors that would not enhance the public/private partnership.

John Koppelman, 34 Fox Island Lane, urged continued support of GFDA to provide economic development.

Patrick Kons, 12 Bend View Lane, believes the proposed motion will send a huge, negative message that the City does not support business and economic development.

Mayor Winters closed public comment.

Mr. Doyon expressed respect of the GFDA board. He noted the key component that makes that money work is partnership.

Commissioner Bronson noted concerns about recent comments by Brett Doney, Chief Executive Officer of GFDA that were not complimentary of certain City staff, and there have been previous issues with Mr. Doney and his relationship with City staff. He discussed how the Commission gathers information to make difficult economic development decisions in the best interest of the community.

Commissioner Jones agreed problems exist with Mr. Doney and his relationship with City staff. He hopes the message will result in a true partnership.

Mr. Doyon reported the City will continue to work with GFDA to assist them in their economic development efforts.

Mayor Winters called for the vote.

Motion carried 2-1 (Commissioner Bronson dissenting; Mayor Winters abstaining).

8. **STONE MEADOWS ADDITION, PHASE II.**
 - A. **RESOLUTION 9952 TO ANNEX SAID PROPERTY.**
 - B. **ANNEXATION AGREEMENT AND FINAL PLAT.**

C. ORDINANCE 3084 TO ASSIGN CITY ZONING.

Planning and Community Development Director Mike Haynes reported Stone Meadows, Phase II, located south of Eagles Crossing, will contain 30 single-family lots accessed from an east-west road proposed to be named Choteau Avenue connecting to 9th Street NE. At a public hearing held on December 13, 2011, the Planning Advisory Board/Zoning Commission (PABZC) recommended that the City Commission annex the subject property into the City, approve subdivision of the property as previously outlined, and assign R-3 zoning to the property.

Mayor Winters declared the public hearing open.

Speaking in opposition to Resolution 9952 and Ordinance 3084 were:

Ron Gessaman, 1006 36th Avenue NE, noted the only entry into the area is 9th Street NE. He discussed problems when making named streets and deviating from the grid system. He discussed the annexation agreement and noted the reference to Bootlegger Addition, rather than the Stone Meadows Addition. He questioned the upgrade to the segment of 9th Street NE. He also questioned City fire protection services because of a letter from the Fire Marshal with concerns that the subdivision is so far from any fire stations.

Mr. Haynes responded that a perfect grid network would be preferable. However, multiple subdivisions are being developed in the area in small phases because of financial limitations, and many of them were approved years ago. The future phases of both Northview and Stone Meadows will include a second connection to the area with the construction of 12th Street NE. The intention of the City is to provide quality fire protection services. He added 12th Street NE will be a standard roadway.

Mike Witsoe, 2612 1st Avenue South, questioned who will be liable when basements are flooded in new developments.

Mr. Haynes responded there is a soils and groundwater clause in the annexation agreement.

Mr. Doyon noted there is a foundation inspection requirement, and the geotech report creates an awareness of soil conditions on the property.

No one spoke in support of Resolution 9952 and Ordinance 3084.

Commissioner Bronson moved, seconded by Commissioners Jolley and Jones, that the City Commission adopt Resolution 9952 and approve the Final Plat and Annexation Agreement, all pertaining to Stone Meadows Addition, Phase II.

Mayor Winters asked if there was any discussion amongst the Commissioners. Hearing none, Mayor Winters called for the vote.

Motion carried 4-0.

Commissioner Bronson moved, seconded by Commissioner Jolley, that the City Commission adopt Ordinance 3084.

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

Hearing none, Mayor Winters called for the vote.

Motion carried 4-0.

