

JOURNAL OF COMMISSION WORK SESSION
January 6, 2015

City Commission Work Session
Civic Center, Commission Chambers

Mayor Winters presiding

CALL TO ORDER: 5:30 p.m.

ROLL CALL: City Commissioners present: Michael J. Winters, Bill Bronson, Fred Burow, Bob Jones, and Bob Kelly.

STAFF PRESENT: City Manager; City Attorney; Directors of Fiscal Services, Park and Recreation, Planning and Community Development, and Public Works; Police Chief; Deputy Director of Planning and Community Development; CDBG Administrator; and the Deputy City Clerk.

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

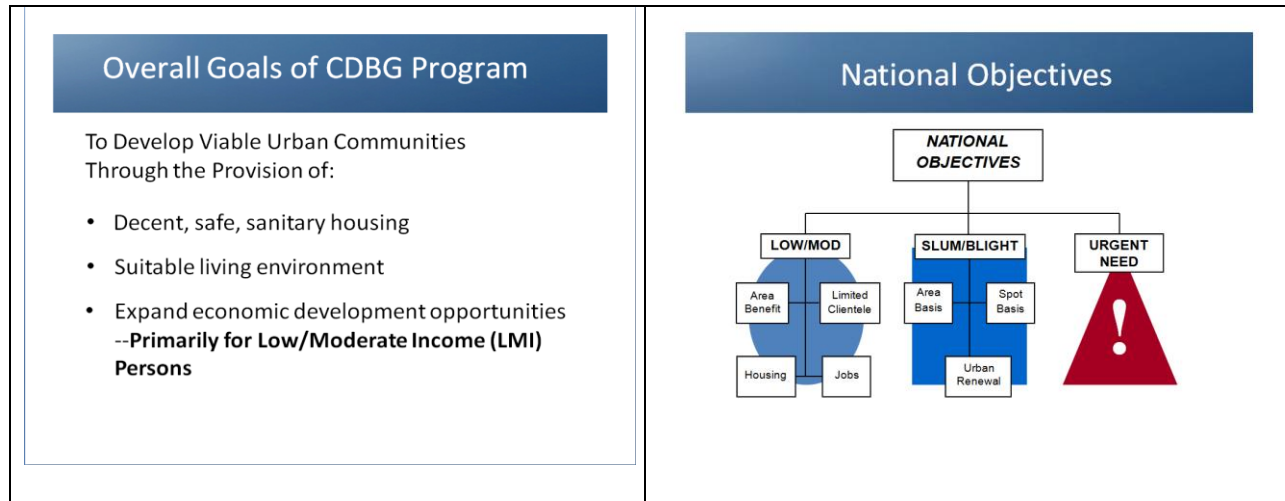
1. PUBLIC COMMENT

There were no comments from the public.

Commissioner Burow arrived at 5:36 p.m.

2. CDBG FUNDING PRIORITIES AND POLICIES

Planning and Community Development Director Craig Raymond provided and discussed a PowerPoint presentation on Community Development Block Grant Basics.



CDBG Eligible Activities

Guide provides a detailed breakdown of eligible activities based on specific categories and how those activities fit with the National Objectives of CDBG.

Examples of Categories:

- Housing
- Public Service
- Public Facilities
- Economic Development

CDBG Allows Administrative Costs

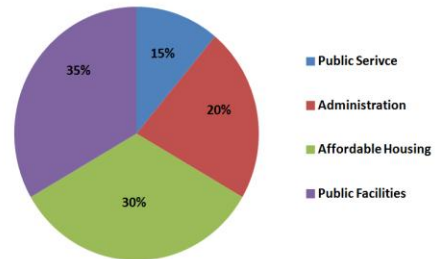
- Obligations for planning and administration may not exceed:
 - 20% of annual entitlement grant PLUS Current year program income

Public Services Cap

- Obligations for public service activities may not exceed:
 - 15% of annual entitlement grant PLUS
 - 15% of last year's program income

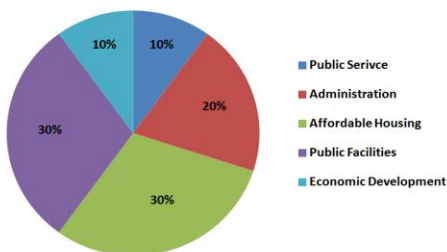
Current Year Funding

FY 2014/2015 Funding Percentages By Category



PCD Staff Funding Recommendations

FY 2015/2016 Funding Recommendations



Economic Development

As demonstrated by the public during the CDBG Needs Public Hearing held by the City Commission on December 16, 2014, staff is recommending that 10% of the 2015/2016 CDBG funds be added to the categories being considered for funding.

The activities under this category will be used to ultimately assist low to moderate income persons.

