

Regular City Commission Meeting

Mayor Winters presiding

CALL TO ORDER: 7:00 PM

Commission Chambers Room 206

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

ROLL CALL: City Commissioners present: Michael Winters, Bill Bronson, Bob Jones, Bob Kelly and Fred Burow. 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: City Manager Greg Doyon noted a typographical error on agenda report 26. No changes were proposed by the City Commission. The agenda was approved with the correction to page 2 of agenda report 26 to read: The City's risk management pool, Montana Municipal Interlocal Authority (MMIA) does not cover contract disputes in their memorandum of coverage.

**** 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, June 16, 2015, Commission meeting.
3. Total expenditures of \$4,112,102 for the period of May 27 through June 24, 2015, to include claims over \$5,000, in the amount of \$3,701,704.
4. Contracts list.
5. Set public hearing for July 21, 2015, on Resolution 10114, Annual Budget Resolution.
6. Set public hearing for July 21, 2015, on Resolution 10115, Intent to Increase Property Tax.
7. Set public hearing for August 4, 2015, on Resolution 10101, to Levy and Assess Special Improvement General Boulevard Maintenance District No. 3570.
8. Set public hearing for August 4, 2015, on Resolution 10102, to Levy and Assess Special Improvement Portage Meadows Maintenance District No. 1195.

9. Set public hearing for August 4, 2015, on Resolution 10103 to Levy and Assess the Street Maintenance District.
10. Set public hearing for August 4, 2015, on Resolution 10104 to Levy and Assess Properties within Special Improvement Lighting Districts.
11. Set public hearing for August 4, 2015, on Resolution 10107 to Levy and Assess Special Improvement City Owned Residential Lighting District No. 1309.
12. Set public hearing for July 21, 2015, on the 2015/2016 Business Improvement District Budget and Work Plan.
13. Set public hearing for July 21, 2015, on the 2015/2016 Tourism Business Improvement District Budget and Work Plan.
14. Approve the City of Great Falls Interfund Loans Policy.
15. Approve the City of Great Falls Investment Policy.
16. Approve the cancellation of City of Great Falls/Municipal Court checks that remain outstanding and unpaid for a period of one year or longer and authorize redistribution to the General Fund and the Municipal Court Unclaimed Restitution Fund.
17. Approve Change Order #1 in the amount of \$3,219.50 and Final Payment in the amount of \$14,079.17 to United Materials of Great Falls, Inc. and \$142.21 to the State Miscellaneous Tax Division for the 18th Street South Storm Drain Improvements Phase 3 Chowen Springs Detention Pond. **OF 1462.3**
18. Approve Final Payment in the amount of \$135,059.01 to United Materials of Great Falls, Inc. and \$1,364.23 to the State Miscellaneous Tax Division for the 2014 CDBG 3rd Avenue North Improvements. **OF 1676**
19. Approve Final Payment in the amount of \$7,043.85 to TMI Coatings, Inc. and \$71.15 to the State Miscellaneous Tax Division for the Ella Avenue Water Tower Reconditioning (Base Bid A). **OF 1625.1**

Commissioner Bronson requested that Item 15 be pulled for separate consideration, and Commissioner Burow requested that Items 4 A&B and 19 be pulled for separate discussion.

With regard to Item 4A, Deputy City Manager Jennifer Reichelt explained that the grant and contract were previously approved by the Commission, and these two subsequent agreements document the pass-through of funds from the Big Sky Economic Development Trust Fund.

Public Works Director Jim Rearden explained that Item 4B is a customer agreement with NorthWestern Energy to provide, maintain and operate new electrical facilities to serve the new restroom at West Bank Park.

With regard to Item 19, Director Rearden explained that the Ella Avenue tank was in better condition than originally thought and didn't require as much repair to the existing metal in the tank resulting in cost savings of that contract. Almost all of the contracts are done on a unit cost basis so the City only pays for the actual work performed.

Commissioner Bronson suggested changes to the Investment Policy set forth as Item 15.

After discussion, it was the consensus of the Commission to pull Item 15 from the consent agenda for separate consideration at the next Commission meeting.

Commissioner Bronson moved, seconded by Commissioner Jones, that the City Commission approve the Consent Agenda as submitted, with the exception of Item 15 which is deferred until the next meeting.

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

Richard Liebert, 289 Boston Coulee Road, discussed the City Manager's proposed budget presentation and suggested there should be some room for flexibility in the Library budget. He was informed the deadline for budget adoption is 30 days after receiving the taxable valuation, which is usually the second meeting in August.

Ron Gessaman, 1006 36th Avenue NE, suggested the names of positions rather than names of officials be included in the Investment Procedures set forth as Item 15. Mr. Gessaman also discussed the budget process and what the increases may be as proposed in Items 5, 6, 7, 9 and 10.

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

Motion carried 5-0.

BOARDS & COMMISSIONS

20. APPOINTMENTS, TOURISM BUSINESS IMPROVEMENT DISTRICT.

Commissioner Jones moved, seconded by Commissioner Kelly, that the City Commission appoint Ryan Carroll and reappoint Scott Arensmeyer to the Tourism Business Improvement District Board of Trustees to four-year terms through June 30, 2019.

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

Karen Venetz, Administrative and Marketing Director, 939 2nd Street SW, thanked City staff for its support and partnerships.

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

Motion carried 5-0.

21. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM BOARDS AND COMMISSIONS.

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

PUBLIC HEARINGS

22. SUNBURST UNLIMITED USE OF CITY PARK LAND AGREEMENT.

Park and Recreation Director Joseph Petrella reported that the City of Great Falls Park and Recreation Department has held an agreement with Sunburst Unlimited for use of Community Hall Park in developing a network of vegetable gardens and fruit orchards called FRESH Food Farms since 2012. Items that are grown are dedicated to local groups such as the Boys & Girls Club, Meals on Wheels, Head Start and low to moderate income families. Four thousand pounds of produce was harvested in 2014. Sunburst Unlimited has increased the garden each year to include fruit trees, bees for pollinating, barrel plantings, raised gardens and pot plantings. They have built an area to conduct informative classes on gardening and are looking at adding a greenhouse in 2015.