OLD BUSINESS

NEW BUSINESS

9. **PROFESSIONAL SERVICES CONTRACT, WATER TREATMENT PLANT FACILITY UPGRADES WITH BLACK AND VEATCH CORPORATION FOR ENGINEERING SERVICES FOR A FEE NOT TO EXCEED \$2,562,715 (OF 1519.0).**

Public Works Director Jim Rearden reported the professional services contract with the team of Black and Veatch, Thomas Dean and Hoskins (TD&H) and L'Heureux Page Werner (LPW) will provide evaluation, design, bidding, and construction phase services for improvements at the Water Treatment Plant. The projects, as identified in the 1990 and 2006 Water Master Plans, include: (1) replacement of the existing electrical switch gear with the new switch gear in a separate room, and standby power options will also be evaluated; (2) a new chemical feed facility to house ammonia storage, corrosion inhibitor storage, pH adjustment chemical storage and the equipment to feed these chemicals, and possibly UV disinfection to better meet EPA and MDEQ requirements; (3) relocation and replacement of low service pumps, #1-4, which are susceptible to flooding, with the possible addition of variable frequency drives to enhance efficiency and operational flexibility; (4) operational and performance improvements to existing low service pumps, #5 and #6; and (5) administration, personnel area, and machine shop upgrades, including site improvements, to provide secure and safe access for staff, visitors, and delivery truck traffic to the site and the new chemical feed facility. The total estimated cost of these improvements is \$10-12 million. This \$2,562,715 contract will be funded by the water utility. Evaluation, design, and bidding are estimated to take 12 months to complete, with construction estimated at 16 months.

Commissioner Jones moved, seconded by Commissioners Bronson and Jolley, that the City Commission approve the Profession Services Contract with Black and Veatch Corporation for engineering services for the Water Treatment Plant Facility Upgrades for a fee not to exceed \$2,562,715.

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

Ron Gessaman, 1006 36th Avenue NE, believes this is a perfect place for ultraviolet usage, and variable frequency drives are the thing of the future.

There being no one else to address the Commission, Mayor Winters called for the vote.

Motion carried 4-0.

ORDINANCES/RESOLUTIONS

10. **PROPERTY ADDRESSED AS 1517 17TH AVENUE SW AND LEGALLY DESCRIBED AS**

LOTS 26 & 27 AND VACATED ALLEY, BLOCK 17, UNIVERSITY ADDITION, SECTION 15, T20N, R3E, CASCADE COUNTY, MONTANA.

- A. **RESOLUTION 9980, RESOLUTION OF INTENT TO ANNEX A PORTION OF 17TH AVENUE SW.**
- B. **ORDINANCE 3093, TO ASSIGN CITY ZONING TO 1517 17TH AVENUE SW.**

Planning and Community Development Director Mike Haynes reported on Resolution of Intent 9980 to annex the single-family residential lot at 1517 17th Avenue SW and a portion of the 17th Avenue SW ROW, and Ordinance 3093 to establish a zoning of R-3 (single-family high density), and set a public hearing for August 7, 2012, to take final action on annexation and initial zoning.

The residential lot contains a single-family home and is located mid-block on 17th Avenue SW in the University Addition residential subdivision. The subdivision is located just north of Marketplace and accessed from 14th Street SW.

The City's jurisdictional boundary lies just to the east of the residential lot on the same block, so annexation of the ROW is needed to achieve contiguity. Annexation into the City would allow the property owner access to water and sewer services.

At a public hearing held on June 12, 2012, the Planning Advisory Board/Zoning Commission recommended that the City Commission approve annexation and assigning R-3 zoning to the subject property.

Commissioner Bronson moved, seconded by Commissioner Jones, that the City Commission adopt Resolution 9980.

Mayor Winters asked if there was any discussion amongst the Commissioners or inquiries from the public. Hearing none, Mayor Winters called for the vote.

Motion carried 4-0.

Commissioner Bronson moved, seconded by Commissioners Jolley and Jones, that the City Commission accept Ordinance 3093 on first reading and set a public hearing for August 7, 2012.

Mayor Winters asked if there was any discussion amongst the Commissioners or inquiries from the public. Hearing none, Mayor Winters called for the vote.

Motion carried 4-0.

