

Regular City Commission Meeting

Mayor Kelly presiding

**CALL TO ORDER:** 7:00 PM

Commission Chambers Room 206

## **PLEDGE OF ALLEGIANCE**

**ROLL CALL/STAFF INTRODUCTIONS:** City Commission members present: Bob Kelly, Bob Jones, Bill Bronson, Tracy Houck and Fred Burow. Also present were City Manager Greg Doyon; Deputy City Clerk Darcy Dea; Public Works Director Jim Rearden; Planning and Community Development Director Craig Raymond; Fiscal Services Director Melissa Kinzler; Fire Chief Steve Hester; City Attorney Sara Sexe; and, Police Chief Dave Bowen.

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

**PROCLAMATION:** Commissioner Bronson read a Resolution of Support for the city and citizens of Whitefish, Montana.

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

## **PETITIONS AND COMMUNICATIONS**

### **1. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

**Daniel Hartzel**, 2324 24<sup>th</sup> Street, discussed proper English rather than slang.

**Alan Lanning**, 2010 Market Place Drive, expressed support with regard to the Resolution of Support for the city and citizens of Whitefish, Montana. Mr. Lanning read a letter from his daughter, Sophia Harris-Lanning, thanking the Commission for standing up against bullies.

## **NEIGHBORHOOD COUNCILS**

### **2. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

**Kathy Gessaman**, NC3, announced that the election of officers, the community policing quarterly report, and emergency preparedness would be topics at the January 5<sup>th</sup> Neighborhood Council 3 meeting.

Commissioner Houck reported that Neighborhood Council 7 board member, James Super recently passed away and expressed condolences to his family.

## **BOARDS & COMMISSIONS**

### **3. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM BOARDS AND COMMISSIONS.**

There were no miscellaneous reports and announcements from members of boards and commissions.

### **CITY MANAGER**

#### **4. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

City Manager Greg Doyon announced that preliminary Human Resource Director interviews have been started.

With regard to the current proposal from the Maclean Animal Center (MAC), Manager Doyon recommended that the City hold off until the MAC can demonstrate that it has the capacity, resources and experience necessary to provide the services at all levels that the current City Animal Shelter provides. Manager Doyon further reported that before he can make a good recommendation to the Commission with regard to the use of tax money, the MAC needs to do more work in the areas of operations, finance and philosophy.

The Commission concurred with Manager Doyon's recommendation.

#### **CONSENT AGENDA.**

5. Minutes, December 20, 2016, Commission meeting.
6. Total Expenditures of \$3,866,360 for the period of December 1, 2016 through December 21, 2016, to include claims over \$5,000, in the amount of \$3,549,223.
7. Contracts list.
8. Grants list.
9. Approve purchase of one 2016 Ford E-450 Chief XL Demo 7069 Alternative Response Vehicle (ARV) to Hughes Fire Equipment of Spokane, Washington through H-GAC (Houston-Galveston Area Council) cooperative purchasing group in the amount of \$160,525 and authorize the City Manager to make the purchase.
10. Reject the bid for the Natatorium doors project and not award the contract to Wadsworth Builder's Company, Inc. **OF 1393.5**
11. Approve change order no 1 in the amount of \$62,500 to Planned and Engineered Construction Inc. (PEC) for Sanitary Sewer Trenchless Rehabilitation, Phase 19 and authorize the City Manager to execute the agreement. **OF 1674.2**
12. Postpone the bid award for the City of Great Falls/Cascade County Joint Public Safety Software Project. **OF 1195.6**

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

Mayor Kelly requested that Item 9 be pulled for additional discussion.

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

Commissioner Burow requested that Item 10 be pulled for additional discussion as well.

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

**Kathy Gessaman**, 1006 36<sup>th</sup> Avenue NE, referred to Item 10, commented that the Natatorium needs to be maintained until definite plans for another swimming facility are made.

**Ron Gessaman**, 1006 36<sup>th</sup> Avenue NE, referred to Item 10, concurred with the previous speaker with regard to maintaining the Natatorium. Mr. Gessaman noted that Items 7 and 8 did not appear on the City's Website. With regard to Item 5, page 242 of the Minutes, Mr. Gessaman commented that free parking downtown is important to shoppers.