The proposed Use Agreement with Sunburst Unlimited would be for five (5) years for a fee of \$1 per year.

As required by Title 3, Chapter 4, of the Official Code of the City of Great Falls, before final consideration of a Use Agreement for City property, the City Commission shall hold a public hearing. The use will continue for public purpose so bids were not solicited as provided for in City Code.

At its June 8, 2015 meeting, the Park and Recreation Advisory Board recommended approval of the Use Agreement.

Mayor Winters declared the public hearing open.

Speaking in support of the Use Agreement with Sunburst Unlimited were:

Richard Liebert, 289 Boston Coulee Road, commented that he is a member of Farmers Union that supports raising local food and promotes urban agriculture. He concluded this is a good model for other activities of this like.

Mike Dalton, Founder and Executive Director of Sunburst Unlimited, reported that by this time next year, in cooperation with the City, he hopes to expand their development of orchards and gardens to at least one more piece of property. He thanked the Commission for the opportunity to expand and grow in the community.

No one spoke in opposition to the Use Agreement with Sunburst Unlimited.

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

Commissioner Kelly moved, seconded by Commissioner Bronson, that the City Commission approve the Use Agreement with Sunburst Unlimited Incorporated.

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

Commissioner Kelly commented that, although this is not for exclusive use of the park land, Sunburst Unlimited makes great use of it. He thanked Mr. Dalton for the food they are providing to all who need it, teaching kids how to grow it and turning a previously unused place into a place for the community to enjoy.

Commissioner Burow inquired if there was a charge for the food.

Mr. Dalton responded all of the food is donated.

Commissioner Bronson echoed Commissioner Kelly's comments.

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

Motion carried 5-0.

23. CHS INC., ADDRESSED AS 5325 10TH AVENUE NORTH.

A. RESOLUTION 10111, ANNEXES SAID PROPERTY.

B. ORDINANCE 3131, ASSIGNS ZONING CLASSIFICATION OF I-2 HEAVY INDUSTRIAL DISTRICT UPON ANNEXATION TO THE CITY.

Planning and Community Development Director Craig Raymond reported that this item is a request to conduct a public hearing to consider Resolution 10111 to annex certain property and Ordinance 3131 that would assign a zoning classification of I-2 Heavy Industrial District upon annexation into the City. The applicant, CHS Inc., is requesting annexation of ±13.796 acres for its existing CHS Nutrition operation as an agricultural livestock feed processing plant. The applicant is making the request in order to connect to the City water and sewer system.

CHS Nutrition currently produces approximately 70,000 tons of finished cattle, poultry, equine and pork feeds per year, averaging 6,400 tons per month, with 2,000 tons being bagged feed and the remainder going out in bulk truck. Most of the storage is in bagged feed with raw feed ingredients stored on site. There are internal, as well as six external, ingredient bins. The mill itself is 120 feet to the roof. CHS recently completed an expansion in order to better accommodate the region's feed needs, covering an approximate 300 mile radius around the City.

At the conclusion of a public hearing held on May 12, 2015, the Planning Advisory Board recommended the City Commission approve annexation of the subject property addressed as 5325 10th Avenue North, and the Zoning Commission approved assigning a zoning classification of I-2 Heavy Industrial District upon annexation into the City, subject to fulfillment of the Conditions of Approval.

Director Raymond noted that an analysis comparing County I-1 and City I-2 zoning was included in the agenda packet. Considering the existing use of the property, I-2 zoning is the appropriate designation. The City land development code does provide for certain Conditional Use Permit requirements if the proposed property being developed does wish to change use in order to handle, use or store any hazardous or dangerous materials and chemicals.

Mayor Winters declared the public hearing open.

Speaking in support of Resolution 10111 and Ordinance 3131 were:

Brett Doney, Great Falls Development Authority, 300 Central Avenue, reported that the number one industry is being a trade center for the Golden Triangle agricultural region. CHS has been a wonderful partner, both locally and regionally. He hasn't heard of any issues being raised with regard to the location.

Richard Liebert, 289 Boston Coulee Road, believes this is a good move for agriculture. Mr. Liebert inquired about the fiscal impact as set forth in the agenda report. Director Raymond will provide that information.

Matt Vogl, introduced himself as the CHS Representative and commented he was here to answer any questions the Commission may have.

Ron Gessaman, 1006 36th Avenue NE, referred to pages 5 and 21 of the agenda report and inquired about maintenance of the sidewalks.

Director Raymond responded that the City will maintain the sidewalks adjacent to the Soccer Park.

No one spoke in opposition to Resolution 10111 and Ordinance 3131.

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

Commissioner Bronson moved, seconded by Commissioner Jones, that the City Commission adopt Resolution 10111 and approve the Improvement Agreement, all pertaining to CHS Inc.

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

Commissioner Burow noted that sidewalks were not being required along 10th Avenue North.

Director Raymond responded affirmatively, adding that the Soccer Park is the primary generator of pedestrian traffic.

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

Motion carried 5-0.

Commissioner Bronson moved, seconded by Commissioner Kelly, that the City Commission adopt Ordinance 3131.

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

Motion carried 5-0.

24. THANIEL ADDITION, MAJOR SUBDIVISION.

A. RESOLUTION 10112, ANNEXES SAID PROPERTY.

B. ORDINANCE 3132, ASSIGNS ZONING CLASSIFICATION OF R-3 SINGLE-FAMILY HIGH DENSITY DISTRICT UPON ANNEXATION TO THE CITY.

Mayor Winters disclosed he had an ex parte communication with one of the developers and indicated the discussion included information in the agenda packet.

Planning and Community Development Director Craig Raymond reported that this item is a request to conduct a public hearing to consider adoption of Resolution 10112 and Ordinance 3132, as well as the Improvement Agreement and the Final Plat, all pertaining to Thaniel Addition. Director Raymond reviewed and discussed PowerPoint slides pertaining to background information, an aerial map, the preliminary plat, phased area of the plat, annexation, roadways, transportation network, off-site utilities, NW Great Falls wastewater lift station future service area, storm water management, park land, consistency with the 2013 City Growth Policy Update, Neighborhood Council concerns and approval, the conditions of approval, findings of fact, and the recommended approvals by the Planning Advisory Board and Zoning Commission.