11. **ORDINANCE 3094, TO ASSIGN CITY ZONING OF R-3 SINGLE-FAMILY HIGH DENSITY RESIDENTIAL DISTRICT TO 1527 17TH AVENUE SW.**

Planning and Community Development Director Mike Haynes reported on a request to accept Ordinance 3094 on first reading and set a public hearing for August 7, 2012, to consider annexation of the single-family lot at 1527 17th Avenue SW, with an initial zoning of R-3 (single-family high

density).

The residential lot contains a single-family home and is located mid-block on 17th Avenue SW in the University Addition residential subdivision, adjacent to and west of the property on the previous agenda item, 1517 17th Avenue SW.

Annexation of the 17th Avenue SW ROW, as part of the previous application, will provide contiguity for this property, and annexation will allow the property owner access to water and sewer services.

At a public hearing held on June 12, 2012, the Planning Advisory Board/Zoning Commission recommended that the City Commission approve annexation and assigning R-3 zoning to the subject property.

Commissioner Jones moved, seconded by Commissioner Jolley, that the City Commission accept Ordinance 3094 on first reading and set a public hearing for August 7, 2012.

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

Jenni Dodd, no address provided, inquired about the annexation process.

Mr. Haynes responded that she should contact the Planning and Community Development Department, Room 112.

Mike Witsoe, 2612 1st Avenue South, questioned if additional houses will be built on the previous annexed properties, agenda items #10 and #11.

Mr. Haynes responded there are existing single-family homes on both lots, and that he is not aware of any intention to re-develop.

Mr. Witsoe questioned who will cover the cost of the utility lines.

Mr. Haynes responded utility lines will be extended at the applicant's cost. The owner at 1517 17th Avenue SW would pay for the extension and be reimbursed by the owner at 1527 17th Avenue SW.

Mayor Winters called for the vote.

Motion carried 4-0.

12. **PROPERTY ADDRESSED AS 1359 13TH AVENUE SW, LEGALLY DESCRIBED AS MARK 1, SUN RIVER BRIDGE GARDEN TRACTS, SECTION 15, T20N, R3E, AND PORTION OF ABUTTING 13TH AVENUE SW RIGHT-OF-WAY AND SUN RIVER.**

RESOLUTION 9982, RESOLUTION OF INTENT TO ANNEX A PORTION OF 13TH AVENUE SW AND A PORTION OF THE SUN RIVER.

ORDINANCE 3095, TO ASSIGN CITY ZONING TO 1359 13TH AVENUE SW.

Planning and Community Development Director Mike Haynes reported that this is a request to adopt Resolution of Intent 9982 to annex the single-family residential lot at 1359 13th Avenue SW and portions of the 13th Avenue SW ROW and the Sun River, accept Ordinance 3095 on first reading that would establish a zoning of R-1 (single-family low density) on that property, and set a public hearing for August 7, 2012, to take final action on annexation and initial zoning. The residential lot contains a single-family home and is located between 13th Avenue SW and the Sun River adjacent to and west of the Beacon Bar.

The subject property is in an unincorporated enclave and annexation of the 13th Avenue SW ROW west to 14th Street SW is needed to achieve contiguity. Annexation into the City would allow the property owner access to water and sewer services.

At a public hearing held on June 12, 2012, the Planning Advisory Board/Zoning Commission recommended that the City Commission approve annexation and assigning R-1 zoning to the subject property.

Commissioner Bronson moved, seconded by Commissioner Jones, that the City Commission adopt Resolution 9982.

Mayor Winters asked if there was any discussion amongst the Commissioners or inquiries from the public. Hearing none, Mayor Winters called for the vote.

Motion carried 4-0.

Commissioner Bronson moved, seconded by Commissioner Jones, that the City Commission accept Ordinance 3095 on first reading and set a public hearing for August 7, 2012.

Mayor Winters asked if there was any discussion amongst the Commissioners or inquiries from the public. Hearing none, Mayor Winters called for the vote.

Motion carried 4-0.