City CDBG Policies for FY 2015/2016

1. City Commission will determine the allocation of all CDBG projects.
2. The City Commission will conduct a Community Needs public hearing to allow citizens (especially low/moderate income persons) and city staff the opportunity to express their opinion as to the needs of the community that should be addressed with block grant funding.
3. The City Commission will determine priorities and allocate funding percentages to priority categories following the Community Needs public hearing.
4. The Community Development Council will review, prioritize, and make funding recommendations to the City Commission for all public service grant applications based on solicitation for proposals in an amount to be approximately 10% of the grant entitlement amount. The minimum grant request and award shall be \$10,000.
5. The City Commission will not fund proposals from agencies/departments whose last fiscal year or older CDBG funded projects will not be 75% complete by March 31st of the current year, unless a special public purpose exists for waiving the policy.

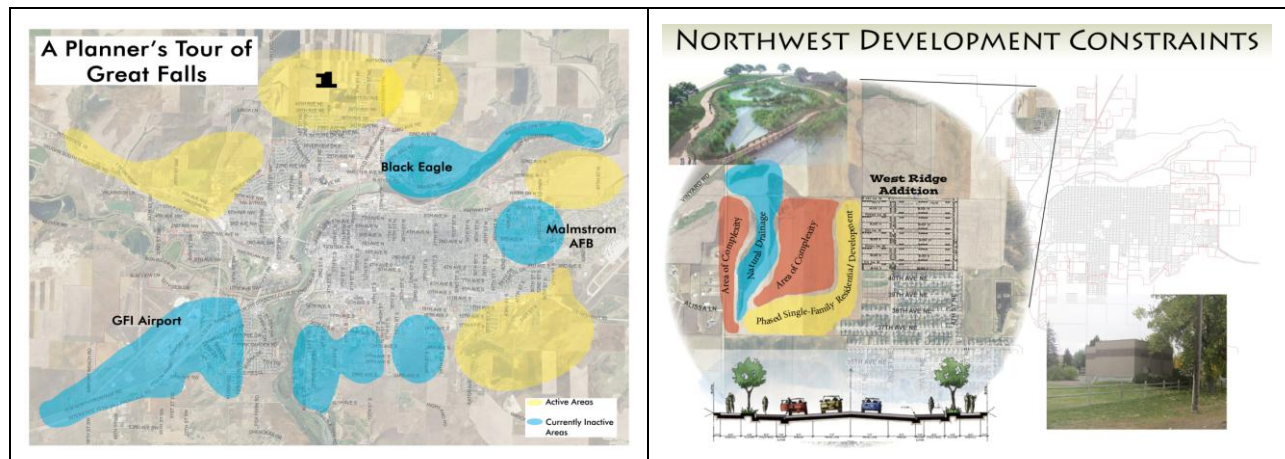
CDBG Policies Continue

6. Private non-profit agencies will not be funded for staff salaries, benefits, office consumables, and rent payments for agency office space or utility costs.
7. The City Commission will fund activities to further fair housing as a part of block grant administration.
8. Projects that leverage and/or match the CDBG funds will be given priority consideration for funding.
9. Handicap accessible projects that serve the largest number of the public will be given priority consideration for funding.

CDBG Administrator Jolene Wetterau noted grantees were asked to submit applications in the amount of \$10,000 or more, if that amount was needed. The main objective of the program is new or improved services, rather than replacing funding that may have been lost.

3. NORTHWEST END OF TOWN DEVELOPMENT

Planning and Community Development Deputy Director Lee Nellis provided and discussed a PowerPoint presentation on northwest end of town development proposals. He noted that work sessions will be held on each yellow-bubble proposal in the next few months; the blue bubbles are not as active.



TODAY: THE NORTHWEST

Recent infill:

- West Ridge
- Water Tower Park
- Stone Meadows
- Skyline Heights
- Northview
- City View

TODAY: THE NORTHWEST

Impending subdivisions

- Next phases of West Ridge – 170 lots
- Cox property – 300+ lots, lift station, park

Potential Subdivisions

- Build-out Stone Meadows
- Eagle's Crossing

NW Development Issues

OVERVIEW

To help the Planning Advisory Board and the City Commission anticipate issues before they see specific proposals.

To help raise questions about future land use patterns and infrastructure planning, design, and financing.

NW Development Issues

Constraints

- Slopes
- Soils
- Runoff
- Pipeline ROW

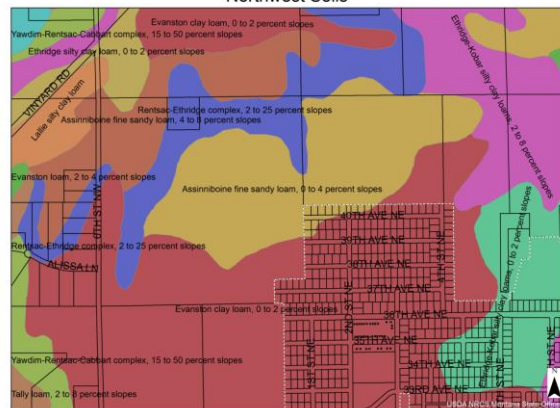
Assets

- Habitat and trail space in drainages

Northwest Topography - 10ft Contour Intervals



Northwest Soils



NW Development Issues

UTILITIES

Water: Adequate for currently proposed projects. Expand transmission in future.

