



City Commission Agenda

for

October 18, 2011

Please Note: The City Commission agenda format allows citizens to speak on each issue prior to Commission action. We encourage your participation. Please keep your remarks concise and to the topic under consideration.

CALL TO ORDER: 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

PROCLAMATIONS

Care Enough to Wear Pink Day
White Ribbons Against Pornography Week
Optimist International Weekend

PRESENTATIONS

Safety Award Veolia Water – Presented by the Montana Water Environment Association
K-9 Naming Contest Winners

NEIGHBORHOOD COUNCILS

1. Miscellaneous reports and announcements from Neighborhood Councils.

BOARDS & COMMISSIONS

2. Miscellaneous reports and announcements from Boards and Commissions.

PUBLIC HEARINGS

3. Res. 9945, Downtown Master Plan as an attachment to the 2005 City of Great Falls Growth Policy. Action: Conduct public hearing and adopt or deny Res. 9945. *(Presented by: Mike Haynes)*
4. Service District No. 4 of the Upper/Lower River Road Water & Sewer District. *(Presented by: Mike Haynes)*
 - A. Res. 9943, Annexes said property. Action: Conduct joint public hearing and adopt or deny Res. 9943.
 - B. Ord. 3081, Assigns City Zoning of R-3 Single-family high density zoning. Action: Conduct joint public hearing and adopt or deny Ord. 3081.

OLD BUSINESS

NEW BUSINESS

5. Contract award, Tree and Stump Removal Project. Action: Award or reject contract to Rocky Mountain Tree Care Specialists in the amount of \$251,008. *(Presented by: Marty Basta)*

ORDINANCES/RESOLUTIONS

6. Ord. 3082, Amending Title 13 of the Official Code of the City of Great Falls. Action: Accept Ord. 3082 on first reading and set final reading for November 1, 2011. (**Presented by: Jim Rearden**)
7. Res. 9900, Terminating a \$100,000 Financial Assurance Reserve Fund in the Electric Utility Fund and Authorizing the Return of \$100,000 to the General Fund. Action: Adopt or deny Res. 9900. (**Presented by: Greg Doyon**)
8. Res. 9946, To Revise the Fee Schedule for Great Falls Fire Rescue and Superseding Res. 9465. Action: Adopt or deny Res. 9946. (**Presented by: Randy McCamley**)

CONSENT AGENDA *The Consent Agenda is made up of routine day-to-day items that require Commission action. Items may be pulled from the Consent Agenda for separate discussion/vote by any Commissioner.*

9. Minutes, October 4, 2011, Commission meeting.
10. Total Expenditures of \$1,614,001 for the period of September 24 through October 12, 2011, to include claims over \$5000, in the amount of \$1,343,287.
11. Contracts list.
12. Set public hearing for November 1, 2011, on the lease for Park Land to the Westside Little League Association.
13. Approve Professional Services Agreement in the amount of \$85,000 to DOWL HKM for the South Great Falls Storm Drainage Master Plan.
14. Award contract to United Materials of Great Falls, Inc. in the amount of \$445,973 for the Northeast Regional Stormwater Pond Pumping Station and Drain.
15. Approve School Resource Officer Services Agreement with the Great Falls Public School District.

Action: Approve Consent Agenda or remove items for further discussion and approve remaining items.

PETITIONS AND COMMUNICATIONS *(Public comment on any matter that is not on the agenda of the meeting and that is within the jurisdiction of the City Commission. Please keep your remarks to a maximum of 5 minutes. When at the podium, state your name and address for the record.)*

16. Miscellaneous reports and announcements.

CITY MANAGER

17. Miscellaneous reports and announcements from the City Manager.

CITY COMMISSION

18. Miscellaneous reports and announcements from the City Commission.

MOTION TO ADJOURN



Item: Public Hearing - Resolution 9945 to adopt the Downtown Master Plan as an attachment to the 2005 City of Great Falls Growth Policy.

From: Brant Birkeland, Planner II

Initiated By: City of Great Falls Planning and Community Development Department

Presented By: Mike Haynes, AICP, Director of Planning and Community Development

Action Requested: City Commission conduct the Public Hearing and adopt Resolution 9945 to adopt the Downtown Master Plan as an attachment to the 2005 City of Great Falls Growth Policy.

Public Hearing:

1. Mayor conducts public hearing, calling three times each for opponents and proponents.
2. Mayor closes public hearing and asks the will of the Commission.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 9945 to adopt the Downtown Master Plan as an attachment to the 2005 City of Great Falls Growth Policy.”

2. Mayor calls for a second, discussion, and calls for the vote.
-

Staff Recommendation: At the conclusion of a public hearing held September 13, 2011, the Planning Advisory Board passed a motion recommending the City Commission approve the request to adopt the Downtown Master Plan as an attachment to the 2005 City of Great Falls Growth Policy. Six citizens who participated in the Master Planning process spoke at the public hearing in support of adopting the Downtown Master Plan. There were no comments in opposition to the Plan.

The City Commission adopted Resolution of Intent 9944 to adopt the Downtown Master Plan as an attachment to the 2005 City of Great Falls Growth Policy at a meeting held on October 4, 2011.

Background: The 2005 City of Great Falls Growth Policy identifies the need to prepare, adopt and implement a Downtown plan. The Growth Policy describes Downtown as a “vital component of the community in need of special attention. A Downtown plan would focus on specific issues to bring people and activity back into the Downtown and strengthen it as the community’s center for commerce, finance, entertainment, and culture.” The Downtown Master Plan (the Plan) has been prepared to fulfill this recommendation.

Staff recommends that the Plan be adopted as an amendment to the 2005 Growth Policy. Montana Code (*Montana Local Planning Enabling Act, Montana Code Annotated, 2009 76-1-601(4(a))*) provides guidance to the content that may be included in a Growth Policy. Specifically, it states that a Growth Policy may “include one or more neighborhood plans,” including a Downtown plan as part of the document. A number of cities across Montana routinely follow this practice, including Billings and Missoula, which have both adopted Downtown Plans as amendments to their respective Growth Policies. As an amendment to the 2005 Growth Policy, City Commission will have the ability to utilize the recommendations, developed through a public planning process, to guide land use decisions and policies.

The Plan has been built on a foundation of extensive community outreach and public participation, with a commitment to transparency and collaboration. Prior to the official kick-off of the planning process, staff issued an open invitation to the public encouraging participation in the process through the local media. Additionally, staff sent personal invitations to Downtown stakeholder groups and organizations, encouraging representation in the process. This initial community outreach has been maintained throughout the planning process and has allowed over 100 community members to participate in the development of the plan. Local media has been utilized as a key source of communicating with the public and providing regular updates and announcements. Throughout the planning process, the Plan has been featured 19 times by KRTV, KFBB or the Great Falls Tribune. Additionally, staff has maintained a website dedicated to posting documents, updates and announcements. The website, www.greatfallsmt.net/downtownplan, is a first of its kind for the City of Great Falls.

