

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, Library, Park and Recreation, Planning and Community Development, and Public Works; Housing Authority Executive Director; Fire Chief; Police Chief; and the City Clerk.

AGENDA APPROVAL: City Manager Greg Doyon noted a correction to the title of Item 18 to read: "City of Great Falls Investment Policy and Procedures."

Manager Doyon announced that there is overflow seating in the Gibson Room with this meeting live streaming.

* The Commission moved Agenda Item 19 up on the agenda for consideration following the Consent Agenda.

PROCLAMATIONS: Mayor Winters read proclamations for Americans with Disabilities Act Awareness Day and Year of the Library.

**** 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, July 7, 2015, Commission meeting.
3. Total expenditures of \$5,338,297 for the period of June 25 through July 8, 2015, to include claims over \$5,000, in the amount of \$5,065,714.
4. Contracts list.
5. Approve the cancellation of City of Great Falls checks that remain outstanding and unpaid for over one year and place in the General Fund miscellaneous revenue.

6. Approve School Resource Officer Services Agreement with the Great Falls Public School District for the 2015/2016 school year.
7. Approve Change Order #1 and Final Payment in the amount of \$20,029.80 to Williams Civil Division and \$202.32 to the State of Montana for 18th Street South Storm Drain Improvements Phase 1B – UGF, 11th Avenue South & 18th Street South Storm Drain. **OF 1462.1**
8. Award Construction Contract in the amount of \$203,974 to Wadsworth Builders Company, Inc. for the West Bank Park Restrooms. **OF 1585.2**
9. Award Construction Contract in the amount of \$789,069 to Geranios Enterprises, Inc. for the 18th Street South Storm Drain Improvements Phase 4 University of Great Falls Detention pond. **OF 1462.4**

Commissioner Burow moved, seconded by Commissioner Jones, that the City Commission accept the Consent Agenda as presented with the exception of Item 8 for additional discussion.

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

Commissioner Burow requested an explanation for the high cost of constructing the West Bank Park restrooms set forth as Item 8.

Park and Recreation Director Joe Petrella responded that the bids came in about \$60,000 higher than expected, and he explained that the restrooms are fully handicap accessible for men and women with running water.

Planning and Community Development Director Craig Raymond added that, due to the soil, a foundation was required that added to the cost.

Public Works Director Jim Rearden added that water and sewer services are also being installed, as well as irrigation for the rest of the park.

Manager Doyon clarified that the 450 square foot restroom includes male and female sections that will each have three separate stalls and the drinking fountain.

Commissioner Burow indicated he was satisfied with the explanations for Item 8 to be included with the vote for Consent Agenda items.

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

Motion carried 5-0.

OLD BUSINESS

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19. **THANIEL ADDITION MAJOR SUBDIVISION.**
- A. **MOTION TO RESCIND COMMISSION'S PRIOR ACTION RESULTING IN A TIE VOTE ON RESOLUTION 10112 TO ANNEX PHASE I.**
- B. **RESOLUTION 10112, ANNEXES THANIEL ADDITION MAJOR SUBDIVISION PHASE I OF THE TYNDALL MINOR COUNTY SUBDIVISION TRACT #2, LOCATED IN THE SW1/4 SECTION 26, TOWNSHIP 21 NORTH, RANGE 3 EAST, CASCADE COUNTY, MONTANA.**
- C. **ORDINANCE 3132, ASSIGNS ZONING CLASSIFICATION OF R-3 SINGLE-FAMILY HIGH DENSITY DISTRICT UPON ANNEXATION TO THE CITY.**

City Attorney Sara Sexe reported that this item before the Commission is consideration as to whether to rescind the July 7, 2015 tie decision on Resolution 10112 and reopen discussion and votes on Resolution 10112 and Ordinance 3132. Rules of procedure recognize motions to rescind a prior decision. In essence such motion, if successful, strikes the previous decision altogether. Discussion of the motion can then go fully into the merits of the motion.

At the July 7, 2015 City Commission meeting, a public hearing was conducted and a vote was held on Resolution 10112. The vote resulted in a 2-2 tie vote, with one Commissioner abstaining. As a result, Resolution 10112 failed to have the affirmative vote of three members of the Commission necessary to adopt Resolution 10112 as required by Montana statute.

Montana law also has requirements regarding detailed findings to be presented to the developer as to why an application for development is approved or denied. Detailed Findings of Fact in support of the development were recommended by the Planning Advisory Board/Zoning Commission and City staff, approved by the Commission on June 2, 2015, and attached to the July 7, 2015 Agenda Report.

The July 7, 2015 public hearing record of discussion and vote does not contain sufficient detail for the denial of the application, and the issue should be reopened to consider acceptance of the Planning Advisory Board/Zoning Commission and City staff proposed findings, or the further development of the detailed alternative Findings of Fact.

Any findings must reasonably support the Commission's decision on the development as it relates to:

1. the impact on agriculture, agricultural water user facilities,
2. local services,
3. the natural environment,
4. wildlife, wildlife habitat, and
5. public health and safety,
6. compliance with survey requirements, local subdivision regulations and review; and
7. the provision of easements and access.

Before the July 7, 2015 vote, additional information was requested by Commission members. However, when the vote was called, instead of tabling the issue for further development of the record, two members voted against Resolution 10112 resulting in a tie vote and denial of the development. Because detail was not included in the Commission decision, additional questions regarding the decision remained and a procedural irregularity exists.

