

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, Bob Jones, Bill Bronson, Fred Burow and Bob Kelly. Also present were the City Manager and Deputy City Manager; City Attorney; Directors of Fiscal Services, Park and Recreation, Planning and Community Development, and Public Works; Police Chief; and the City Clerk.

AGENDA APPROVAL: No changes were proposed by the City Manager or City Commission. The agenda was approved as submitted.

PROCLAMATION: Mayor Winters read a proclamation for Black History Month.

PRESENTATION: Mayor Winters presented Fiscal Services Director Melissa Kinzler with the GFOA Distinguished Budget Award.

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

NEIGHBORHOOD COUNCILS

1. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

There were no miscellaneous reports and announcements from Neighborhood Council representatives.

CONSENT AGENDA.

- 2.** Minutes, January 20, 2015, Commission meeting.
- 3.** Total Expenditures of \$2,075,850 for the period of January 1-21, 2015, to include claims over \$5,000, in the amount of \$1,835,977.
- 4.** Contracts list.
- 5.** Lien release list.
- 6.** Approve Change Order No. 1 in the amount of \$103,106 to Swank Enterprises for the Wastewater Treatment Plant Disinfection and Ammonia Removal Improvements. **OF 1633**

Commissioner Kelly moved, seconded by Commissioner Jones, that the City Commission approve the Consent Agenda as presented.

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

With regard to Item 6, Commissioner Burow expressed concern that stainless steel wasn't provided as an option in the first phases. He also requested clarification with regard to the 60 day contract extension.

Public Works Director Jim Rearden responded that the project is \$3 million under the estimate. The clarifier manufacturer suggested stainless steel that has a life expectancy of 40 years versus recoating each clarifier three times in that 40 year period. Stainless steel will save a lot of maintenance dollars in the future. The contract extension was due to miscellaneous changes made throughout the project that didn't result in additional costs.

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

Ron Gessaman, 1006 36th Avenue NE, reviewed portions of the agenda report for item 6 and concluded that, in his experience, walkways and platforms are epoxy coated for this type of surface.

Director Rearden responded that the walkways were an add-on. In an industrial setting, the walkways he has seen are galvanized or stainless steel.

There being no further comments, Mayor Winters called for the vote.

Motion carried 5-0.

BOARDS & COMMISSIONS

7. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

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

PUBLIC HEARINGS

8. ORDINANCE 3129, REZONE LOTS 1, 2A, 6 AND 7, BLOCK 414, GREAT FALLS ORIGINAL TOWNSITE, ADDRESSED AS 400 AND 408 2ND AVENUE SOUTH AND 206 5TH STREET SOUTH.

Planning and Community Development Director Craig Raymond reported that this public hearing is to consider Ordinance 3129 which would rezone the subject properties from C-5 Central Business Periphery to C-4 Central Business Core.

The Planning and Community Development Department is pursuing a zoning map amendment on 2nd Avenue South in order to encourage investment in the area and facilitate future development of the vacant property. After an analysis of the C-5 zoning district in the vicinity, it became apparent that the majority of the existing structures are nonconforming based on their dimensional standards. After a more thorough analysis, City staff determined it would be best to narrow the scope of the zoning map amendment to the south facing half block on 2nd Avenue South, between 4th Street South and 5th Street South. The two existing structures in this proposed

rezoned area are classified as nonconforming because they do not meet current setback requirements. The proposed amendment will make the existing structures conforming, and will make it easier for their owners to undertake improvements. Additionally, the amendment would allow for a proposed development on the vacant lot to construct a building that is compatible with the two existing buildings, creating the opportunity for a uniform streetscape. Ultimately, the amendment would help facilitate investment in the area, as it is an asset to downtown.

Mayor Winters declared the public hearing open.

No one spoke in support of or in opposition to Ordinance 3129.

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

Commissioner Bronson moved, seconded by Commissioner Burow, that the City Commission adopt Ordinance 3129.

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

Motion carried 5-0.