The preparation of the Downtown Master Plan officially began with a community open house meeting on August 31, 2010. Since the initial meeting, staff has facilitated a total of 24 Working Group, Steering Committee and open house meetings, all of which have been open to the public. In total, community volunteers have collectively contributed nearly 1,100 hours to the development of the Plan.

The result of this community planning effort is a strategically focused, goal driven “blueprint” for the future growth and development of Downtown. In addition to a comprehensive analysis of the history and current condition of Downtown, the Plan establishes a shared vision for Downtown and a series of recommendations in the form of goals, objectives and strategies that are intended to guide the community toward implementing the shared vision.

The primary goal of the Plan is to facilitate the creation of a Downtown that is active, vibrant, accessible and livable. The Plan focuses on four key Downtown elements including:

1. **Vitality:** Downtown's role as the center of commerce, culture, and community events - year-round, throughout the day and into the night.

2. Livability: the enrichment of the physical, social, and personal well being of Downtown residents, employees, and visitors.
3. Character: the physical elements that create a unique sense of place that distinguishes the Downtown area from other parts of the city.
4. Accessibility: the ability of residents, employees, and visitors to have the option of using multiple modes of transportation to reach Downtown destinations in a safe and efficient manner.

The 82 strategies within the Plan are each designed to make Downtown Great Falls a more desirable place to live, conduct business, recreate and visit. The strategies all seek to create a Downtown that has a balance of amenities, social capital, transportation options, goods and services, cultural, entertainment and educational opportunities. This Plan was not developed with these focus areas in mind, but they became focus areas through an organic process based on citizen input, engagement and dialogue. The goals, objectives and strategies within the Plan address these key components and provide a framework for a vital and thriving Downtown core.

Just as the preparation of the Plan has required extensive collaboration and partnership between the City and Downtown stakeholders and organizations, so will the implementation of the Plan. Staff has taken an initial step to ensure coordination in the implementation process by assigning time frames and identifying potential partners with the capacity and interest to achieve each strategy. The identification of an organization as a potential partner does not commit or obligate the organization, financially or otherwise, to participating in carrying out the strategy. Rather, it formulates an action plan, based on the strengths and resources of the respective Downtown stakeholder groups and organizations, to achieve the vision of Downtown as efficiently as possible.

The Plan offers an option for the establishment of a public/private organization that could facilitate the implementation of the Plan. Specifically, the Plan recommends the development of a Downtown Development Partnership (DDP) and the establishment of a Downtown Tax Increment Financing (TIF) district. This model is based on a partnership, managed by a Board of Directors representing various Downtown stakeholder groups and organizations, whose primary purpose would be to implement the recommendations of the Plan. The development of the DDP would coincide with the establishment of the Downtown TIF district. TIF funds would be used as the primary funding source to implement the Plan. The DDP board would prepare an annual budget and work plan and present the plan to the City Commission. The City Commission would have the final vote in approving the work plan and budget, and would subsequently allocate the TIF funds to the DDP to implement the Plan.

On September 15, 2011 the Montana Association of Planners gave their annual Professional Achievement Award to the City of Great Falls Downtown Master Plan citizen participants and steering committee, the City of Great Falls Staff and Brant Birkeland, project manager, for creation of the Plan.

We ask that the City Commission accept, adopt and embrace the Downtown Master Plan, which reflects the hard work and shared vision of a committed group of stakeholders and citizens in a process that has taken a year to complete. We believe that adoption of this plan, as a component of the City's overall Growth Policy, will lay the foundation for robust future growth and development of Downtown Great Falls.

Concurrences: Representatives from the Neighborhood Councils, the Business Improvement District (BID), and citizens of the City of Great Falls have been involved throughout the development of the Downtown Master Plan.

Fiscal Impact: Adoption of the Plan will have a neutral fiscal impact. Implementation of some of the strategies may require the commitment of enterprise or General Fund dollars in addition to staff time. Expenditures will require subsequent City Commission approval.

Alternatives: If there are justifiable reasons to do so, the City Commission could deny requested action to the extent allowed in City Code and State Statute.

Attachments/Exhibits:

Resolution 9945

Downtown Planning Area Map

City of Great Falls Downtown Master Plan

BID Letter of Support

Cc:

Downtown Master Plan Steering Committee Members without attachments.

RESOLUTION 9945

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, TO ADOPT THE CITY OF GREAT FALLS DOWNTOWN MASTER PLAN AS AN ATTACHMENT TO THE 2005 CITY OF GREAT FALLS GROWTH POLICY.

* * * * *

WHEREAS, Section 76-1-604, MCA, authorizes the City Commission to adopt or revise a growth policy, or any of its parts; and,

WHEREAS, the City Commission adopted the 1970 Great Falls Area Comprehensive Plan in January 1971; and,

WHEREAS, the City Commission adopted the 1981 Great Falls Area Comprehensive Plan in April 1981; and,

WHEREAS, the City Commission adopted the 1999 Great Falls City-County Comprehensive Plan in November 1999; and,

WHEREAS, the 1999 State legislature amended state law to replace the terms “Comprehensive Plan” and “Master Plan” with “Growth Policy”; and,

WHEREAS, the City Commission reviewed the Great Falls City-County Growth Policy in 1999 and adopted the Great Falls City-County Growth Policy update in 2003 and the City of Great Falls Growth Policy update in 2005; and,

WHEREAS, the 2005 City of Great Falls Growth Policy identifies the need to prepare, adopt and implement a Downtown Plan; and,

WHEREAS, Section 76-1-601(2), MCA, states that “the extent to which a growth policy addresses the elements listed in Section 76-1-601(3), MCA, is at the full discretion of the governing body”; and,

WHEREAS, the City of Great Falls City Commission gave authorization to the Planning and Community Development Department to proceed with the creation of the Downtown Master Plan; and,

WHEREAS, after public notice in the Great Falls Tribune, a newspaper of general circulation, on August 28, 2011, the City of Great Falls Planning Advisory Board held a public hearing on September 13, 2011; and,

WHEREAS, the City of Great Falls Planning Advisory Board recommended by a vote of 5-0 that the proposed Downtown Master Plan be approved as an attachment to the 2005 City of Great Falls Growth Policy; and,

WHEREAS, the Great Falls City Commission adopted Resolution 9944 on October 4, 2011, to declare its intention to consider adoption of the Great Falls Downtown Master Plan as an attachment to the 2005 City of Great Falls Growth Policy and set a public hearing on the Plan for Tuesday, October 18, 2011; and,

WHEREAS, after public notices in the Great Falls *Tribune*, a newspaper of general circulation, on October 8, 2011, and having posted notice in three public places within the limits of said City, to wit: on the bulletin boards on the first floor of the Civic Center building, first floor of the Cascade County Courthouse, and at the Great Falls Public Library, the Great Falls City Commission held a public hearing on the Plan on Tuesday, October 18, 2011.