Director Raymond concluded that it is staff's recommendation that the City Commission conduct the public hearing, consider testimony provided as well as the facts as presented by staff and adopt Resolution 10112, approve the Final Plat and the Improvement Agreement, and adopt Ordinance 3132 assigning R-3 Single-Family High Density District to the subject property.

Mayor Winters declared the public hearing open.

Speaking in support of Resolution 10112 and Ordinance 3132 were:

Neil Fortier, NeighborWorks Great Falls, 509 1st Avenue South, also disclosed that he and Mayor Winters had a telephone discussion last Thursday afternoon pertaining to the points made in the agenda report for this item. Mr. Fortier pointed out that the Thaniel Addition creates an opportunity for workforce homes to meet the housing needs of working families. He has heard time and time again from local employers that they are finding it extremely difficult to recruit employees because of the lack of safe, decent housing in the City of Great Falls. The homes that will be built by the owners in this particular case will be built under the supervision of NeighborWorks Great Falls. These homeowners will learn the skills necessary to build and maintain their own home. Most homeowners will put in over 1,200 hours of sweat equity into this project.

With regard to the economic impact this project will have on the City of Great Falls, Mr. Fortier commented that, not only does it help 60 families over the next six years, but all of the sub-contractors are hired locally and that will impact their businesses. The overall impact of 60 units over a six year period will result in over \$11.4 million dollars in economic impact to the City of Great Falls.

Shawn Arthur, DOWL Engineering, expressed appreciation to City staff for their patience and guidance through the complex requirements it took in preparing an annexation of this size and the complexity of dealing with two separate developers. The multiple City departments involved provided excellent coordination and cooperation with the developers and Cascade County. City staff insured the development was done in a coordinated, well-planned and meticulous process that protected the interests of the residents of the City, insures the developer follows all requirements and pays a fair share of the costs.

Mr. Arthur also noted that the Storm Water Master Plan is in process for both of the properties under consideration for annexation. He emphasized that the expected connection to 6th Street NW is probably over 20 years away. In an effort to plan and mitigate impacts the developers have agreed to provide a 50' right-of-way along 6th Street for an eventual 100' total right-of-way width along the development being proposed. There will be permanent easements dedicated for the extension of the street right-of-ways.

Katie Hanning, Home Builders Association of Great Falls, noted and provided a copy of a letter in support from the Home Builders Association of Great Falls. Ms. Hanning commented that Home Builders supports responsible, systematic and well-planned development. She, also, made note that Mayor Winters contacted her and they discussed agenda items.

Fred Thompson, Johnson Madison Lumber Company, 815 10th Street North, commented that, based on past experience with NeighborWorks, Johnson Madison supports this project. These are local dollars spent at local businesses and support local people. It gives opportunity for many people to own their own home.

Brett Doney, Great Falls Development Authority, 300 Central Avenue, commented that Great Falls needs housing. There is very little housing available under \$250,000 for someone just starting out and no one, except for NeighborWorks, is building in that market. Mr. Doney commented that Great Falls needs housing to continue to be a great place for people to live, as well as have a process that shows developers and businesses looking to invest in the City that they will be treated fairly accordingly to the rules and regulations. City staff has done a great job, the Planning Advisory Board has taken a thorough look at it, and the issues have been addressed. He urged the Commission's support to move this project forward.

John Harding, Home Builders Association of Great Falls, residing at 3601 Huckleberry Drive, urged the Commission's unanimous support of this new subdivision. Home Builders supports well-planned growth and development in Great Falls. As new subdivisions go, there will always be a little more traffic, and a little less open space. That is why there are City planners to help minimize those issues. Mr. Harding noted that he has served on the Planning Advisory Board, and that it has been decades since a large subdivision was proposed in Great Falls. He concluded that there is no reason to not approve the subdivision.

Cheryl Patton, 408 4th Street North, volunteer with NeighborWorks, urged the Commission's favorable consideration of this project. She noted that, because she sits on the Planning Advisory Board, she recused herself from the vote on this issue. She complemented the Planning, Public Works and Park and Recreation departments for their comprehensive planning process of looking at both subdivisions, Thaniel and West Ridge Phases VII-XI, together.

Jennifer Moore, 504 23rd Street NE, spoke on behalf of all the homeowners that have gone through the NeighborWorks self help process. She discussed the pre-qualifying process and the process her family and 11 other families went through working together to become homeowners in the Copper Basin Subdivision. Ms. Moore commented that the program is amazing and she learned how to do many different things.

Linda Daggett, 415 6th Avenue South, member of NeighborWorks Board of Directors, commented that this is a greatly planned out and much needed project as part of the growth of Great Falls.

Lyle Hastings, 5070 13th Street South, noted he is an excavator and has worked on tree projects for NeighborWorks. He commented this is a wonderful opportunity for people to become homeowners. It's like the American dream.

Commissioner Bronson asked a NeighborWorks representative to provide more information about the description and style of the homes.

Neil Fortier, NeighborWorks Great Falls, 509 1st Avenue South, reported that the houses will be a minimum of 1,350 square feet, have a 6/12 pitch roof, have a two-stall garage meeting USDA Rural Development requirement, and have a permanent foundation and crawl space. He further reported that they will meet the restrictive covenants that the landowner has in place, and he reviewed several of the building and general covenants.

Sheila Rice, NeighborWorks Great Falls, 509 1st Avenue South, noted the many other people in the audience that support the project. At her request, they all stood up and said "ditto" to the previous speakers' comments in support. Ms. Rice commented that this is a great opportunity for this Commission and this City to support economic development growth in Great Falls. She concluded that we cannot grow jobs unless we grow homes.

Written comments in support were received from NeighborWorks Great Falls and Home Builders Association of Great Falls.