**Shyla Patera**, North Central Independent Living, 1120 25<sup>th</sup> Avenue NE, referred to Item 10, commented that accessibility options are important to those with disabilities.

Mayor Kelly inquired if repairs to the Natatorium were going forward.

City Attorney Sara Sexe responded that there was a delay to evaluate the situation and that the Wadsworth bid became stale. The decision was made to clear up this bid cycle and receive new bids for the Natatorium.

Planning and Community Development Director Craig Raymond reported that the Natatorium repairs will be going out to bid soon. He noted that at the January 17 Commission meeting there will be an amendment to the annual action plan for CDBG's original projects that were funded for the Natatorium.

City Manager Greg Doyon commented that if the Natatorium stays open then it needs to be maintained.

Referring to Item 9, Mayor Kelly received clarification with regard to the efficiency of the Alternative Response Vehicle (ARV). Fiscal Services Director Melissa Kinzler added that the purchase of the ARV would be funded through the general fund.

Referring to Item 10, Commissioner Burow received clarification that the repairs at the Natatorium have not been abandoned.

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

Motion carried 5-0.

**PUBLIC HEARINGS****13. CDBG & HOME GRANT/CONSOLIDATED PLAN COMMUNITY NEEDS PUBLIC HEARING**

Planning and Community Development Director Craig Raymond reported that as part of the obligation as recipients of HUD/CDBG monies, the City is required to hold this public hearing in order to provide an opportunity for the community to express to the City Commission and City staff what needs exist in the community that the City may address through the CDBG program. This information is important to consider when the Commission makes decisions on funding priorities and final allocations.

The City Commission will not take action tonight as the information being gathered will be compiled by staff and brought to the Commission at a future date.

Mayor Kelly declared the public hearing open.

**Shyla Patera**, North Central Independent Living, 1120 25<sup>th</sup> Avenue NE, commented that the biggest need is accessible housing and transportation.

**Carrie Kopyy**, Rural Dynamics, Inc., 7 18<sup>th</sup> Avenue South, provided and discussed a letter requesting that the City team up with Rural Dynamics, Inc. (RDI) with regard to putting together funding sources.

**Brett Doney**, Great Falls Development Authority, 300 Central Avenue, submitted a handout that discusses the economic overview for the City of Great Falls. He commented that the number of jobs that have been lost is of great concern. There is a gap between the average wage and cost of living. That places a tremendous pressure on the City, County, healthcare and social agencies that try to fill that gap.

**Keern Haslem**, Paris Gibson Square, 1400 1<sup>st</sup> Avenue North, commented that there is a need for handicap accessible restrooms in the basement at Paris Gibson Square.

**Sheila Rice**, NeighborWorks Great Falls, 509 1<sup>st</sup> Avenue South, encouraged the Commission to consider adding manufactured housing communities as eligible uses for HOME and CDBG funds.

**Neil Fortier**, NeighborWorks Great Falls, 509 1<sup>st</sup> Avenue South, spoke in favor of affordable housing with CDBG funds.

There being no one further to address the Commission, Mayor Kelly closed the public hearing.

**OLD BUSINESS****NEW BUSINESS**

**ORDINANCES/RESOLUTIONS**

14. **WEST RIDGE ADDITION PHASES VII – XI, PREVIOUSLY KNOWN AS PERETTI ADDITION TRACT 2.**
- A. **ORDINANCE 3151, AN ORDINANCE BY THE CITY COMMISSION TO REZONE THE PROPERTY LEGALLY DESCRIBED AS WEST RIDGE ADDITION PHASES VII – XI, PREVIOUSLY KNOWN AS PERETTI ADDITION TRACT 2 FROM R-3 SINGLE FAMILY HIGH DENSITY DISTRICT TO A PUD PLANNED UNIT DEVELOPMENT DISTRICT.**
- B. **PRELIMINARY AMENDED PLAT OF LOTS 7-12, BLOCK 5 AND LOTS 1-6, BLOCK 6, FINAL PLAT OF WEST RIDGE ADDITION, PHASE VII, OF PERETTI ADDITION TRACT 2.**

Planning and Community Development Director Craig Raymond reported that this is a request to accept Ordinance 3151 on first reading and set a public hearing for February 21, 2017, and consideration of the preliminary amended plat request.