13. **ORDINANCE 3096, TO ASSIGN CITY ZONING OF PUD PLANNED UNIT DEVELOPMENT DISTRICT TO NORTHVIEW ADDITION, PHASE 8.**

Planning and Community Development Director Mike Haynes reported that this is a request to set a public hearing for August 7, 2012, to consider Ordinance 3096 that would assign initial zoning of PUD (Planned Unit Development) to ±2.652 acres of property that will comprise Phase 8 of the Northview Addition residential subdivision.

Northview Addition Phase 8 will contain 12 residential condominium lots accessed from an avenue proposed to be called Northview Avenue to be constructed between 40th Avenue NE and 41st Avenue NE to the east.

As a reminder, later phases of the Northview Addition subdivision will include construction of 12th Street NE that will ultimately connect 36th Avenue NE to 41st Avenue NE, providing a second vehicular access point to the subdivision.

At a public hearing held on June 26 2012, the Planning Advisory Board/Zoning Commission recommended that the City Commission annex the subject property into the City, approve subdivision of the property as previously outlined, and assign PUD zoning to the property.

Commissioner Jones moved, seconded by Commissioner Bronson, that the City Commission accept Ordinance 3096 on first reading and set a public hearing for August 7, 2012.

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

Commissioner Jones noted concerns for addressing for 911 and emergency response units. He suggested developers consider the difficulty of finding named addresses at night.

Mayor Winters asked if there were any inquiries from the public.

Ron Gessaman, 1006 36th Avenue NE, questioned public safety regarding the narrow streets in Northview Addition. He discussed 12th Street NE and the small lot sizes.

Mayor Winters called for the vote.

Motion carried 4-0.

14. RESOLUTION 9986, RELATING TO \$3,800,000 SANITARY SEWERAGE SYSTEM REVENUE BONDS (DNRC WATER POLLUTION CONTROL STATE REVOLVING LOAN PROGRAM), SERIES 2012; AUTHORIZING ISSUANCE AND FIXING THE TERMS AND CONDITIONS THEREOF.

Fiscal Services Director Melissa Kinzler reported that at the March 6, 2012, City Commission Work Session, as part of the Water, Sewer, and Storm Drain rate increase presentation, the Public Works Department discussed the many wastewater upgrades needed at the Wastewater Treatment Plant due to the Montana Discharge Permit. The Public Works Department and contracted engineers from HDR Engineering went into great detail about what construction would be required to meet the permit requirements. An additional presentation was done on April 10, 2012, for the public.

The cost of these upgrades is estimated to be \$18.7 million. As part of the upgrades, the City Commission approved an amended professional services contract with HDR Engineering on March 20, 2012 for design work and to conduct the bidding process and construction inspection services on upgrades at the Wastewater Treatment Plant for a cost not to exceed \$3.4 million.

Resolution 9986 authorizes the issuance of bonds to cover the expenses under the contract, plus additional expenses for issuance costs, fees, and reserve requirements.

Commissioner Bronson moved, seconded by Commissioner Jones, that the City Commission adopt Resolution 9986.

Mayor Winters asked if there was any discussion amongst the Commissioners or inquiries from the public. Hearing none, Mayor Winters called for the vote.

Motion carried 4-0.

CONSENT AGENDA

15. Minutes, July 3, 2012, Commission meeting.
16. Total expenditures of \$3,187,072 for the period of June 28 through July 11, 2012, to include claims over \$5,000, in the amount of \$2,925,790.
17. Lien release list.
18. Contracts list.
19. Set public hearing for August 7, 2012, to consider the sale of City-owned property at 1220 38th Street North.
20. Set public hearing for August 7, 2012, to consider the sale of City-owned property at 2100 21st Avenue South.
21. Set public hearing for August 7, 2012, on the 2012/2013 Business Improvement District Budget and Work Plan.
22. Set public hearing for August 7, 2012, on the 2012/2013 Tourism Business Improvement District Budget and Work Plan.
23. Set public hearing for August 21, 2012, on Res. 9979 to levy and assess properties for unpaid utility services.
24. Approve final payment for the 27th, 30th, and 32nd Street North Water Main Replacements in the amount of \$2,050.01 to United Materials of Great Falls, Inc., and \$20.71 to the State Miscellaneous Tax Division. **OF 1599.1**
25. Approve purchase of water meter equipment for FY 2013 from Dana Kepner Co. of Billings in an amount not to exceed \$270,000.