NOW, THEREFORE, BE IT RESOLVED that the City Commission of the City of Great Falls, Montana, hereby adopts this resolution to adopt the City of Great Falls Downtown Master Plan as an attachment to the 2005 City of Great Falls Growth Policy, pursuant to Section 76-1-601, MCA.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on this 18th day October, 2011.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

James W. Santoro, City Attorney

City of Great Falls Downtown Master Plan



Photo Credit: Rion Sanders

Planning & Community
Development Department



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Acknowledgements

This Plan would not have been possible without the cooperative efforts of a number of dedicated citizens, stakeholders, city staff, and elected and appointed officials.

The Downtown Master Plan planning process officially began in August of 2011. Since then, over 100 community members have contributed nearly 1,100 hours toward the preparation of the Plan. City staff facilitated 24 public meetings, as well as routinely met with local service groups and organizations.

Community input and public participation is the foundation of the Downtown Master Plan. Without the citizens of Great Falls ongoing participation and support, this Downtown Master Plan would not have been possible.

City of Great Falls

City Commission

Mayor Michael Winters
Commissioner Bill Bronson
Commissioner Fred Burow

Commissioner Mary Jolley
Commissioner Bob Jones

Great Falls Planning Advisory Board

John Harding, Chairman
Bill Roberts, Vice Chairman
Michael Bates
Martin “Marty” Byrnes
Terry Hilgendorf
Ron Kinder

Cheryl Patton
Thor Swensson
Wyman Taylor

Planning and Community Development Staff

Brant Birkeland
Project Manager, Planner II

Charlie Sheets
Development Review Coordinator

Mike Haynes, AICP
Director

Ellen Sievert
Historic Preservation Officer

Wendy Thomas, AICP
Deputy Director

Phyllis Tryon
Administrative Assistant

Andrew Finch
Senior Transportation Planner

Jana Cooper, RLA
Planner II



Steering Committee Members

Andrew Finch	Joan Redeen	Ryan Smith
Brant Birkeland	Jolene Bach	Sheila Rice
Carol Bronson	Ken Sievert	Steve Malicott
Carolyn Garriott	Mark Willmarth	Sue Ferrin
Ellen Sievert	Mike Haynes	

Working Group Members & Community Contributors

Adriane Martinez	Carol Bronson	Dona Hughes
Al Henry	Carol Lindseth	Donovan Dennis
Alison Fried	Carolyn Garriott	Doug Wicks
Allison Struber	Carroll Blend	Garry Hackett
Audrey Finlayson	Cathy Costakis	Gary Schlaerth
Barbara Murfield	Chelle Feist	George Northcutt
Ben Snipes	Cheryl Crawley	Hayley Leray
Commissioner Bill Bronson	Chris Imhoff	Heather Tracey
Bob Milford	Chris Ward	Holly Capp
Brett Doney	Chuck Fulcher	Ike Kaufman
Brian Barnes	Dave Dobbs	Jean Price
Brian Kaufman	Deb Kottel	Jennifer Reichelt
Cari Yturri	Darrell Beauchamp	Jeremiah Johnson
Carol Bradley	Dixie Boland	Jim Helgeson

Jim Meinert	Mark Sanders	Shelia Rice
Jim Rearden	Marty Basta	Shyla Patera
Joan Redeen	Mary Moe	Spencer Woith
Commissioner Joe Briggs	Matt Kelley	Stacey Schafer
John Harding	Michael Somerfeld	Steve Alley
John Juras	Mike Birkeland	Steve Malicott
John Lawton	Mike Dalton	Sue Ferrin
John Mack	Nate Kluz	Tammy Lacey
Johnny Walker	Pat Galvas	Terrence Gift
Jolene Bach	Patti Cadwell	Terry Thompson
Karen Grove	Patty Rearden	Thomas Schumann
Kathy Mora	Paul Cory	Tim Peterson
Katie Temple	Paul Lloyd-Davies	Todd Humble
Keern Haslem	Penny Paul	Tom Jacobson
Kelly Parks	Peter Jennings	Tom Perdeu
Ken Robison	Phil Kiser	Tony Longin
Ken Sievert	Phil Partaen	Tonya Jorgensen
Kevin Williams	Robert Smith	Traci Hronak
Kim McCleary	Ryan Smith	Trina Knoche
Lillian Sunwall	Sam Boor	Wayne Young
Luke Walawander	Sandra Boham	Wendy Weduim
Lyn Galvas	Scott Mathson	
Magda Roberts	Sharon Virgin	

Executive Summary

Introduction

The Downtown Master Plan (the Plan) provides a strategically focused, goal driven “blueprint” for the future growth and development of Downtown. The plan builds upon the assets and advantages of Downtown as the cultural and civic center of Great Falls, with its historic buildings, parks and open spaces and proximity to the Missouri River. As a center of employment, commerce, shopping, dining and entertainment, and host to numerous community and special events throughout the year, Downtown is uniquely situated to become the heart of Great Falls. The primary goal of the Plan is to facilitate the creation of a Downtown that is more active, vibrant, accessible and livable.

Downtown Great Falls, like downtowns in many cities throughout the United States, has faced its share of challenges over time. Our growing dependence on the automobile and inexpensive and abundant land has led to businesses relocating outside the central core, taking their customers with them. At this time, although Downtown is amenity rich, it lacks the critical mass and diversity of uses needed to sustain a thriving environment.

The City of Great Falls, especially Downtown, is at a pivotal juncture where opportunities for renewal and revitalization have the potential to be realized. This Plan creates a vision and outlines actions, partnerships and timeframes that will facilitate the “re-birth” of a regional destination. The extraordinary outcome of the assiduous efforts of the nearly 100 community members who participated in creating the Plan will benefit generations to come. However dynamic the Plan may be, to influence the future it must become a living document that is thoughtfully considered, continually consulted and perhaps, on occasion amended.

This is not a plan that will sit on the shelf and gather dust. This is a plan that will inform and guide public-private partnerships, public funding decisions, private investment commitments, development plans and existing as well as future programs. As we move forward in turning vision into reality, there will inevitably be some ideas that may never get realized; yet every strategy in this Plan is attainable and therefore has been assigned a time frame and list of prospective partners who can work together to carry the Plan from vision to reality. Implementation of this Plan can only happen with willing and active partners, but with the Plan, there is a road map to get to that destination.

The Planning Process

The Plan was developed around four community Working Groups:

Vitality: Downtown's role as the center of commerce, culture, and community events - year-round, throughout the day and into the night.