Sewer: Lift station

- In planning stage
- Required for currently proposed projects
- Can be expanded
- Transmission limitations beyond currently proposed projects



NW Development Issues

STORM WATER

Storm Water: slopes and soils issues

Currently proposed projects will rely on temporary facilities. There is a basin plan to update, but land acquisition & design must precede construction of facilities.



NW Development Issues

STORM WATER

Great opportunity to combine SWM with habitat and recreation.



NW Development Issues

EXAMPLES OF RECREATIONAL SWM



NW Development Issues

TRANSPORTATION

Arterial-Collector Capacity

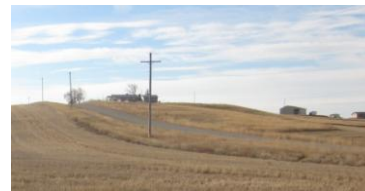
- Impact on neighborhoods south and east
- Improvement of 6th Street NW
- Extension of 43rd Avenue NW
- County roads



NW Development Issues

TRANSPORTATION

No Trail or On-Street Bike Connections



NW Development Issues

NEIGHBORHOOD PARKS

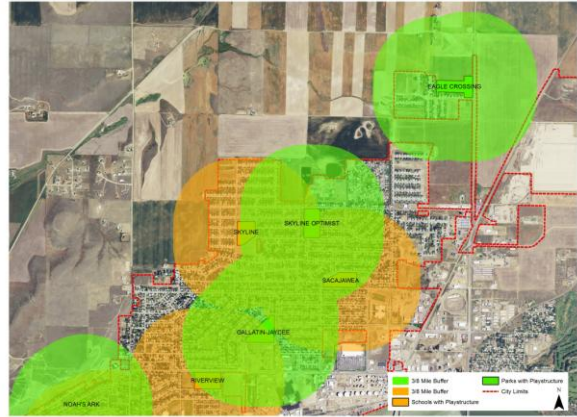
~10 minute walk

Managing park land dedications

Neighborhood park maintenance fees



Northwest - 3/8 Mile Park Buffer

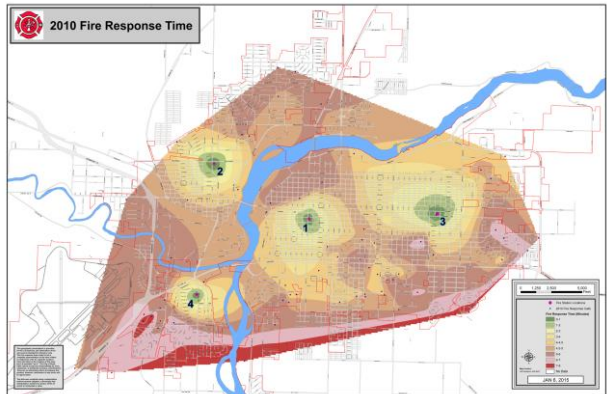


NW Development Issues

PUBLIC SERVICES

Other Public Services Questions

- Fire, EMS, Police response times
- Sanitation
- Schools



NW Development Issues

LAND USE PATTERN?

How much conventional single-family can GF absorb?



NW Development Issues

LAND USE PATTERN?

Other residential patterns? different housing forms? neighborhood character?



Neighborhood commercial?



<p>NW Development Issues</p> <p>Does Great Falls have the tools it needs to grow and prosper?</p>	<p>NW Development Issues</p> <p>TOOLS FOR SUCCESS</p> <p>Growth Policy (comprehensive plan)</p> <ul style="list-style-type: none"> • Open space (green infrastructure) • Major street plan • Future land use <p>Facilities Planning (CIP)</p>
<p>NW Development Issues</p> <p>CAPITAL IMPROVEMENTS PROGRAM</p> <p>Three basic components:</p> <ul style="list-style-type: none"> • SUPPLY: Inventory/Capacities • DEMAND: Build-Out • LEVEL OF SERVICE: standards – what should be provided? 	<p>NW Development Issues</p> <p>CIP, CONTINUED NEEDS</p> <p><u>build-out</u> x <u>level of service</u> - <u>capacity</u> = NEED</p> <p>Then, set priorities among needs</p> <p>Decide how to pay</p> <p>Seek new financing mechanisms</p>

Deputy Director Nellis noted that by providing infrastructure, the City is an investor in the future prosperity of the community. He believes the City must decide where to invest.

The Commission expressed support for the challenges and opportunities needed to guide the City in providing new growth.

Public Works Director Jim Rearden reported that a storm drain master plan with costs was done when Eagles Crossing was developed. Developers have been charged on a per parcel basis toward future development.

City Manager Greg Doyon requested the Commission provide flexibility as staff presents policies, ordinances, etc. designed to protect the City’s infrastructure investment.

4. DISCUSSION OF POTENTIAL UPCOMING WORK SESSION TOPICS

City Manager Greg Doyon provided a handout Master Work Session Topic List. A Tax Increment Financing Update/Overview with Janet Cornish and a Quarterly Budget Meeting are scheduled for January 20, 2015, and a Meet and Greet reception is scheduled on February 3, 2015.

ADJOURN

There being no further discussion, Mayor Winters adjourned the informal work session of January 6, 2015, at 6:48 p.m.