Commissioner Jolley moved, seconded by Commissioner Bronson, that the City Commission approve the Consent Agenda with a correction to the Minutes.

Commissioner Jolley noted that she grew up in Pittsburgh and the correct spelling for Pittsburgh.

Mayor Winters asked if there was any further discussion amongst the Commissioners. Hearing none, Mayor Winters asked if there were any inquiries from the public.

Ron Gessaman, 1006 36th Avenue NE, inquired if Skyline/Jaycee play structure on agenda item #16 is for one play structure at two separate parks.

Ms. Reichelt responded there will be two sets of playground equipment, one at each park, but only one check was issued.

Mr. Gessaman questioned how long an appraisal is good. He noted the appraisal for agenda item #19 was done in July, 2011, and the appraisal for the Med-Tech property in agenda item #20 was done in July, 2006.

Mr. Haynes responded that he believes the appraisal was still good, and that a fair price was received for the property.

Mr. Gessaman discussed agenda item #19 and stated opposition to the sale of City property without City Commission approval to go out to bid.

Mike Witsoe, 2612 1st Avenue South, requested to see the property files for agenda items #19 and #20. Mr. Witsoe referenced agenda item #23 and questioned the cost to assess liens against properties.

Ms. Kinzler responded the cost is \$7 per page to file at the Clerk and Records office. After assessment, the payment must be made through property taxes. Payment may be made before the August 21st hearing to avoid assessment.

Mr. Witsoe questioned agenda item #25.

Mr. Rearden responded the water meter equipment purchases for FY 13 are for replacement of old TTR water meters, which are obsolete. There are approximately 1,200 left to replace.

There being no one else to address the Commission, Mayor Winters called for the vote.

Motion carried 4-0.

PETITIONS AND COMMUNICATIONS

26. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Mayor Winters opened the meeting to Petitions and Communications.

- A. Kathleen Gessaman**, 1006 36th Avenue NE, complimented the Public Works Department for their quick repair of the water main on 9th Street NE.
- B. Ron Gessaman**, 1006 36th Avenue NE, discussed ECP and International Financial Reporting Standards.
- C. Mike Witsoe**, 2612 1st Avenue South, discussed community events. He questioned the recent Agri-Tech Park matching grant application. He inquired about a special Planning Advisory Board/Zoning Commission meeting on July 11, 2012.
- D. Bob McNamee**, 3112 8th Avenue North, believes every citizen should attend a City Commission meeting. He thanked the community for support of Pretty One Productions.

CITY MANAGER

27. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

City Manager Greg Doyon noted that records requests must be made through the City Clerk. The City Commission gave authorization to submit the Agri-Tech Park grant; acceptance of the grant will require ratification by the City Commission. He believes GFDA will be making a match through other sources. He thanked the City Commission and staff for their work on the budget and encouraged input to improve the process.

Commission Bronson expressed great appreciation to Mr. Doyon, Ms. Reichelt, department heads, and employees for the work they do, especially efforts in preparing the budget.

Mr. Doyon stated the Planning Advisory Board/Zoning Commission asked two of its members to meet with staff and representatives of GFDA to work out disputed issues. The Planning Advisory Board/Zoning Commission is a recommending body and the City Commission will see those recommendations and the public will have opportunity to comment.

CITY COMMISSION

28. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

There were no miscellaneous reports and announcements from the City Commission.

29. COMMISSION INITIATIVES.

There were no Commission initiatives.

Mayor Winters announced the doors for the Commission Chambers will be closed and locked five minutes after the meeting is adjourned.

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Bronson moved, seconded by Commissioner Jones, to adjourn the regular meeting of July 17, 2012, at 10:46 p.m.**

Motion carried 4-0.

Mayor Winters

Acting City Clerk

Minutes Approved: August 7, 2012