Livability: the enrichment of the physical, social, and personal well being of Downtown residents, employees, and visitors.

Character: the physical elements that create a unique sense of place that distinguishes the Downtown area from other parts of the city.

Mobility: the ability of residents, employees, and visitors to have the option of using multiple modes of transportation to reach Downtown destinations in a safe and efficient manner.

The Plan

The result is 82 strategies that each serve to make Downtown Great Falls a more desirable place to live, conduct business, recreate and visit. Enhancements to the built environment and transportation network have a direct correlation to the desirability of a community in terms of economic growth and the sustainment of the population. Businesses and individuals both seek a location that has a balance of amenities, social capital, transportation options, goods and services, and cultural, entertainment and educational opportunities. This Plan was not developed with only these focus areas in mind, but they became the focus areas through an organic process based on citizen input, engagement and dialogue. The goals, objectives and strategies within the Plan address these key components, which reflect a thriving city and ensure the vitality of Great Falls into the future.

We ask that the Planning Advisory Board and the City Commission accept, adopt and embrace the Downtown Master Plan, which reflects the hard work and shared vision of a committed group of stakeholders and citizens in a process that has taken a year to complete. We believe that adoption of this plan, as a component of the City's overall Growth Policy, will lay the foundation for robust future growth and development of Downtown Great Falls.



1. INTRODUCTION

The Downtown Master Plan (the Plan) is the first plan prepared specifically for Downtown Great Falls. Although the Plan is a City-initiated process facilitated by the Planning and Community Development Department, it is the community's vision for Downtown. The Plan is the result of comprehensive community outreach and extensive public participation. The product is a blueprint for growth that will guide public funding and facilities and private development into the future. The Introduction provides information on the planning process, a history of Downtown and recent investments, and provides the framework for the Plan.



- Downtown Vision**
- Planning Process**
- Public Participation**
- Downtown History**





Downtown Quick Facts

Downtown Residents:

- ~ 7,000

Downtown Workforce:

- ~ 8,800

Downtown Area:

- ~1.07 square miles

Neighborhoods:

- Council 7
- Council 8
- Council 9

Downtown Vision

Downtown is the heart and center of Great Falls. Like the Missouri River, it is dynamic, fluid, attractive, and welcoming, connecting our heritage to our future. The River's Edge Trail, historic neighborhoods, and parks and open space support and enhance a unique mix of local shops, restaurants, entertainment and special events that make Downtown the place to be – day and night.

Planning Process

Many citizens contributed to this plan throughout the course of the 12-month process. The Plan has been created for and by Downtown residents, business owners, employees, representatives of various stakeholder groups and organizations, and community members concerned with the future of Downtown.

Plan Organization

In an effort to encourage a comprehensive approach to planning for Downtown, the Plan is organized around four primary plan elements: Livability, Character, Accessibility, and Vitality. Each element consists of a number of topics that impact Downtown. The mix of topics within each plan element resulted in the convergence of a diverse mix of community members and stakeholders from a variety of backgrounds and experiences sharing ideas and visions.

Livability

Livability is the enrichment of the physical, social, and personal well being of Downtown residents, employees, and visitors. A livable Downtown is welcoming to people of all ages and incomes and provides a friendly and safe environment that encourages social interaction.

Character

Character is composed of the physical elements that create a unique sense of place that distinguishes the Downtown area from other parts of the city.

Accessibility

Accessibility refers to the ability of residents, employees, and visitors to have the option of using multiple modes of transportation to reach Downtown destinations in a safe and efficient manner.

Vitality

Vitality refers to Downtown's role as the center of commerce, culture, and com-

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community events - year-round, throughout the day and into the night. A Downtown with vitality has thriving offices, businesses, culture, and events.

Public Participation

The public participation component of the Plan was extensive and far-reaching. An early and continuous commitment to a transparent and inclusive planning process provided the framework for the Plan and provided a forum for community members and stakeholders of all demographics and interests to participate in the development of the Plan. Public participation was structured around three primary components: the Steering Committee, Working Groups and Community Open House meetings. In total, City staff facilitated 24 official meetings and met with numerous community groups and organizations throughout the planning process.

Working Groups

Each of the four elements of the Plan was guided by a dedicated Working Group consisting of 12 to 30 community members and a Planning Staff member. The Working Groups met on a monthly basis to develop the primary content of the Plan. This work included identifying the assets and issues of Downtown, brainstorming “best ideas” for the future, and finally developing the goals, objectives, and strategies that will bridge the gap between Downtown today and the community’s vision for Downtown.

Steering Committee

Each Working Group elected co-chairpersons to represent them on the Plan Steering Committee. Working Group co-chairs were joined on the Steering Committee by a Planning Staff member who worked with each group.

The Steering Committees’ primary role was to ensure coordination among the Working Groups by developing the Downtown Vision Statement, working with Planning Staff to finalize plan goals, objectives, and strategies, and developing an approach to implement the Plan strategies.

Community Open House Meetings

Three Community Open House meetings were held over the course of the planning process. These meetings included a plan kick-off meeting in late August 2010, a follow-up open house meeting in September 2010, and finally an open house meeting to conclude the public participation phase of the Plan in late May 2011. These meetings provided the community with an opportunity to learn



about the Plan, comment on the development of the Plan and provide input on the vision and recommendations contained within the Plan.

Two of the Community Open House meetings featured key-note addresses by national planning experts. The September 2010 open house featured a presentation by Paul Zykofsky, Director of Land Use and Transportation at the Local Government Commission (LGC). Mr. Zykofsky shared with the audience key components of vibrant and thriving downtowns. He also provided a series of examples of communities that have revitalized their downtowns, including before and after images, and examples of the planning processes that these communities have used. Nearly 100 community members were in attendance to hear Mr. Zykofsky speak.



The Community Open House meeting concluding the public participation phase of the Plan in May 2011 featured a presentation by Dan Burden, founder and Executive Director of the Walkable and Livable Communities Institute. Mr. Burden gave an inspiring presentation on innovative best practices that he has helped communities around the country implement to become more healthy, active and vibrant places. Prior to the Community Open House, Mr. Burden led a group of 25 interested City staff, elected officials and community stakeholders, on a “walking audit” of Downtown. On the walking audit, Mr. Burden identified both strengths and weaknesses of the Downtown built environment, and offered suggestions to improve the overall livability of Downtown.

Downtown History



Downtown Great Falls has been shaped by planning since the City was first plotted by Paris Gibson in 1883. Gibson laid out the streets and avenues that make up Downtown Great Falls on an east-west and north-south axis, centered on the 90-foot-wide Central Avenue. The traditional block-grid pattern that defines Downtown today can be attributed to the foresight of Gibson and other early City founders. This configuration, along with the City’s location on the Missouri River, helped to establish Great Falls as a center for transportation, commerce, and manufacturing.