Speaking in opposition to Resolution 10112 and Ordinance 3132 were:

Bob Dean, 100 40th Avenue NE, expressed concerns with timelines, acreage for park and open space and retention pond, future roadways, and public safety concerns with current roadways. Mr. Dean commented that NeighborWorks is a great program and he used it for his first house. He suggested NeighborWorks use its model to help improve an area of Great Falls that doesn't hurt the people that already live in the area. He reported that he is currently building his home and that it will be located next to, and be valued at twice as much as, the NeighborWorks homes. Other homes in the area are going to be \$150,000-\$200,000 more than the NeighborWorks'

program homes. He believes that will be a huge hurt on the people that already reside there. Mr. Dean suggested other properties/locations in Great Falls for NeighborWorks to build homes.

In response to Mr. Dean's inquiry whether any members of the Commission would be recusing themselves, Commissioner Kelly responded affirmatively and would address it at the appropriate time, and Commissioner Bronson responded in the negative.

Fred Wetzel, 117 40th Avenue NE, commented that he is serving in the military and, after many trips to Iraq, Bagdad and Afghanistan, saved enough to purchase a \$365,000 home in a good neighborhood. He is concerned about property value dropping and crime increasing. He commented that no one has spoke about increased police force and fire protection. He also noted that the realtors didn't mention this project to him, and that he heard about it by word of mouth.

Heather Remington, 56 37th Avenue NE, read NeighborWorks Great Falls' mission statement. She feels that NeighborWorks is straying from its own mission. She suggested that NeighborWorks help people bring older homes up to date. Ms. Remington commented that Riverview School is at capacity and would like that issue addressed before this project moves forward.

Ernesto Galvez, 3400 2nd Street NE, commented that he read about this item in the newspaper this morning. He expressed concerns about the proposed houses costing the City money, schools at full capacity, and the amount of taxes that will be assessed. He suggested other locations by Benefis or MAFB.

April Senger, 100 37th Avenue NE, expressed concern about current and future traffic in the area. She opined that a bottleneck will occur if the area of 6th Street continues to grow. She further expressed concerns about the proposed retention ponds and park maintenance. Ms. Senger provided three area school statistics on capacity. She finds it unacceptable that the school district is not included in the long term plan. She, also, expressed concern about the homes in her neighborhood ranging from \$300,000-\$500,000 and the proposed housing being in the \$150,000-\$200,000 range. Ms. Senger commented that this location does not seem like the appropriate place for this development, that growth needs to be properly structured, and that the project doesn't have a long term sustainable plan.

David Krebs, 515 28th Avenue NW, commented that there are over 500 homes for sale in Great Falls right now. Sweat equity in the existing homes in Great Falls is where he believes the concentration should be. He commented that putting a \$150,000 home next to his home will decrease his property value. He provided his background information from renting to becoming a homeowner, increasing his social area each time. He doesn't believe that should be gifted, it should be earned. He hasn't heard enough facts tonight to make a decision. He inquired the repossession rate of a NeighborWorks home. Mr. Krebs requested that a different area be considered.

Adam Blackwell, 101 39th Avenue NE, expressed concern with his home value going down. It doesn't seem to him that this was a well thought out project as far as the home sizes and cost of the homes. His realtor father assured him this will have an adverse effect on the current home values. He suggested other areas would make more sense. Mr. Blackwell concluded that he

doesn't have any issues with the development of the land per se, but that the NeighborWorks development doesn't make sense in that location.

Andrea Dean, 100 40th Avenue NE, concurred with previous speakers' concerns regarding schools, traffic, not being planned out, the neighborhood not being informed or the project addressed properly with the community. She commented that she and her husband went through NeighborWorks for their first home and they have built their way up. They are building a home and she expressed feeling discriminated against because of the proposed NeighborWorks project. She doesn't think it is fair that the homes would be built in the County and then annexed into the City. She concluded that the Commission doesn't have enough information to make a decision tonight.

Howard Corey, 309 39th Avenue NE, Riverview Elementary School Principal, commented that Riverview School is the school most over capacity in the district. Where these kids will go to school is a factor that needs to be considered.

Tony Horner, 317 40th Avenue NE, suggested that the Commission hold off voting until they are well informed with regard to police, schools and traffic.

Scott Clark, 313 40th Avenue NE, until there is a connection to 6th or Bootlegger, he doesn't believe 2nd and 4th Streets NE can handle traffic from the two subdivisions. He concluded that what bothers him is taking away from his dream for someone else's dream.

Cathy Allen, 3400 6th Street NW, expressed traffic concerns for her and her neighbors who reside in the County on the west side of 6th Street NW.

Melanie Hudiburgh, 52 37th Avenue NE, commented that, by the sixth phase of the project, 37th Avenue NE will be the connector road. There is a great deal of small children on 37th Avenue NE. She also expressed concerns about this project lowering property values.

Keith Nelson, 305 38th Avenue NE, noted that NeighborWorks helped him buy his first house and that it is a tremendous program. He dittoed the concerns expressed about traffic, schools, home values, and NeighborWorks mission. Per information he found on the internet, Mr. Nelson commented that there are 279 properties or houses available in Great Falls under \$200,000. He further noted that NeighborWorks' funding is provided by the federal government which is going through a massive transition concerning federal funding. He inquired if the City should annex in a new subdivision based upon federal funding for the next 20 years. Mr. Nelson also expressed concerns about covenants not being enforced.

Doug Mahlum, 41 37th Avenue NE, purchased his home at this location to raise a family in a neighborhood he didn't have to work in every night. He suggested to the Commission that it is an equity issue that they are dealing with. Mr. Mahlum commented that the development plan is a great plan, everything has been considered, it meets state law and City Code, but it doesn't mean the Commission has to approve it.

Marilyn Iversen, 2516 6th Street NW, expressed safety concerns coming out of her driveway in the winter. She feels 6th Street NW right now is a major problem. She suggested south of Great

Falls for development.

Jeff Bragg, 105 40th Avenue NE, urged the Commission to vote no today for the people that currently live in the area.

Ron Gessaman, 1006 36th Avenue NE, discussed traffic concerns during peak times. With regard to the proposed Thaniel Addition Park, he suggested staff was depending on the playground equipment at Skyline School to serve the children. Mr. Gessaman concluded that all of the implications with regard to roads and schools haven't been considered.

Written comments in opposition were submitted from Doug Mahlum, Bob and Andrea Dean, Polly Carlstad, and Joshua Cinq-Mars

There being no one further to address the Commission, Mayor Winters closed the public hearing and asked the will of the Commission.