Under Montana law, the Commission has authority to take action, via a motion to rescind the vote, to remedy irregularities in procedures. City Attorney Sexe recommended that the Commission take such action, so that the Commission may have further discussion on the issue and whatever decision is made may be supported by fully developed evaluation of Findings of Fact.

Commissioner Burow moved, seconded by Commissioner Jones, that the City Commission rescind the Commission's prior action resulting in a tie vote on Resolution 10112.

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

Commissioner Burow explained why he believed his prior no vote was in error.

Mayor Winters asked if there were any public comments.

Ron Gessaman, 1006 36th Avenue NE, suggested a different motion was more appropriate than a motion to rescind.

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

Motion carried 3-0 (Commissioner Kelly recused himself; Mayor Winters abstained).

Mayor Winters commented that the motion was successful. The Commission will now conduct additional discussion of factual bases for Planning Advisory Board/Zoning Commission and staff recommendation on Resolution 10112 and Ordinance 3132.

Planning and Community Development Director Craig Raymond again provided basic background information for people who may not have attended the July 7th Commission meeting, and he answered questions received from the public during his review and discussion of PowerPoint slides pertaining to background information, an aerial map, the final plat, phased area of the plat, annexation, primary concerns/questions, roadways, future roadway connectivity, daily traffic counts, future roadway improvements, home values, storm water management, example photos of recreational storm water management, park land, Official Code of the City of Great Falls Title 17 Development Standards, timing of process, project timeline, public notices, presentations and hearings, the parties contacted/involved during the planning process.

Fire Chief Steve Hester reported that this development doesn't have a giant impact on the Fire Department. The development location is about 2.7 miles from Fire Station 2, and about 3.7 miles from Fire Station 1. He estimated the response time to be eight to 10 minutes. The Department is not worried about the population density or medical calls. The Department

already responds to calls further out at the Big Bear Industrial Park and Eagle's Crossing area. Likewise, there were no concerns with access, concluding that 36th Avenue provides good access.

Police Chief Dave Bowen reported that his concern isn't with this particular annexation, but the growth of the City as a whole and the Police Department's continued response as the City limits grow. He will be making a proposal in the coming years of the Police Department's plan to increase units on the street, but not for this particular year or for this particular annexation.

Director Raymond concluded that it is staff's recommendation that after the City Commission receives staff and public comments, consider approving the Findings of Fact 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 asked if there were any comments from the public regarding Resolution 10112 and Ordinance 3132.

Brett Doney, Great Falls Development Authority, 300 Central Avenue, spoke in support. Mr. Doney commented that, although it's a fairly simple subdivision, the City has taken a more comprehensive look at this subdivision request. What he is hearing now from developers is that City staff is very thorough, detailed, comprehensive and fair. From an economic development standpoint, Mr. Doney added that Great Falls needs housing at all price points.

At the request of City Attorney Sexe, Mayor Winters called for a recess at 7:55 p.m. The meeting was called back to order at 8:06 p.m.

City Attorney Sexe explained that since the motion to rescind had passed, it was a rescission of the prior action on the motion that was made on July 7th. Now pending is the motion that was made on July 7, 2015, regarding Resolution 10112. Public comment should continue at this time.

On behalf of several opponents, Keith Nelson provided a copy of 38 PowerPoint slides to City Clerk Lisa Kunz for the record and for the Commission to review and consider during opponents comments.

Adam Blackwell, 101 39th Avenue NE, reviewed and discussed slides 1-3. Slide 3 being their agenda wherein opponents will discuss conflict of interest, Montana Code regarding subdivisions, Great Falls housing needs and housing studies, City service issues regarding traffic and road update recommendations, police, fire, schools and bus service.

Fred Wetzel, 117 40th Avenue NE, commented that he purchased his home in the past three weeks, did not receive a registered letter, and wasn't informed about the proposed subdivision by his realtor or home builder. Mr. Wetzel reviewed and discussed slides 4 – 6 regarding ethics and conflict of interest. Mr. Wetzel suggested that, because Mrs. Carol Bronson is employed with NeighborWorks, he perceived Commissioner Bronson to have a conflict of interest.

April Senger, 100 37th Avenue NE, commented that what opponents are asking the Commission to do is uphold the promise of the Planning Board's presentation and provide responsible growth. Ms. Senger reviewed and discussed slides 6 – 12 regarding subdivision laws and read, in part,

Mont. Code Annot. § 76-3-613(2) and (3). Her biggest concern is the traffic and road update recommendations by the State, frequent power outages and water restrictions this summer.

Melanie Hudiburgh, 52 37th Avenue NE, commented at the last meeting she expressed concerns regarding deterioration of neighboring house values. Ms. Hudiburgh reviewed and discussed slides 13 – 18 regarding the results of her research on affordable housing studies and impacts on home values.

Heather Remington, 56 37th Avenue NE, reviewed and discussed slides 19 – 25 regarding Commission goals, future street network, improvement option, unfunded recommendations on the long range transportation plan, January 7, 2015 *Great Falls Tribune* article, and concluded with questions regarding timing and responsibility for costs of street projects.

Baron Hudiburgh, 56 37th Avenue NE, reviewed and discussed slides 26 – 35 concerning impacts to police and fire protection, schools, and bus/transit service.

Keith Nelson, 305 38th Avenue NE, reviewed and discussed slides 36 – 38 concerning Paris Gibson's plan for the City, and home ownership. He urged the Commission to complete a long range plan for 25+ years, slow the development down, and set forth who is paying for what.