In its earliest days, Downtown served Great Falls and the greater region as the central hub of activity and services. Commercial businesses have lined both sides of Central Avenue and the adjacent streets and avenues since these streets were first constructed. Government offices and services have been located Downtown since its founding. City and County officials eventually built permanent structures, with the construction of the Cascade County Courthouse in 1902 and the

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City of Great Falls Civic Center in 1940. Gibson Park, located in the heart of Downtown and recognized as the crown jewel of the City's extensive park system, has provided residents with a place to congregate and recreate since it was given to the City by the Great Falls Power & Townsite Company in 1891. The City's first neighborhoods, including the Historic Northside Residential District, are located Downtown, within walking distance of these early amenities. This pattern of development continued through the first half of the 20th century as Downtown thrived through World War II.

The decades of the 1950s and 1960s brought with them an increase in automobile ownership and the construction of new highways across the country. This phenomenon led to commercial businesses and services vacating their traditional Downtown locations and relocating near fringe areas with easy highway access.

By the 1970s, Downtown Great Falls, like many downtown areas, was witnessing high vacancy rates and resulting blighted conditions. Realizing the need to address this issue, Downtown stakeholders and City officials teamed up to develop and adopt the 1977 Central Place Revitalization Program. The program covered a geographical area similar to this Plan, stretching west to east from the Missouri River to 10th Street and north to south from Park Drive to 10th Avenue South. The three-part program included a proposed zoning ordinance for the area, a Tax Increment Financing (TIF) based financing plan, and a list of recommendations including land acquisition, building demolition or rehabilitation, and infrastructure improvements. Although adopted by the City Commission, the program had limited success and was never fully implemented.

The 1998 Great Falls City-County Growth Policy identified the need for the City to take an active role in leading a Downtown planning effort. The subsequent 2003 and 2005 updates of the Growth Policy maintained this position and contained a number of specific recommendations for Downtown, including a recommendation to:

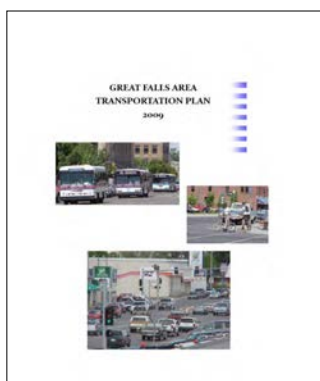
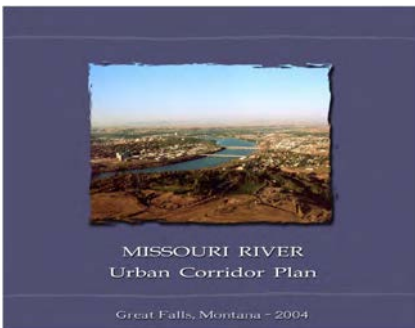
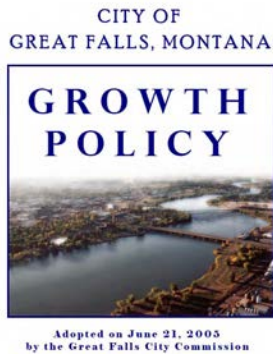
"Prepare, adopt, and implement a Downtown Revitalization Plan. Like the Missouri River corridor, Downtown Great Falls is a vitally important component of the community in need of special attention. A Downtown plan would focus on specific issues to bring people and activity back into the Downtown and strengthen it as the community's center for commerce, finance, entertainment, and culture." The policy suggests addressing a number of issues including:

- Design guidelines for building facades and canopies
- Traffic flow (one-way street pairs)

Previous Plans Consulted

The Plan is not starting from a blank slate - the City of Great Falls has prepared a number of planning documents that were consulted, including:

- Pedestrian and bicyclist safety, accessibility, and circulation
- Parking
- Transit
- Retail base
- Marketing and promotion
- Linkages to Broadwater Bay, Gibson Park, and adjacent neighborhoods
- Residential uses
- Landscape/streetscape design



Recent Downtown Planning Efforts

In recent years, the community has recognized the need for and voiced a desire to take action on Downtown. This desire has led to a number of groups and organizations forming or joining together to work toward Downtown revitalization.

Imagine Downtown

Imagine Downtown was a 2007 visioning effort that focused on identifying a catalytic project intended to accelerate the long-term vision of Downtown Great Falls. Over the course of a year, the 84 participants were organized into committees including housing, loans, and tax incentives. Although a catalytic project did not ultimately materialize, this effort helped create momentum, interest and excitement for this Plan.

Downtown Action Alliance

The Downtown Action Alliance is a group composed of representatives from 17 different organizations with an interest in Downtown. The Alliance mission is to "capitalize on our collective resources to create a vibrant Downtown through good communication and collaborative actions." The Alliance continues to meet on a monthly basis and has begun the process of identifying select projects to support to foster action Downtown.

International Economic Development Council

In 2009, through an application from the Great Falls Weed & Seed Program, the International Economic Development Council (IEDC) provided the City with a team of professionals to identify revitalization strategies to improve Downtown. Through a series of interviews, meetings, and a site visit, the IEDC team produced a report outlining recommendations for successful Downtown revitalization. The recommendations focused on the following primary areas: adopt a focused approach to Downtown; make Downtown the place to be; identify target audience

and develop strategies to attract them to Downtown; and, begin restoring Downtown as the heart of the city. The IEDC recommendations are shown in the sidebar to the right.

Recent Downtown Investment

Although the City has not prepared a plan specifically for Downtown, the City, other public entities, private investors, and partnerships between these public entities and private parties have invested in and made improvements to Downtown since the adoption of the Central Place Revitalization Program in the late 1970s. Recent public and private Downtown investments are documented in Figure 1 on the following page.