Commissioner Burow moved, seconded by Commissioner Jones, adopt Resolution 10112 and approve the Final Plat and Improvement Agreement all pertaining to Thaniel Addition Major Subdivision.

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

Commissioner Kelly commented that, although he would normally feel compelled to vote on resolutions to annex, final plats and ordinances assigning zoning, because of NeighborWorks' role in the on-going progress of this potential development, recused himself from the discussion and vote because he sits on the board of NeighborWorks. He thanked everyone involved and appreciated the discussion.

Commissioner Burow noted the traffic concerns that were discussed and inquired how many people carpool or ride the bus.

In response to audience members speaking out, Commissioner Bronson called a point of order stating the Commission has respected both sides during debate this evening, and he requested that audience members accord members of the Commission the same courtesy. Mayor Winters agreed.

Commissioner Burow suggested that more people get involved with their Neighborhood Councils for information and presentations on what is going on in their Neighborhood Council district. He had questions and concerns looking at this beforehand, and commented that he appreciates the points made. Commissioner Burow concluded that, after listening to a lot of comments from those not wanting NeighborWorks homes as neighbors he doesn't think in good faith he could vote for this and subject people to the attitudes he heard.

Commissioner Bronson explained that, when a developer brings a proposal before the City, the City has to take it as is. This Commission cannot base its decision on whether there is another area in town that a developer may or may not be interested. The decision needs to be based on the project where the developer wishes to locate it and make a decision based the requirements of

the subdivision and zoning laws. To deny it arbitrarily would give the applicant sufficient grounds to challenge this Commission's decision in a court of law.

Commissioner Bronson addressed concerns the Commission can consider. Property values are a legitimate concern if a development is going to have some adverse effect on the value of property. He noted that he researched the issue of whether or not certain types of housing developments have an adverse impact on property values. The studies appear to show that there is no such negative impact. In many instances there is a positive impact. There could be a negative impact in the type of development where the quality of the housing was substandard or there were other types of issues that clearly would affect the value of the property. Based on the description of these particular homes to be constructed it is not the kind he sees fitting into anything contrary to his research.

It is fair to ask whether a development might have an adverse impact on schools. Superintendent of Public Schools Tammy Lacey informed him that she was fully aware of this development being proposed and that planning staff provided her with information concerning it. Ms. Lacey indicated that the Great Falls Public Schools supports this kind of development. They want to see affordable housing in Great Falls. He noted this is a phased in development. If the project is approved and if they go forward with 10 houses per year it is pretty easy for the School District to deal with that type of impact. He reported that Ms. Lacey further pointed out that the School District is in the process of appropriate realignments of the schools in order to balance out the populations. In the long run the School District has other property in the area that they could conceivably look at for another school down the road if it becomes an issue. Commissioner Bronson took into consideration that the school district doesn't have concerns about this particular project.

Traffic is also an area of legitimate concern. Staff and the developers spent a great deal of time looking at the traffic issue. This is a phased in development. A traffic analysis was prepared. As part of the Improvement Agreement, the developer has to participate in funding an additional traffic study so as this development continues and progresses the traffic concerns can be addressed.

Another valid consideration and concern is the community's growth policy and housing needs. Commissioner Bronson then relayed a personal story. He concluded that this community is beginning to grow again, this community needs housing for all of its citizens, and some of those citizens will need a little help. He is glad there is a program citizens can participate in to build themselves a decent home. This proposal that has been put together has successfully addressed all of the concerns, it is in conformance with the law and it is the right thing to do.

Commissioner Jones commented that there are standards and state law to follow. This subdivision meets the requirements of Mont. Code. Annot. 76-3-608. It has been put together with lengthy hours. The Commission has to follow the law.

Mayor Winters commented that he resides on 6th Street NW and was not going to recuse himself. He doesn't like hearing the "not in my backyard" philosophy. The community belongs to all of us together collectively. NeighborWorks provides a great opportunity for people to build and own homes. Mayor Winters commented he doesn't think this proposal was approached in a

proper manner due to overtaxed roads. He commented that he can't get out of his driveway without fearing getting run over by speeding vehicles. Mayor Winters commented there should be a transportation plan in place now. He reported that there are dead squirrels, rabbits and deer on 36th because people are not considerate. Until the issues are defined, he suggested tabling this item.

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

Motion failed 2-2 (Commissioner Kelly recused himself; Mayor Winters and Commissioner Burow dissenting).

As the motion to adopt the final plat died on a 2-2 tie-vote, the Commission didn't proceed with action on Ordinance 3132.

Mayor Winters called for a recess at 10:00 o'clock p.m. The meeting was called back to order at 10:07 p.m.

OLD BUSINESS

25. AMENDED ANNEXATION AND IMPROVEMENT AGREEMENT FOR AGRITECH PARK ADDITION.

Planning and Community Development Director Craig Raymond reported that on December 15, 2013, the City Commission approved annexation of the Agri-Tech Park Addition, assigned City zoning to the property and approved the Annexation Agreement. Since that time, it became very apparent that a new annexation and improvement agreement was needed in order for the project to proceed. The original annexation agreement had contained specific time sensitive performance requirements that the developer could not meet. While it is common practice to include time limits for improvements in some cases, in projects like Agri-Tech, it is not really necessary for a number of reasons. On projects such as Agri-Tech, the infrastructure improvements should be directly related to the actual pace of development and permitting within the park, especially since the final plat has already been approved.

At the time of the annexation it was generally understood what type of development Agri-Tech Park was targeting. We now have a greater understanding of the exact developments which are proposing to develop within Agri-Tech Park. We also have reviewed and accepted the storm water master drainage plan that was prepared as required by the original agreement. This gives us a better understanding on specific storm water mitigation strategies that can be employed throughout the project.

Plat amendments and parcel boundary line adjustments are currently being processed by a separate process. Because of this reconfiguration, certain provisions in the agreement needed to be altered to provide a certain amount of flexibility to match what is expected to be a new arrangement of lot lines and parcel types. One example is that lot 5 is no longer required to be served by rail as the potential tenant does not need it for their proposed development.