David Krebs, 515 28th Avenue NW, concurred with prior opponents' comments. Mr. Krebs discussed portions of Mont. Code Annot. § 76-3-608. Mr. Krebs suggested that the traffic impact study be conducted first to see if it will be viable for the subdivision before it is approved. Mr. Krebs doesn't believe the City has complied with Mont. Code Annot. § 76-3-501.

Mike Lewis, P.O. Box 2832, concurred with Mr. Wetzel's comments.

Michael Burtch, 320 40th Avenue NE, commented that traffic is his major concern, specifically 2nd and 4th Streets in relation to proposed Thaniel and Westridge developments. For safety reasons he would like to see a paved road completed at the same time 41st Avenue is completed from both subdivisions to Bootlegger Road to reduce traffic on 2nd and 4th Streets. He also proposed completion of other streets to reduce traffic, as well as widening of streets. Mr. Burtch commented that the transit bus route is 10 blocks from the proposed subdivision.

Tammy Lacey, Superintendent of Schools, Great Falls Public Schools, 1100 4th Street South, reported that Great Falls Public Schools was notified and contacted at the end of March regarding this project. The District has been seriously discussing facility issues for at least the last nine months. One of the main drivers of the discussion is the increasing enrollment at the elementary school level. Increasing enrollment has caused many classrooms to exceed the base amount allowed by the State which puts them into an overload situation which allows for four additional students with an aide. Reducing the number of overloaded classrooms is the goal of the planning.

As part of the problem solving, the District has absolutely included discussions of the possible impacts of the two developments being discussed. The District is prepared to include those possible impacts in their future planning depending upon the Commission's vote on the issue. See added that, as a community, increasing enrollment is a good thing to be discussing, rather than those centered around closing schools in a community that is shrinking rather than growing.

The District looked at the Castle Pines development as a marker for what could happen with the Thaniel Development. The Castle Pines development consisted of 150 homes, with 67 NeighborWorks homes built over a six year period. Based on the Castle Pines/Sunnyside School analysis, the impact would be .33 students per new home, or one elementary school student for every three homes. They did not calculate middle and high schools because they are not overcrowded at this point in time.

The District also understands that bus routes and school boundaries will be impacted. She noted that, as the District solves the overload problems on the west side of Great Falls, whether this development moves forward or not, will most likely be impacted anyway. The District believes it can be nimble and flexible in addressing the increasing number of families and students that could live in these homes.

The District thanks the Great Falls community for its investment in public education. This annexation would divide that investment up by more properties. Thus having the potential to decrease the cost of that impact and investment for all people as we expand our tax base.

John Harding, Home Builders Association of Great Falls, residing at 3601 Huckleberry Drive, commented that the Home Builders Association supports quality, well-planned growth in Great Falls. Mr. Harding noted that he served on the Planning Advisory Board for a long time and that many of the comments the Commission is hearing tonight, the Planning Advisory Board has heard for many years. He has never seen the reduction to home values and street congestion comments come true. He urged the Commission's support of this well planned subdivision.

Ernesto Galvez, 3400 2nd Street NE, inquired why the Commission was afraid of discussing discrimination. He also discussed a *Tribune* article and the definition of selfish. Mr. Galves compared Great Falls to Billings and inquired why businesses were denied coming to Great Falls. He suggested planning ahead and beautifying Great Falls making it more attractive for businesses to come here.

Dustin Stewart, Montana Building Industry Assoc., 1717 11th Avenue, Helena, MT, reported that he was here tonight representing the 1,500 members of the Montana Building Industry Association, including 150 members that reside in Cascade County. Mr. Stewart noted that he has been watching this process from afar. The City has spent a substantial amount of time, not just on this subdivision, but on the process of planning and development in Great Falls. The City has taken public comments, held work sessions, and public hearings on the growth policy and subdivision regulations. The City has meticulously gone over the design standards inside those subdivision regulations. The Commission enacted a zoning ordinance after hearing public comment. The City has done the same thing with a capital improvement plan and has looked at traffic standards.

The application before the City should be considered without looking at the economic income or standard of living of those families that will buy those homes. He urged the Commission to look at the planning process that has taken place and judge this project as it would any other development. Mr. Stewart further commented that as a developer or anybody in the State of Montana, you have a right to develop your property. State law mandates that cities and counties apply the same rules equally across the board. He pointed out that those rules and laws are

established through the City's growth policy, zoning procedures, subdivision regulations, design standards and capital improvement plan. The application before the Commission has met the standards within all of those regulations. Mr. Stewart urged the Commission to respect the laws of the State of Montana, the public process that has taken place, take the emotion out of the situation and judge this application as it would any other application that comes forward.

Abigail St. Lawrence, Attorney on behalf of the Home Builders Association of Great Falls, 44 West 6th Avenue, Helena, MT, echoed Mr. Stewart's comments that they are merely asking the Commission to follow the law. She specifically referred the Commission to Mont. Code Annot. § 76-3-608(2), which requires certain findings to be made to weigh the criteria set forth in subsection (3). The findings submitted by City staff that came before the Commission at the last meeting contained no statement that would support a vote of denial against this subdivision. The concerns expressed tonight do not challenge any of those findings. Should the Commission feel the need to send this back for reconsideration, the Commission needs to make alternate detailed Findings of Fact.

Shyla Patera, 1013 7th Avenue NW, commented that she is a transit user and attends the Transit Board meetings to discuss sidewalk and access issues. She urged neighbors that have concerns about Great Falls Transit routes, sidewalks or even subdivisions, to attend City and County meetings and get involved during the planning process.