IEDC Recommendations:

High Priority:

- Identify a lead agency / champion to lead Downtown revitalization efforts
- Conduct a parking pilot program
- Expand the partnership between Downtown Great Falls Assoc. and the Business Improvement District
- Promote and market Downtown amenities and Downtown living
- Place marketing materials in hotels and other sites
- Attract more people to Downtown with events
- Address safety concerns / perception of safety
- Share plans and resources to address issues in Downtown
- Engage youth in revitalization efforts
- Improve aesthetics in Downtown
- Aggressively pursue saving the Public Drug Building
- Restore one-way streets to two-way
- Develop and implement a parking plan
- Define and promote connections to the river

Lower Priority

- Recruit a wi-fi coffee shop
- Explore the opportunity of a major regional draw
- Align incentives to revitalization plan



Figure 1. Recent Downtown Public/Private Investment

Transportation & Parking	Commercial / Office	Recreation	Urban Design	Institutional
City of Great Falls South Parking Garage	Cropgrowers Building rehabilitation	Gibson Park Playground Equipment installation	Central Ave streetscape	Vinegar Jones Cabin Rehab
1st Ave S and Park Dr S parking lot	Milwaukee Depot rehab	Gibson Park Duck Pond rehab	1st Ave S streetscape	Civic Center rehab
1st / 2nd Ave S reconstruction	Credit Union rehab	Gibson Park Walking Trail	1st Ave N streetscape	Whittier/ Margaret Parks rehab
1st/2nd Ave N reconstruction	Johnson Hotel Condo rehab	River's Edge Trail	5th St S streetscape	Paris Gibson Square establishment/rehab
14th /15th St reconstruction	Great Falls Gas Co rehab	Electric City Water Park	Downtown trash containers	The History Museum establishment/rehab
9th Street reconstruction	Montana Building Condo and Commercial rehab	Elks Riverside Park tennis courts	Library Plaza/ Fountain	C.M. Russell Studio restoration
River Drive/1st Ave N intersection realignment		Riverside Rail Yard Skate Park	Lady Liberty restoration	C.M. Russell Museum expansion
Civic Center overflow parking lots		Conversion of vacant DeMolay Building to Community Recreation Center	Davidson Plaza/3rd St Plaza	City/County Health Building
Construction of 3rd Ave S from 2nd St to River Drive			Rocky Mountain Building public art project	Children's Museum establishment /rehab
Great Falls Transit District transfer center				Rainbow Senior Living rehab
				Park Manor rehab



2. DOWNTOWN CONTEXT

Downtown is the City's melting pot. It houses a diverse population of all ages and incomes, a dynamic workforce and a mix of land uses, zoning districts, historic resources, institutional boundaries and transportation networks. These factors, among others, contribute to the current conditions of Downtown today. The Downtown Context provides a snapshot of the current conditions of Downtown.

Downtown Planning Area & Current Conditions



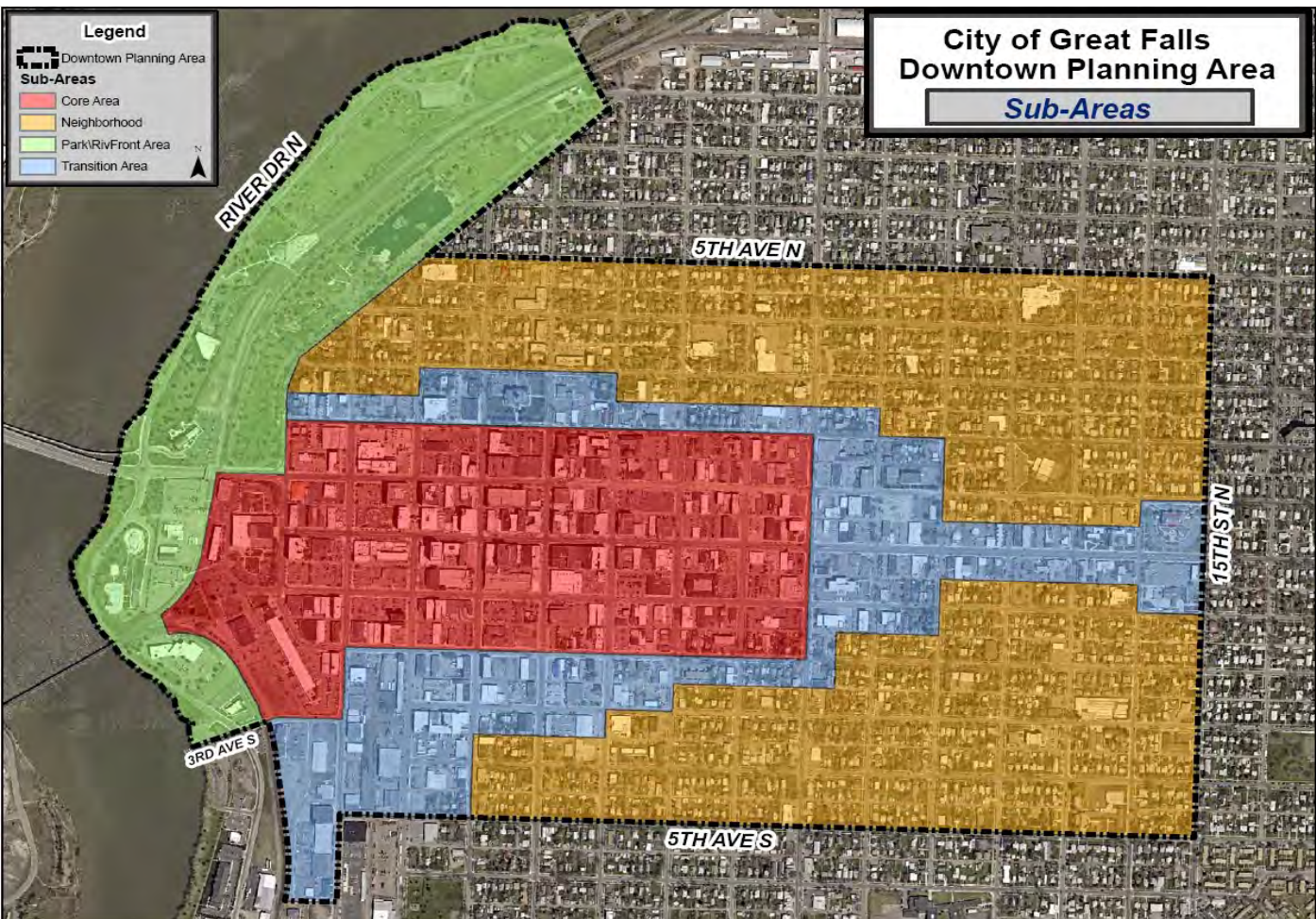
Downtown Planning Area

Downtown lies within the boundaries displayed in Exhibit A below. The area covers 687.4 acres (1.07 sq. mi.) of the original townsite of Great Falls. Streets define the northern (5th Avenue North), southern (5th Avenue South), and eastern (15th Street) boundaries, while the Missouri River forms the western boundary.

Sub-areas

Contained within Downtown are four smaller sub-areas. The four sub-areas each have a unique identity based primarily on their respective locations and land use characteristics. While it may be useful and appropriate to address the topics contained within the Plan according to sub-areas, the primary purpose of these sub-areas is to facilitate the use of common terminology when referring to different geographical locations within the Downtown Planning Area. The four sub-areas are the Core, Transition, Neighborhood and Park and Riverfront Sub-areas.