All things considered, the essence of the original annexation agreement are being respected and even strengthened by the Amended Annexation and Improvement Agreement on the important issues brought out during the annexation process.

Commissioner Kelly moved, seconded by Commissioner Jones, that the City Commission approve the Amended Annexation and Improvement Agreement for AgriTech Park Addition.

Mayor Winters asked if there were any comments amongst the Commission or comments from the public. Hearing none, Mayor Winters called for the vote.

Motion carried 5-0.

NEW BUSINESS

26. **SETTLEMENT OF CLAIMS WITH GRANT NOONKESTER, D/B/A PAR GOLF CONSTRUCTION.**

City Attorney Sara Sexe reported that this item is for Commission consideration of settlement of claims with Grant Noonkester who did business as Par Golf Construction. She explained that, in July 2004, after a competitive bidding process, the City and Grant Noonkester d/b/a PAR GOLF entered into a contract for the installation of the irrigation system and incorporation of soil additives for what later became the Seibel Soccer Park.

Thomas, Dean and Hoskins, Inc. (TDH) was designated as the City's engineering consultant for the project. The City and TDH claimed Mr. Noonkester did not reach substantial completion on the project until May 9, 2005, 232 days after September 20, 2004, the contractually required substantial completion date under the construction schedule, including extensions. As such, the City withheld \$109,000 of the total contract payments. Mr. Noonkester claimed that the City, weather conditions, and other contractors on site caused his delay and that he was owed for additional work and other damages totaling over one million dollars.

The dispute continued for around 10 years, during which time the City and Mr. Noonkester participated in three separate mediation conferences, extensive discovery and pretrial motions. Ultimately, through their respective attorneys, the City and Grant Noonkester reached a settlement agreement and have agreed on terms of two corresponding General Releases, where each party, as a part of the settlement, would release all claims, thereby resolving all contract disputes arising out of the irrigation contract with the Seibel Soccer Park, pending City Commission approval.

The City's risk management pool, Montana Municipal Interlocal Authority (MMIA) does not cover contract disputes in their memorandum of coverage.

City Attorney Sexe reported that the City's retained counsel Kevin Meek was available to answer any questions with regard to the terms of the settlement.

Commissioner Bronson moved, seconded by Commissioner Jones, that the City Commission approve the settlement agreement and two General Releases with Grant

Noonkester, d/b/a Par Golf Construction, and instruct the City Manager to execute the City of Great Falls' General Release.

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

Commissioner Bronson commended City Attorney Sexe and Attorney Kevin Meek for representing the City's interest in this matter.

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

Ron Gessaman, 1006 36th Avenue NE, noted that one-half of the settlement funds would be paid from the City Manager's contingency fund, and inquired the procedure for taking money from this fund.

City Manager Greg Doyon responded that the budget authorizes the manager to transfer money to the appropriate fund to make that disbursement.

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

Motion carried 5-0.

ORDINANCES/RESOLUTIONS

27. WEST RIDGE PHASE VII – XI.

A. ORDINANCE 3133, ASSIGNS ZONING OF R-3 SINGLE-FAMILY HIGH DENSITY ZONING.

B. PRELIMINARY PLAT OF WEST RIDGE PHASE VII – XI AND THE ACCOMPANYING FINDINGS OF FACT.

Planning and Community Development Director Craig Raymond reported that this item is a request to accept on first reading and set a public hearing for August 18, 2015 to consider Ordinance 3133 that would assign zoning of R-3 Single Family High Density upon annexation into the City. The essential issues are pretty much the same as those outlined in the Thaniel Addition previously considered at tonight's meeting. This is a steady growth area for the City of Great Falls and with new jobs being created with some large scale new businesses, such as ADF International Inc., there has been a continued need for traditional style single-family housing stock.

The Owner is requesting a preliminary plat of the subject property, which would subdivide the property into 171 single-family residential lots and dedication of all public rights-of-way. The subject property is ±58.749 acres so the proposed subdivision would create a density of 2.91 dwelling units per acre. The lot sizes range from ±9,902.86 square feet up to ±11,867.22 square feet, which is similar to the adjacent neighborhood to the south. The applicant submitted a Draft Preliminary Plat, which shows the layout for the proposed subdivision.

The basis for decision to approve, conditionally approve, or deny a proposed subdivision is whether the subdivision application, preliminary plat, applicable environmental assessment, public hearing, planning board recommendations, or additional information demonstrate that development of the proposed subdivision meets the requirements of Mont. Code Annot. § 76-3-608. The governing body shall issue written findings of fact that weigh the criteria of Mont. Code Annot. § 76-3-608 (3).

At the conclusion of a public hearing held on June 9, 2015, the Planning Advisory Board recommended the City Commission approve the Preliminary Plat of West Ridge Phase VII - XI, and the Zoning Commission approved assigning a zoning classification of R-3 Single-Family High Density District upon annexation to the City. The Planning Advisory Board also recommended annexation of the subject property, all subject to fulfillment of the Conditions of Approval, including but is not limited to:

- a) Provide temporary storm water management facilities until such time as the final detention area that will serve the subject property is secured and construct all of the storm water conveyance improvement to drain the site to the future onsite detention pond, whether they be surface conveyance and/or inlets and pipe;
- b) reimburse the City its proportionate share of the cost of installing a new lift station and force mains to serve the property;
- c) pay its proportionate share of the cost of an area storm water master plan;
- d) pay its proportionate share of a North Great Falls transportation study;
- e) pay all applicable fees owed as a condition of annexation, as determined in Improvement Agreement.

All that being said, Director Raymond reported that the two projects, Thaniel Addition and West Ridge Addition are “tied at the hip” both from planning and financial standpoints. Given the failure of the Thaniel Addition to be approved by the Commission tonight, the Commission could accept the Ordinance on first reading and set a public hearing while staff does its best to figure out a way with the developers to still make this project work. Director Raymond concluded that, given the reasons the Commission did not approve the Thaniel Addition, he doesn’t see a reason to set a public hearing and move forward. Suddenly, the City finds itself in a position that it can no longer afford this project.

Commissioner Kelly moved, seconded by Commissioners Jones and Burow, that the City Commission accept Ordinance 3133 on first reading and set a public hearing for August 18, 2015.