Mike Trueman, 1401 11th Street NW, inquired the timing and maintenance of the park, and expressed concerns about dust issues during the building process.

Jan Cahill, Great Falls Area Chamber of Commerce, 100 1st Avenue North, reported that the Chamber of Commerce is in total support of the Thaniel subdivision and annexation. He encouraged the Commission to vote yes.

Jesse Buff, 1905 3rd Avenue North, reiterated comments made regarding water and power shortages and traffic issues. He concluded if the services cannot support the development, the Commission should deny it.

Scott Clark, 313 40th Avenue NE, expressed traffic concerns. He suggested proper planning, addressing and installing streets now before the addition starts.

Sheila Rice, NeighborWorks Great Falls, 509 1st Avenue South, commented that Great Falls needs growth. The sale of existing housing doesn't grow the tax base. New development adds to the tax base. This will be the first time there will be a dedicated park fund paid by every home owner. The developer will pay for the traffic study that is needed to develop this the proper way. NeighborWorks helps 100 families per year become homeowners, 60 of those families buy houses that do exist. She urged the Commission not to shut the door on new development.

Ron Gessaman, 1006 36th Avenue NE, discussed traffic congestion on 36th Avenue. He commented that there are periodic problems with traffic. When traffic is spread out over 24 hours that doesn't mean there is no traffic congestion. He commented that the input received from Neighborhood Council 3 was poor because they didn't have information to make a decision. He hoped 43rd would be built big enough to be the northern arterial. As far as studies, he

commented that the City has a problem with promising things it doesn't deliver. Mr. Gessaman concluded that all of the pieces aren't together to get a coherent plan that makes sense.

Linda Daggett, 415 6th Avenue South, member of NeighborWorks Board of Directors, urged the Commission to support the addition and the plan as it promotes growth in Great Falls.

Mike Witsoe, 510 11th Street South, inquired what the storm drain area would encompass. He commented that neighbors are worried about lower income residents in their neighborhood and casinos.

Written comments in support were received from Jane Weber, Cascade County Commissioner, Bryan Buckridge, Gordon Whirry, and John Beer.

Written comments in opposition were received from Joshua and Jen Cinq-Mars, 101 38th Avenue NE, Dan Devine and April Senger.

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

Commissioner Jones moved, seconded by Commissioner Burow, that the City Commission 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 further discussion amongst the Commissioners.

Commissioner Burow commented that some of the concerns that were expressed tonight Director Raymond may want to address. He commended the opponents for their presentation. The staff presentation sets forth the time put forth in planning, including storm water management, streets and traffic. Commissioner Burow noted that the City doesn't put in infrastructure if there isn't a commitment from a developer to build. The developer has committed a lot of money towards infrastructure and the traffic study. He noted that Castle Pines self help homes are near his residence and it hasn't downgraded his neighborhood. His property values have increased with the reevaluation. He realizes it is a big concern to the opponents, but does not believe it will be a detriment to the real estate values. It's his understanding staff has done everything that is required by law. He further discussed utilizing the transit system.

Commissioner Jones commented that each residence will pay \$92/year for maintenance of the park. Good planning has gone into this development with commitments from the developer to participate in transportation, park land development and maintenance.

Director Rearden explained that the water restrictions that were placed on the west and north sides of the river this year were due to a 30 inch diameter main replacement by Broadwater Bay. That system is back in service and sustaining adequate flows.

Commissioner Bronson responded to Mr. Wetzel's and other's comments regarding conflict of interest due to Commissioner Bronson residing in Riverview or because of who his wife works for. He commented that the statutes presented tonight do not apply to this particular situation. There are state statutes in Titles 2 and 7 that deal with the issues of conflict of interest for local

government officials. He read a section of City ordinance: “No officer or employee shall act in his or her official capacity in any matter where he or she, a member of his or her immediate family, or any business organization in which he or she has an interest, has a direct or indirect financial or personal involvement that might reasonably be expected to impair his or her objectivity or independence or judgment.” That standard has to be interpreted objectively, not based on someone’s subjective whim or idle gossip.

Commissioner Bronson commented that the fact that he lives in Riverview has no bearing whatsoever on this particular matter, and any suggestion about his residence otherwise has no basis in law. Commissioner Bronson made note of the case of Shumaker vs. City of Bozeman in which the court noted that a city commissioner voting on whether or not a special improvement district would be set up, could not be disqualified from a vote merely because he owned property in the district.

Commissioner Bronson commented that it is true his wife is an employee of NeighborWorks. But she does not occupy a management position in that organization. Her work does not entail housing, rental development or construction. She is not involved in any of the work up of NeighborWorks’ involvement with Mr. and Mrs. Cox on this development. The programs that his wife oversees are strictly related to community building, including such programs as Neighborhood Watch, Business Watch, the Mapril Cleanup, and the prescription drug take back program. She also works with high school and college volunteers wanting to get involved in the community.

Commissioner Bronson commented that attorneys are held to a high standard, citing Rule 11 of the Montana Rules of Civil Procedure. He feels as much bound by that standard in any judgment he makes as a City Commissioner on a matter that involves the law as he would if he was making an argument before a district court judge.

Commissioner Bronson further explained that this Commission has already approved a preliminary plat for this particular subdivision. As an attorney, a refusal to approve the final plat would be inappropriate unless there was information presented which would cause the Commission to question the information or data presented. The evidence presented is insufficient as a matter of law to persuade a court that denying this request would be appropriate.