OLD BUSINESS

NEW BUSINESS

ORDINANCES/RESOLUTIONS

9. **RESOLUTION 10054, INTENT TO CREATE CITY-OWNED SPECIAL IMPROVEMENT LIGHTING DISTRICT NO. 1309, STONE MEADOWS ADDITION PHASE II.**

Fiscal Services Director Melissa Kinzler reported that staff received signed petitions from Stone Meadows Inc. and Silver Stone Enterprises, developers of Stone Meadows Addition Phase II, requesting the creation of a Special Improvement Lighting District for the installation of eight street lights. However, it was determined by final design that the actual number of lights to be installed will be nine. Representatives from the departments of Public Works, Fiscal Services, Engineering, and Planning will work with the property owners and developers throughout the review and approval process of the lighting district's creation and construction.

The estimated assessment for construction will be \$104 per year and will be financed through the Montana Bard of Investments. The ongoing estimated annual assessment will be \$99 per average size lot of 10,450 square feet.

Commissioner Burow moved, seconded by Commissioner Kelly, that the City Commission adopt Resolution 10054, and set a public hearing for the creation of City-Owned Special Improvement Lighting District No. 1309 for March 3, 2015.

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

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

Ron Gessaman, 1006 36th Avenue NE, spoke in opposition to the use of high pressure sodium lamps. He commented that the City is behind the times in that there are many advantages to LED lights. He suggested that other alternatives be examined.

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

Motion carried 5-0.

PETITIONS AND COMMUNICATIONS

10. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

- A. **Vonnie Brown**, 63 Gopher Drive, and **Shelly Heilweil**, 316 Central Avenue, representing the Mental Health Local Advisory Council, announced that mental health first aid training will be provided at the Center for Mental Health on February 19-20, 2015.
- B. **Ron Gessaman**, 1006 36th Avenue NE, was surprised to learn that the local refinery was being delisted from the superfund priority list. The State published notice in the *Tribune* on Christmas Eve, the public comment period is closed, and the State received no public comments.
- C. **John Hubbard**, 615 7th Avenue South, referred to the recent purchase of new police vehicles and inquired what was wrong with the old vehicles. Mr. Hubbard suggested new legislation that would prohibit filing bankruptcy to get out of a personal injury lawsuit. He further spoke in support of the death penalty rather than a life in prison sentence.
- D. **Karen Grove**, 1816 1st Avenue North, expressed appreciation to the Commission for hosting this evening's meet and greet. She gave credit to the Commission for their work in improving the local government atmosphere in a positive direction by doing what they said they were going to do.

CITY MANAGER

11. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

City Manager Greg Doyon reported that advertising for fire chief recruitment has concluded, and he will be starting with an internal review.

CITY COMMISSION

12. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Mayor Winters congratulated Director Kinzler for receiving the Government Finance Officers Association (GFOA) distinguished budget award.

Commissioner Jones responded to comments made regarding the purchase of police vehicles. He pointed out that the vehicles are exchanged at about 100,000 miles and are then transferred to other City departments to be utilized.

Commissioner Kelly thanked Vonnie Brown for attending this evening's meeting. He added that mental health first aid is important to this community and is something that is often overlooked.

Mayor Winters thanked the folks that attend these meetings and provide spiritual support. He commented that the Commission is making progress in bringing local government to the citizens via the City's television and radio programs. Mayor Winters concluded by reminding speakers that the petition and communications portion of the meeting is for comment on matters that are only within the jurisdiction of the City Commission. Speakers will be ruled out of line if the comments are not within those parameters.

13. COMMISSION INITIATIVES.

It was the consensus of the Commission there was no need to retain counsel to evaluate a petition from Linda Metzger.

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Jones moved, seconded by Commissioner Bronson, to adjourn the regular meeting of February 3, 2015, at 7:37 p.m.**

Motion carried 5-0.

Mayor Michael J. Winters

City Clerk Lisa Kunz

Minutes Approved: February 17, 2015