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

Commissioner Bronson agreed with the motion commenting that, with respect to the due process rights of the applicant, the Commission has to set the public hearing.

Mayor Winters commented that if the concerns are addressed he will support a public hearing. Mayor Winters asked if there were any comments from the public.

Brett Doney, Great Falls Development Authority, 300 Central Avenue, commented that the City needs work force housing to have the work force to support our economy. If the Thaniel Addition was not approved because of traffic and this development will feed off of the same roads, he suggested that a working group be formed to look at the traffic issue, rather than putting the developers through a lot of exercises if it isn't going to lead to anything.

Mayor Winters again noted that his issue is traffic capacity on overtaxed and overburdened streets.

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

Motion carried 5-0.

Commissioner Jones moved, seconded by Commissioner Bronson, that the City Commission approve the Preliminary Plat of West Ridge Phase VII – XI and the accompanying Findings of Fact subject to the fulfillment of conditions stipulated by the Planning Advisory Board.

Commissioner Burow noted that Mr. Doney suggested a working group to get answers before going through a public hearing.

Commissioner Jones explained that the action is to set the public hearing, and maybe have a committee talk about the traffic and answer some questions regarding the Thaniel Addition, so that it will be ready before this public hearing.

Commissioner Bronson commented that there is no reason the preliminary plat can't be approved.

Mayor Winters asked if there were any public comments. Hearing none, Mayor Winters called for the vote.

Motion carried 5-0.

- 28. GREAT FALLS AGRI-TECH PARK.**
- A. RESOLUTION OF INTENT 10117, TO APPROVE AN INDUSTRIAL DEVELOPMENT PROJECT.**
- B. ORDINANCE 3134, APPROVING AN INDUSTRIAL DEVELOPMENT PROJECT AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS IN THE EAST INDUSTRIAL PARK TAX INCREMENT FINANCING INDUSTRIAL DISTRICT AND AUTHORIZING FINANCING THE INFRASTRUCTURE IMPROVEMENTS WITH TAX INCREMENT REVENUE.**

Deputy City Manager Jennifer Reichelt reported that this item is a request to adopt Resolution 10117, a Resolution of Intention to approve an industrial development project, Great Falls AgriTech Park Project (Project), and all associated infrastructure improvements in the East Industrial Park Tax Increment Financial Industrial District and to authorize the financing of certain infrastructure improvements with tax increment revenue, and to accept Ordinance 3134 on first reading and set a public hearing for July 21, 2015.

Tax increment financing (TIF) is a mechanism that allows communities to use new tax dollars resulting from increasing taxable value for reinvestment within the geographic area in which they are derived for a period of 15 years. The City of Great Falls currently has five TIF districts.

The City Commission established the East Industrial Park Tax Increment Financing District (District) in 2013. The District is generally located north of 18th Avenue North, both east and west of 67th Street North and is approximately 395+ acres in size. The base year of the District is 2013 and the East Industrial TIF will be in effect until 2028.

The Great Falls AgriTech Park, LLC, a for-profit Montana limited liability company (Developer), proposes to develop a 196-acre, multi-tenant, rail served, heavy industrial park within the District.

The project site is comprised of 10 individual lots, which the Developer has an exclusive option to purchase. Currently, the Developer has purchased lots 1 and 2 and resold them to Pacific Steel & Recycling and Montana Specialty Mills, respectively.

The Developer has formed the Great Falls AgriTech Owners Association, LLC, a for-profit Montana limited liability company (Association), whose members include the Developer and the owners of record of the 10 individual lots comprising the project site (Property Owners).

The Developer and the Association submitted a TIF Application requesting to receive tax increment financing assistance with respect to certain infrastructure improvements associated with the Project, consisting of road, water, sewer and rail improvements at a total cost not to exceed \$6,789,867, including interest.

The Developer and the Association propose that the Developer and certain current and future property owners finance the infrastructure improvements, the costs of which will be reimbursed by the City to the Association from tax increment revenues generated by the Project.

The City Commission has an approved *Tax Increment Application Process* for considering funding requests from the private and public sectors for tax increment assistance from TIF Districts. Upon receipt of an application, City staff is assigned the responsibility of reviewing the funding request and making a recommendation to the Planning Advisory Board (PAB). The PAB then considers the application, and makes a recommendation to the City Commission. The PAB is scheduled to consider the AgriTech TIF Application on July 14, 2015.

For final action, the City Commission considers the PAB recommendation and approves or rejects the funding request, along with any special terms of approval. A TIF industrial

development project of this value, requires the Commission to conduct a public hearing and make certain findings as set forth in State Law (MCA 7-15-4217).

Staff from Fiscal Services, Planning and Community Development, Park and Recreation, Public Works as well as the Deputy City Manager, with advice from Dorsey & Whitney, LLP, bond counsel to the City, jointly reviewed and evaluated the Project and the infrastructure improvements and determined:

- The Project and the infrastructure improvements would be beneficial to the public and would result in the rehabilitation and redevelopment of the District.
- The infrastructure improvements (including the rail improvements) are eligible for tax increment financing in accordance with State Law and the purpose and goals of the District and East Industrial TIF Comprehensive Plan.
- The City should enter into a development agreement with the Developer and the Association with respect to the Project and the infrastructure improvements.

The Developer and the Association propose to install the infrastructure improvements in three phases. The City will not accrue or pay interest until specific performance based tax increment levels are reached during each phase of the project.

The Developer will be reimbursed through the available tax increment. The Developer will receive 85% of the tax increment revenues received by the City each year from the Project.

Interest will accrue and begin being paid at a rate of 4% per year, once the Project Site has reached its performance based market value for each phase of the project.

Burlington Northern Santa Fe (BNSF) owns and operates over 3,000 miles of rail lines spanning the State of Montana (State) and which run south of and parallel to 18th Avenue North in the City. The BNSF rail lines constitute the sole means of rail transportation in and out of the City, linking the City with the rest of the State and much of the United States.

Given the proximity of the District to the BNSF rail lines, the Plan identifies the development of rail as an important infrastructure component within the District that will help encourage secondary value-adding industries that take advantage of the agricultural resources of the surrounding area.