Commissioner Bronson concluded that there is an overriding interest for him to participate. Given that he finds no factual or legal basis to recuse himself, he will vote on this matter.

At Commissioner Burow’s request, Director Raymond responded to questions regarding water and sewer infrastructure, responsible party for associated costs outlined in the development agreement, traffic, housing phases in context to surrounding area, and soil.

Commissioner Kelly encouraged the presenters in opposition to be excited about the community they found in themselves. Regardless of whether this is approved or denied, he hoped they would continue that teamwork for better things in the community going forward. He explained that he did resign from the NeighborWorks Board after the last Commission meeting. It became apparent that in order for him to do this job, he had to give up the areas of what he perceived to be a conflict. He has every legal right to vote on this item tonight because he was removed from his

responsibilities as a Board of Director, but chooses not to.

Mayor Winters commented that, because he has a personal interest in what happens on 6th Street NW and that particular area with regard to traffic, he will abstain from voting.

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

Motion carried 3-0 (Commissioner Kelly recused himself; Mayor Winters abstained).

Commissioner Bronson moved, seconded by Commissioners Burow and Jones, that the City Commission adopt Ordinance 3132.

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

Motion carried 3-0 (Commissioner Kelly recused himself; Mayor Winters abstained).

Mayor Winters called for a recess at 10:06 p.m. The meeting was called back to order at 10:14 p.m.

BOARDS & COMMISSIONS

10. APPOINTMENT, DESIGN REVIEW BOARD.

Commissioner Burow moved, seconded by Commissioner Bronson, that the City Commission appoint Kevin R. Vining to the Design Review Board to fill the remainder of a three-year term through March 31, 2017.

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.

11. AMENDED PLAT OF THE REPLAT OF LINCOLN HEIGHTS, LEGALLY DESCRIBED AS LOTS 1-28 AND THE VACATED ALLEY OF BLOCK 27, REPLAT OF LINCOLN HEIGHTS, IN THE NE1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA, AND ADDRESSED AS 2400 13TH AVENUE SOUTH, SOROPTIMIST VILLAGE, SUBJECT TO THE CONDITIONS OF APPROVAL, AND ACCEPT THE FINDINGS OF FACT.

Planning and Community Development Director Craig Raymond reported that this item is a request to approve the Amended Plat of the Replat of Lincoln Heights to aggregate one City block which comprises 28 lots, including the vacated 14th Alley South, into one parcel. The subject property is located between 13th and 14th Avenues South and 24th and 25th Streets South. The request to aggregate the lots was initiated by the Planning and Community Development Department when the owner applied for a building permit to construct a solar array on their southern property boundary along 14th Avenue South. It is City policy that structures cannot be

constructed over property lines in order to help reduce any unwanted complications in the event of title transferring of property to separate owners.

This is a routine request and if approved will simplify and prevent potential issues in the future. According to Mont. Code Annot. § 76-3-207, within a platted subdivision filed with the county clerk and recorder, a division, redesign, or rearrangement of lots that results in an increase in the number of lots or that redesigns or rearranges six or more lots must be reviewed and approved by the governing body before an amended plat may be filed with the county clerk and recorder.

At the conclusion of a hearing held on June 23, 2015, the Planning Advisory Board recommended that the City Commission approve the request by Soroptimist Village, LLLP, for an Amended Plat of the Replat of Lincoln Heights, which aggregates 28 lots, including the vacated alley, into one lot.

Director Raymond requested that the City Commission conditionally approve the Amended Plat of the Replat of Lincoln Heights according to the conditions outlined in the agenda report and accept the Findings of Fact developed by staff and approved by the Planning Advisory Board.

Commissioner Kelly moved, seconded by Commissioner Jones, that the City Commission approve the Amended Plat of the Replat of Lincoln Heights, subject to the conditions of approval, and accept the Findings of Fact.

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.

12. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM BOARDS AND COMMISSIONS.

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

PUBLIC HEARINGS

13. BUSINESS IMPROVEMENT DISTRICT (BID) 2015/2016 BUDGET AND WORK PLAN.

BID Board Chairman Andrew Ferrin reported that the BID continues its efforts to work on downtown revitalization and beautification.

Mayor Winters declared the public hearing open.

No one spoke in support of or in opposition to the BID 2015/2016 Budget and Work Plan.

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

Commissioner Kelly moved, seconded by Commissioner Jones, that the City Commission accept the 2015/2016 Business Improvement District (BID) Budget and Work Plan.

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

Commissioner Kelly thanked Chairman Ferrin for the work plan and budget and for the BID's work downtown.

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

Motion carried 5-0.

14. TOURISM BUSINESS IMPROVEMENT DISTRICT (BID) 2015/2016 BUDGET AND WORK PLAN.

TBID Administrative and Marketing Director Karen Venetz reported that the TBID continues to be a stable source of funding for tourism promotion in Great Falls. The TBID continues to make great strides in building awareness through promotion, grants and working with other Great Falls groups. The TBID, Convention and Visitors Bureau, and Great Falls Area Chamber of Commerce are working together to build a tourism alliance. An alliance will create one tourism voice and it will help to grow the tourism industry that will grow the economy. If the economy grows that will grow the people wanting to do business in Great Falls.

Mayor Winters declared the public hearing open.

Speaking in support of the TBID 2015/2016 Budget and Work Plan were:

Richard Liebert, 289 Boston Coulee Road, inquired as to the BID and TBID's total budgets.