Exhibit A: Downtown Planning Area



Chapter 2

Core Sub-area

The Core sub-area contains the historic commercial heart of Downtown – Central Avenue and its parallel business arterial streets – and is the economic, cultural, and civic center of Great Falls. The Core is characterized by multi-story buildings primarily containing commercial, office, and retail land uses, as well as multiple surface parking lots and structures and institutional facilities. A limited number of residential structures are located in the Downtown Core, and those are typically multi-family. This Core is bisected by Central Avenue, and is surrounded by the Transition and Park and Riverfront Areas.

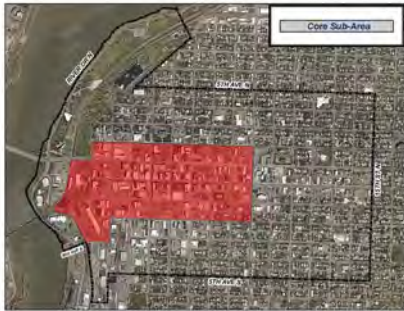
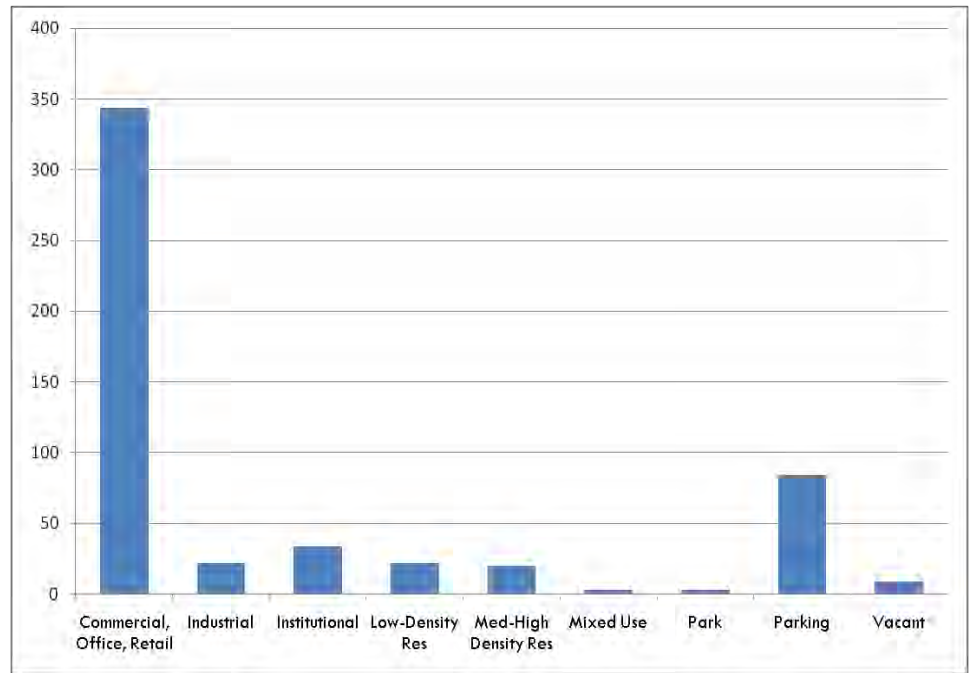


Figure 2: Core Sub-area Land Use by Parcel



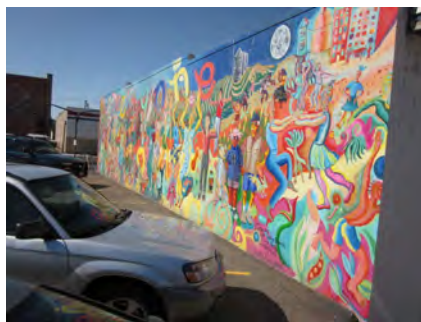
Office Land Uses



Transit Center



Public Art



Street Level Commercial

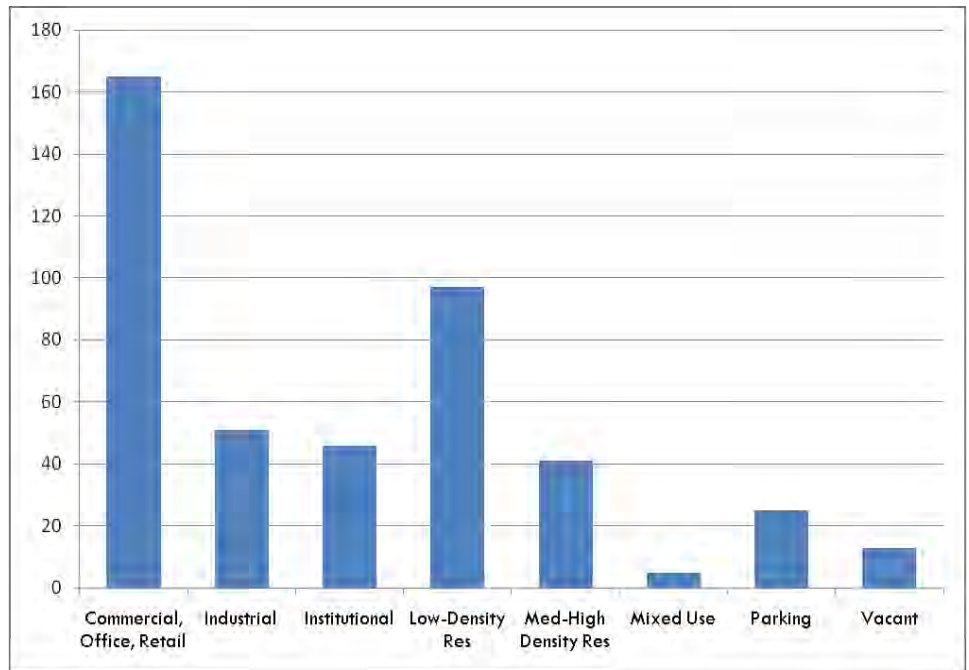


Transition Sub-area

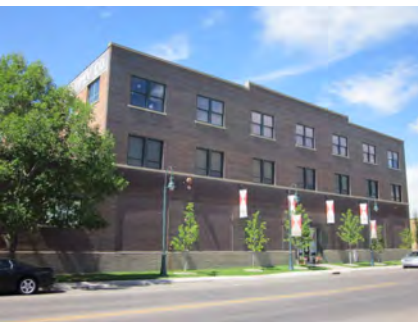
The Transition sub-area is a vital part of Downtown Great Falls - where land uses gradually shift from the primarily non-residential Core to the primarily residential Neighborhood sub-area. Approximately two-thirds of the parcels in the Transition sub-area are dedicated to non-residential land uses, including a concentration of industrial land uses in the southwest corner of Downtown. Other non-residential uses include a relatively even mixture of retail, office and service uses. The remaining one-third of the parcels is divided between low density and medium-high density residential units.