In order to develop the District in accordance with the Plan, a rail line needs to be extended northeasterly from the BNSF rail lines through the Project Site, reconnecting to the BNSF rail lines east of 67th Street North (Rail Improvements). As set forth in State Law, tax increment revenues may be used to pay for the costs of rail lines and to provide direct assistance to secondary value-adding industries.

Deputy Manager Reichelt highlighted that the Rail Improvements include:

- The Association shall own the Rail Improvements, and shall not merge, consolidate or

sell, assign, convey, transfer, lease, or otherwise dispose of the Rail Improvements without the prior written consent of the City.

- The Association shall not apply for tax-exempt status under State or federal law.
- Prior to commencing construction of the Rail Improvements, each Property Owner shall grant to the Association, for the benefit of the Association, each Property Owner, other rail users that are not Property Owners and the City, a perpetual, exclusive easement for railroad purposes upon which the Rail Improvements will be built (Rail Easement).
- The Association shall allow other rail users that are not Property Owners to construct switches and rail extensions that connect to the Rail Improvements and to use the Rail Improvements, subject to use and fee arrangements similar to those of the other Property Owners.
- The Association will be responsible for all maintenance and repair of the Rail Easement. The Association will also insure and keep the Rail Easement parcel and any future expansion of the line in good repair and condition at its own expense and in accordance with all applicable local, State and federal laws and regulations.
- If the Association, the Developer or any Property Owner shall default in the performance of any of its obligations with respect to the Rail Improvements or if bankruptcy proceeds are commenced by or against the Association, then the City may declare a reversion to the City of the Rail Improvements, the connections and all agreements permitting the connection of the Rail Improvements to the BNSF rail line.

City staff and legal counsel from Dorsey & Whitney, LLP have met extensively over the past six months to review the Project, TIF Application and Development Agreement as well as the proposed infrastructure improvements and financing plan. The City Commission has also had three separate Work Sessions on the topic (April 7, 2015, April 29, 2015 and May 7, 2015).

After thorough review and evaluation of the Project and infrastructure improvements City staff has determined:

- No persons will be displaced from their housing by the Project or the infrastructure improvements.
- The Project and the infrastructure improvements substantially satisfy the review criteria of the funding application process and meet the purpose and goals of State Law, the District and Plan.
- The Plan, as modified to include the Project and the infrastructure improvements, conforms to the comprehensive plan (or parts thereof) for the City as a whole.
- The infrastructure improvements (including the Rail Improvements) constitute public improvements in accordance with State Law.

- The Plan, as modified to include the Project and the infrastructure improvements, will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the District by private enterprise.
- A sound and adequate financial program exists for the financing of the infrastructure improvements.

The City's reimbursement obligation is limited solely to the available tax increment. The reimbursement obligation shall be terminated on December 31, 2028, and any unreimbursed costs of the Infrastructure Improvements, including interest, shall no longer be payable by the City.

Commissioner Jones moved, seconded by Commissioner Kelly, that the City Commission adopt Resolution of Intent 10117.

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

Commissioner Kelly noted that there has been a tremendous amount of work put into this project that will be discussed at length with a larger audience at the July 21st public hearing.

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

Ron Gessaman, 1006 36th Avenue NE, disagreed with the choice of wording on page 3 of the agenda report pertaining to "rehabilitation and redevelopment" of the district. He also read a paragraph from page 5 of the agenda report and opined that it sounded like the City would be in possession of the rail line. Mr. Gessaman also requested that the fees be made clear in the agenda report for the public hearing.

Brett Doney, Great Falls Development Authority, 300 Central Avenue, explained the fees portion of the agenda report. Mr. Doney thanked the Commission and supporters and reiterated that this project has been structured so that there is no risk to the City.

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

Motion carried 5-0.

Commissioner Bronson moved, seconded by Commissioner Jones, that the City Commission accept Ordinance 3134 on first reading and set the public hearing for July 21, 2015.

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

Motion carried 5-0.

PETITIONS AND COMMUNICATIONS

29. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

- A. **Ron Gessaman**, 1006 36th Avenue NE, read Rick Tryon's and a Havre resident's comments from the June 30, 2015 *Great Falls Tribune*, concerning poverty and low paying wages. He concluded that if you don't recognize that there are problems you can't address them.
- B. **Brett Doney**, Great Falls Development Authority, 300 Central Avenue, provided wage statistics regarding where Great Falls stands with regard to the national average. The gap is what causes stress on the working families in the community. The answer is creating higher wage jobs with benefits so that people can live and support their families and not need government assistance.
- C. **Jo Russell**, 816 53rd Street South, commented that for several years she has not been able to look forward to the first five days of July. She discussed the stressfulness of 4th of July fireworks on neighbors, veterans, residents of nursing homes, patients in the hospital, infants and pets. Ms. Russell concluded that she has a right to stay at home in Great Falls without being subjected to the constant bombardment of fireworks explosions. She suggested that City and County governments get together to find a more reasonable, responsible approach to the issue of fireworks in this area.
- D. **Bob Church**, 715 55th Street South, concurred with Ms. Russell's comments. Mr. Church commented that he had asked Mayor Winters to enact emergency restrictions on fireworks as some other Montana counties did.

Commissioner Bronson explained that, being a charter government, the Commission would have had to pass an ordinance to do that. If the fireworks question were to be revisited, the Commission would hold public hearings and then the Commission could make a change if it so chose to the ordinance.

Mr. Church concluded that, based on a poll conducted in the *Tribune*, a large majority of people in Great Falls want a ban on fireworks.

Mayor Winters suggested that changes to the fireworks ordinance be addressed in a timely fashion rather than a few days before the holiday.

CITY MANAGER

30. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

City Manager Doyon thanked the Commission for their patience during his budget presentation. There is a lot of information to digest and discussion will continue next week.

CITY COMMISSION

31. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

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

32. COMMISSION INITIATIVES.

There were no Commission initiatives.

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Jones moved, seconded by Commissioner Burow, to adjourn the regular meeting of July 7, 2015, at 10:56 p.m.**

Motion carried 5-0.

Mayor Michael J. Winters

City Clerk Lisa Kunz

Minutes Approved: July 21, 2015