Andrew Ferrin, BID Chairman, reported the BID budget is \$237,661.

Karen Venetz, TBID Administrative and Marketing Director, reported that the TBID budget is \$420,000 and is based on \$1 assessment per hotel room.

No one spoke in opposition to the TBID 2015/2016 Budget and Work Plan.

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

Commissioner Bronson moved, seconded by Commissioner Kelly, that the City Commission accept the 2015/2016 Tourism Business Improvement District (TBID) Budget and Work Plan.

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

Commissioner Bronson commented that the TBID does a great job highlighting this community. The new partnership will magnify the tourism draw impact.

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

Motion carried 5-0.

15. RESOLUTION 10115 – INTENT TO INCREASE PROPERTY TAX.

Fiscal Services Director Melissa Kinzler reported that prior to the adoption of the City's annual budget the City is required to hold public hearings on 1) the intent to increase revenue from property taxation, and 2) the proposed annual budget.

The City of Great Falls has a limited ability to increase property tax revenue because of a statewide property tax cap. Under Mont. Code Annot. § 15-10-420, the City is authorized to increase property tax revenue by "one-half of the average rate of inflation for the prior three years."

For Fiscal Year 2016 (Tax Year 2015) as provided by the Montana Department of Administration, the allowable inflationary adjustment is .67%. This amounts to \$88,387 of additional revenue.

Mont. Code Annot. §§ 15-10-420 and 2-9-212(2)(a), also allow property tax levy increases for premium contributions for group benefits. The City is proposing an additional 2.17% property tax levy increase for health insurance premiums. This would provide \$285,000 in additional revenue to help offset the health insurance increases in the General Fund. Health insurance premiums increased a total of 6.45% over the past two fiscal years.

The total proposed allowable property tax levy increase is 2.84%.

The hearing on Resolution 10115 is the Intent to Increase Property Tax, additional action by the City Commission will be needed in the future to set the increased mill levy. This will occur after the City receives its certified taxable value from the Montana Department of Revenue in August.

The fiscal impact of the proposed increase for inflation for a residential home with a taxable market value of \$100,000 would be approximately \$2.91 for Fiscal Year 2016. The fiscal impact of the proposed increase for the "Permissive Medical Levy" is \$9.36. The total impact on a residential home with a taxable market value of \$100,000 would be \$12.27 for the year. The fiscal impact of not authorizing the increase for inflation mills to the General Fund would result in a revenue shortfall of \$373,387 for the proposed budget.

City Manager Greg Doyon commented that the budget is the greatest policy statement that the Commission will adopt. The City was able to meet its minimum fund balance of 17% this year. It is a significant step in stabilizing the City's finances. There has been a pivot towards public safety in this budget. In the last year a revised capital facility plan was developed. It outlines the areas the City has been deficient in, primarily building maintenance and large equipment items. This budget includes proposed capital items, such as an incinerator and roof replacement for the Animal Shelter, a generator for Fire Station 4, breathing apparatus for the firefighters, debt service to replace fire engines, generator for IT purposes at the Civic Center, money for the Library's foundation and roof replacement.

The overall budget is less than last year. The general fund budget is higher than the prior year, primarily due to increase for public safety. He recommended that the Commission consider putting a vote out to the public for bonding the repairs to the Civic Center. Another issue that

will need to be addressed is the parking garages.

Mayor Winters declared the public hearing open.

Speaking in opposition to Resolution 10115 were:

Fred Wetzel, 117 40th Avenue NE, commented that earlier this evening it was mentioned that the police and fire systems were adequate, and now it's being proposed to raise taxes because fire trucks are worn out.

Ron Gessaman, 1006 36th Avenue NE, objected to a statement made at the work session regarding people not being affected by the reappraisal process. He commented that only the average individual is not going to see a change in their taxation because of the reappraisal.

John Hubbard, 615 7th Avenue South, discussed his Cascade County reappraisal. He expressed opposition to any tax increases.

Mike Lewis, P.O. Box 2832, suggested that Great Falls needs manufacturing businesses and employment, rather than raising taxes.

Speaking in support of Resolution 10115 were:

Richard Liebert, 289 Boston Coulee Road, commented that, short of a public safety levy, the City has to take these kinds of actions to fund essential services. He suggested budgeting four additional hours for the Library.

Tracy Houck, 1016 3rd Avenue North, commended the City Manager and staff for putting together this budget. She noted that the last couple of years every department has made sacrifices and ran on a lean budget. She would like to see essential services funded as well as some other services that the community needs to be a thriving community.

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

Commissioner Kelly moved, seconded by Commissioner Jones, that the City Commission adopt Resolution 10115, Intent to Increase Property Tax.

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

Motion carried 5-0.

16. RESOLUTION 10114 - ANNUAL BUDGET RESOLUTION.

Fiscal Services Director Melissa Kinzler reviewed the City's total expense and revenue budgets. She explained that 26% of the budget is from the general fund, which is a slight decrease from

the prior year. She further explained the fluctuation in the amended versus the proposed budgets was due to capital improvement projects.

Manager Doyon added that what the City does raise in taxes doesn't come close to covering public safety never mind the City's other obligations. He explained the heavy regulatory environment the City has to work within. It causes problems with how the City maintains and operates its facilities and sets rates. Seventy-five percent of the work force is under a collective bargaining agreement ratified by the Commission. Great Falls is in the mid to low range as far as wages compared to other first class cities in the state. There is an offset when trying to recruit and retain quality employees. For a large part of what the City gets to offer, its benefit package, is the reason for the request for the permissive medical levy to support the contracts as negotiated with the employees.