The subject property is located in the vicinity of 2nd Street Northeast and 4th Street Northeast, from 41st Avenue Northeast to what will eventually be 43rd Avenue Northeast. The subject property is ±58 acres and will consist of West Ridge Addition, Phases VII – XI after all phases are finally platted. The City Commission approved annexation of the whole property, assigning R-3 Single-Family High Density zoning, and ultimately approved the final plat of West Ridge Addition, Phase VII on August 18, 2015.

The subject property is currently zoned R-3 Single-Family High Density. The owner is requesting that the subject property be rezoned from the R-3 district to PUD Planned Unit Development district in order to have the option of building either detached single-family residential dwelling units or 2-unit townhomes throughout the subdivision.

In keeping with this concept of introducing 2-unit townhomes that the owner is also requesting a subsequent minor subdivision, boundary line adjustment and amended plat that involves boundary line adjustments and subdivision of the existing 12 lots in Phase VII to create 16 lots along the north and south side of 41st Avenue Northeast, between the west property line and 2nd Street Northeast. Similar concepts in the immediate area have proven to be very successful from a marketing standpoint and providing housing variety to the citizens of the city. The applicant desires to introduce this model in this and future phases of Westridge.

There are specific criteria that the Commission must consider when making a decision on this plat amendment. Specifically, the Commission is to consider the effect on agriculture, local services, natural environment, wildlife and habitat, and public safety.

At the conclusion of a public hearing held on December 13, 2016, the Zoning Commission recommended the City Commission approve the rezoning request from R-3 Single-Family High Density to PUD Planned Unit Development for the subject property, and the Planning Advisory Board recommended approval of the preliminary amended plat, all subject to fulfillment of the

Conditions of Approval as outlined in the agenda report.

The approval of this specific request does not have any material effect on the already approved and still in effect Improvement Agreement which the Commission approved back in August 2015. The developers are still responsible for mitigating identified impacts such as: water, sewer and storm water infrastructure; paying their proportionate share for an area storm water plan, and to pay for a share of the North Great Falls Transportation Study.

**Commissioner Jones moved, seconded by Commissioner Burow, that the City Commission accept Ordinance 3151 on first reading and set public hearing for February 21, 2017.**

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

Motion carried 5-0.

**Commissioner Bronson moved, seconded by Commissioner Burow, that the City Commission approve the preliminary amended plat of West Ridge Addition Phase VII.**

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

Mayor Kelly received clarification with regard to the outcome of the preliminary amended plat if rezoning was not approved.

Commissioner Houck expressed appreciation for the detailed information provided in the agenda report.

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

Motion carried 5-0.

### **CITY COMMISSION**

#### **15. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

Commissioner Bronson commended Public Works with regard to keeping the streets clean.

Commissioner Houck gave kudos to the Natatorium staff for their work with regard to hosting the "Dive-in". She noted that the Natatorium was packed.

Commissioner Houck apologized to Mr. Gessaman with regard to having trouble viewing items on the web site.

With regard to snow removal, Commissioner Houck reminded citizens to help those who cannot clear the snow from their sidewalks.

Commissioner Burow also expressed the importance of citizens clearing snow from their

sidewalks.

**16. LEGISLATIVE INITIATIVES.**

There were no Legislative initiatives.

**17. COMMISSION INITIATIVES.**

There were no Commission initiatives.

**ADJOURNMENT**

There being no further business to come before the Commission, **Mayor Kelly adjourned the regular meeting of January 3, 2017, at 8:12 p.m.**

Motion carried 5-0.

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Mayor Bob Kelly

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Deputy City Clerk Darcy Dea

Minutes Approved: January 17, 2017