Mayor Winters declared the public hearing open.

Speaking in opposition to Resolution 10114 were:

Mitch Tropila, on behalf of the Great Falls Library Board of Trustees, urged the Commission not to accept the City Manager's recommendation as it leaves the Library budget short of meeting the Montana Public Library standards. He further reported that the \$28,000 received from the State of Montana is in jeopardy because the Library only offers 46 hours per week and not the required 50 hours per week. Mr. Tropila reported that there were nearly 250,000 patrons of the Great Falls Library last year. The Library has proven it offers essential services worthy of adequate funding. The Library Board believes it is unfair to ask the Library to use its reserves when the City's general fund is stable. Mr. Tropila concluded that the Library Board requests that the Library fund be restored so that the Library can remain open Sundays and/or Mondays.

Jamie Ford, 1232 Alpine Drive, commented that grade schools are bursting at the seams. The consumers are growing but access to the Library is shrinking. Library usage correlates to graduation rates. The small amount needed to get the Library up to State standards is a worthwhile investment.

Ken Robison, 315 Lamplighter Lane, commented that it was said this evening that the budget is the greatest policy statement the Commission will make this year. The budget this year underfunds the Great Falls Public Library. He suggested the City step up and restore funding for four additional hours this year, and four additional hours next year to remain open all week.

Kern Haslem, 3803 Poker Flats Road, discussed a study and concluded that very little is known about the people that go to the Library every day and even less on the day(s) that the Library is closed.

Marilyn Schnider, 2601 3rd Avenue North, requested Commission support to return operating hours to the Great Falls Public Library. She added that the Library is an invaluable civic resource, and all have a legitimate need for citizen education and access to information.

Steve Grout, 2916 2nd Avenue North, member of the Great Falls Library Foundation, requested modification to this budget for partial restoration of hours to the Library.

Susan Colvin, 287 McIver Road, commented in support of more money in the Library budget to restore as many hours as possible.

Cassie Procopio, 1232 Alpine Drive, commented that as a high school senior the Library is a sanctuary to meet friends and study on Sundays.

Jesse Buff, 1905 3rd Avenue North, commented that the Library is more than just books. It is a place to get in out of the weather. People could seek refuge at the Library.

Richard Liebert, 289 Boston Coulee Road, provided a letter to the editor written by Gerry Jennings. He requested restoring a minimum of four hours for the Library budget.

Ron Gessaman, 1006 36th Avenue NE, supports increasing the hours at the Library. He made suggested cuts of \$25,000 from the budget for the Library. He referred to page 4 and spoke in opposition to performance packages for managers.

Written comments in opposition were received from Dyrck Van Hying, Ken and Michele Robison, and Linda Metzger.

Speaking in support of Resolution 10114 were:

Brad Livingston, 2704 Big Ranch Road, commented that the City publishes the budget ahead of time for all citizens to review and the budget was also reviewed in detail at work sessions. He believes public safety to be job number one. He is concerned about the criminal element in the community and the small number of law enforcement for that. He commented that there are a lot more needs than dollars. Mr. Livingston recommended the Commission approve the budget as presented.

There being no one further to address the Commission, 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 Resolution 10114, Annual Budget Resolution.

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

Commissioner Bronson addressed concerns raised with regard to the Library budget. He explained the Commission has an obligation to not just consider the needs of one department, but to consider and balance the needs of all departments.

Commissioner Bronson commented that the Library is not a City department in the classic sense. The Library system is based on State law and administrative rules. The City operates under a Memorandum of Understanding (MOU) with the Great Falls Library Board of Trustees. It's the Library Board that has the exclusive power and authority to determine policy for the operations of the Library. What the City agrees to do under the MOU is support the Library budget in the amount of at least nine mills. Those are special mills that are assessed against taxpayers to contribute to the operation of the Library.

In the past three fiscal years, those nine mills have generated about \$3.8 million dollars. In addition, the City Commission has provided over that same time period an additional \$2.4 million dollars. The City is not obligated to do that under the MOU. He reported that the Library has \$361,462 of taxpayer money available unreserved for use by this Board of Trustees to assist in the maintenance of the Great Falls Public Library. After looking at all the requests, City Manager Doyon still recommended funds from the general fund to reinstate the Bookmobile, and to provide additional funding for the Library roof.

The City's goal for general fund reserves is 17%. In the coming year the Library's reserves will be 38%. The Board of Trustees is in a position to use its reserves to fund immediate needs. He further suggested more dialog in the future between the Library Board and the Commission.

Mayor Winters suggested the Library Board and Library Director find a way to use its reserves to fund the requested operating hours.

City Manager Doyon clarified that opening on Sundays is about \$26,000 for the Library, Mondays about \$111,000 and both Sunday and Monday about \$137,000.

City Manager Doyon further responded to comments made by Mr. Gessaman about travel funds in the Police Department's budget, funds for office renovation for a new position, and that performance bonuses were never pursued.

Commissioner Kelly commented that Mr. Tropila made great points. He commented that this is a trend of asking the Library to cover expenses from sources the Library has managed the last three years and is a trend he doesn't want to see continue.

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

Motion carried 5-0.

17. ORDINANCE 3134, APPROVING AN INDUSTRIAL DEVELOPMENT PROJECT (GREAT FALLS AGRITECH PARK) IN THE EAST INDUSTRIAL PARK TAX INCREMENT FINANCING INDUSTRIAL DISTRICT AND ASSOCIATED AGRITECH PARK DEVELOPMENT AGREEMENT.

Deputy City Manager Jennifer Reichelt reported that this item is a request to conduct a public hearing and adopt Ordinance 3134 and approve the AgriTech Park Development Agreement. The applicant, Great Falls AgriTech Park, LLC, proposes to develop a 196-acre, multi-tenant, rail served, heavy industrial park. The applicant is requesting reimbursement from the East Industrial Park Tax Increment Financing District for eligible development expenses including roads, water, sewer and rail improvements at a total cost not to exceed \$6,789,867, including interest.

Deputy Manager Reichelt reviewed and discussed PowerPoint slides. She reported that the Developer has formed the Great Falls AgriTech Owners Association, LLC, whose members include the Developer and the owners of record of the 10 individual lots comprising the project site.

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 requires the Commission to conduct a public hearing and make certain findings as set forth in Mont. Code Annot. § 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.

Mayor Winters declared the public hearing open.

Speaking in support of Ordinance 3134 were:

Brett Doney, Great Falls Development Authority (GFDA), 300 Central Avenue, commented that this is GFDA's top economic development priority, and that all of the risk is on the Developer and the Association. He thanked City staff for all the work involved.

Richard Liebert, 289 Boston Coulee Road, commented that he is in support of Ag Parks and Montana Specialty Mills. He inquired who pays for police and fire services when those departments respond to TIF district areas.

Commissioner Jones responded it is all of the businesses and homeowners within the City limits that pay taxes.

Written comments in support were received from Jane Weber, Cascade County Commissioner.

Speaking in opposition to Ordinance 3134 were:

Ron Gessaman, 1006 36th Avenue NE, commented that he is opposed to TIFs unless there is a public benefit. He suggested that paragraph 2 was being violated on the Tax Increment Financing Application Criteria for Review. Mr. Gessaman read an abstract portion of the Lincoln Institute of Land Policy. He concluded that citizens don't get anything as residential tax payers from the TIF districts.

Stuart Lewin, 615 3rd Avenue North, commented that the Missouri River area is an important environmental area and is not being properly considered. He suggested that proper studies have not been made, and that industry should be located away from the river.

Mike Lewis, P.O. Box 2832, concurred with Mr. Lewin's comments regarding protecting the river. Mr. Lewis commented that, as a taxpayer, he is opposed to TIFs.

Jesse Buff, 1905 3rd Avenue North, expressed concern about the area not supporting the rail and heavy machinery due to ground water and swampland issues.

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

Commissioner Jones moved, seconded by Commissioner Bronson, that the City Commission conduct a public hearing and adopt Ordinance 3134.

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

Motion carried 5-0.

Commissioner Bronson moved, seconded by Commissioner Kelly, that the City Commission approve the AgriTech Park Development Agreement.

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

18. CITY OF GREAT FALLS INVESTMENT POLICY AND PROCEDURES.

Fiscal Services Director Melissa Kinzler reported the City of Great Falls Investment Committee, comprised of the Fiscal Services Director, the Deputy City Manager, the Fiscal Admin. Assistant/Budget Tech and the Staff Accountant, has updated the City's Investment Policy to reflect current Government Finance Officers Association (GFOA) current recommended practices.

The Investment Policy was first created and presented to the City Commission on December 20, 1994. A revised and updated policy was presented to the City Commission on June 18, 2002. Per recommendation of GFOA, the Investment Policy and Procedures have been separated into two separate documents. The Investment Policy defines the guidelines within which funds are to be managed and formalizes the framework for the City's investment activities that must be exercised to ensure effective and prudent fiscal and investment management of the City's funds. The City Commission will be receiving monthly investment reports. The Investment Procedures were developed and consists of guidelines of how to implement the Investment Policy.

Mayor Winters stepped out at 12:04 a.m.

Commissioner Bronson moved, seconded by Commissioner Burow, that the City Commission approve the City of Great Falls Investment Policy and Procedures.

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

Motion carried 4-0.

PETITIONS AND COMMUNICATIONS

20. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

- A. Richard Liebert**, 289 Boston Coulee Road, suggested that the City and Library Board have a meeting of the minds regarding budgets before the school year begins; that agendas not be so long as to have this late of a Commission meeting; and, that citizens have access to AV equipment for PowerPoint presentations.

Mayor Winters returned at 12:08 a.m.

- B. Ron Gessaman**, 1006 36th Avenue NE, commented that the nation's first unmanned aircraft business park is scheduled to begin construction in Fargo, North Dakota, and is something he and his wife suggested happen here three years ago. He concluded that Great Falls is not progressive.
- C. Brett Doney**, Great Falls Development Authority, 300 Central Avenue, commented that the State of North Dakota and the University of North Dakota chose to invest millions of dollars, and that is why the business park proposed for North Dakota has been successful. It is part of a broader issue that was eluded to earlier that there is a structural imbalance in Montana between cities and the state.
- D. Jesse Buff**, 1905 3rd Avenue North, requested that all street corners in Great Falls be made wheelchair accessible.

CITY MANAGER

21. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

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

CITY COMMISSION

22. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

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

23. COMMISSION INITIATIVES.

There were no Commission initiatives.

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Jones moved to adjourn the regular meeting of July 21, 2015, at 12:15 a.m. on July 22, 2015.**

Motion carried 5-0.

Mayor Michael J. Winters

City Clerk Lisa Kunz

Minutes Approved: August 4, 2015