Figure 3: Transition Sub-area Land Use by Parcel



The History Museum



Med-High Density Housing



Great Falls Public Library Plaza



Commercial Facility



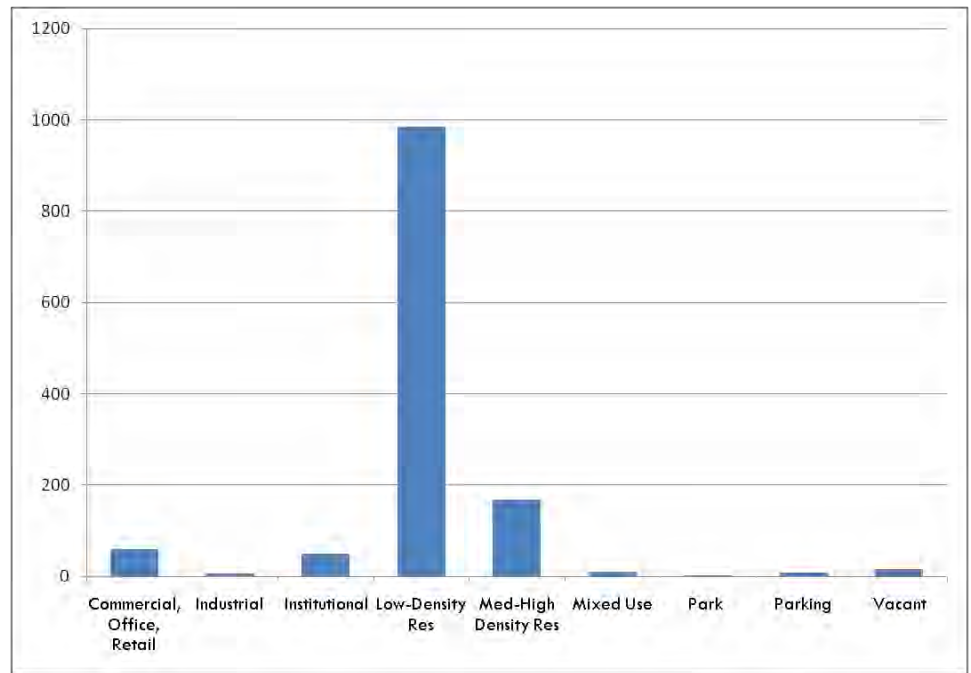
Chapter 2

Neighborhood Sub-area

The Neighborhood sub-area makes up the northern, eastern, and southern periphery areas of Downtown Great Falls. As the name suggests, the majority of parcels in the Neighborhood sub-area are dedicated to residential land uses – consisting of both single family and multiple family units. This area is home to the City’s original neighborhoods and includes the homes of many of Great Falls’ earliest families. The occasional non-residential parcels are primarily dedicated to institutional, educational, commercial, office, and retail land uses.



Figure 4: Neighborhood Sub-area Land Use by Parcel



C.M. Russell Museum Complex



Homes on the National Registry



Traditional Neighborhoods



Med-High Density Residential

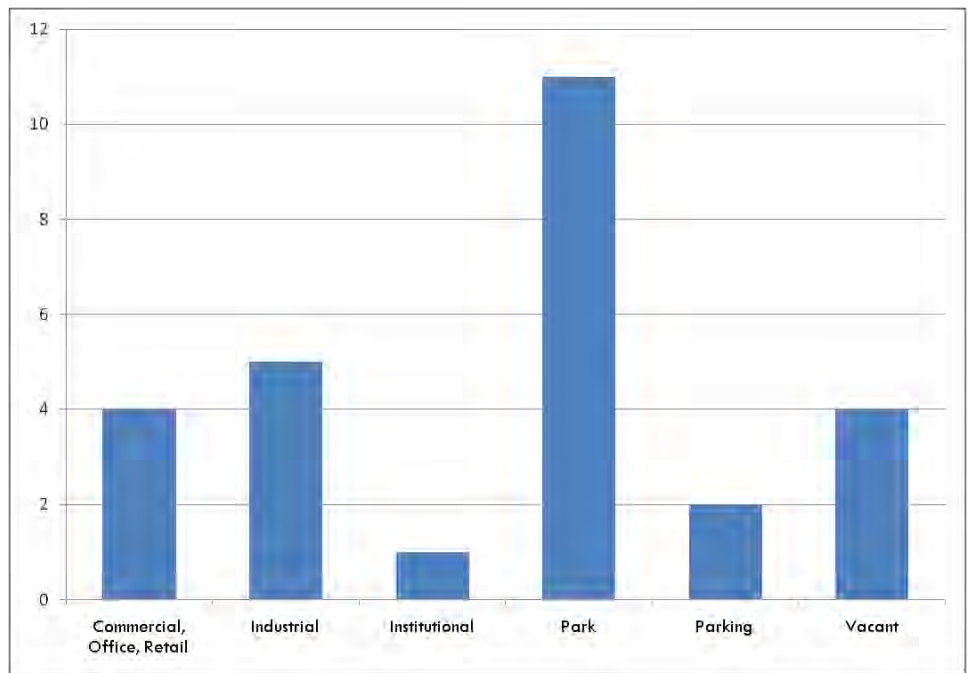


Park and Riverfront Sub-area

The Park and Riverfront sub-area contains nearly all of Downtown’s parks including: Gibson Park, Elk’s Riverside Park, and the park areas around Mitchell Pool. The Rivers Edge Trail, the City’s award-winning pedestrian and bike trail, passes through the Park and Riverfront sub-area, connecting this area with many destinations throughout Great Falls and beyond. In addition to open space, recreation facilities and trails, the Park and Riverfront sub-area contains a small amount of commercial, office, and retail land uses and is bisected or bordered by the railroad.



Figure 5: Park and Riverfront Sub-area Land Use by Parcel



Elks Riverside Park



Office Land Use



Gibson Park and Pond



River's Edge Trail



Chapter 2

Figure 6: Downtown Employment

Industry	Number	%
Finance and Insurance	1596	18.30%
Public Administration	1112	12.70%
Professional, Scientific, and Technical Services	934	10.70%
Health Care and Social Assistance	810	9.30%
Accommodation and Food Services	684	7.80%
Retail Trade	566	6.5
Other Services (except Public Administration)	529	6.10%
Admin. & Support and Waste Mgmt. and Remediation Services	427	4.90%
Information	363	4.20%
Transportation and Warehousing	354	4.10%
Wholesale Trade	275	3.10%
Manufacturing	210	2.40%
Educational Services	191	2.20%
Arts, Entertainment, and Recreation	187	2.10%
Construction	139	1.60%
Real Estate and Rental and Leasing	130	1.50%
Mining	106	1.20%
Utilities	64	0.70%
Agriculture, Forestry, Fishing and Hunting	40	0.50%
Unclassified	23	0.30%
Total	8739	100%

Downtown Employment

Downtown Great Falls employs nearly 9,000 workers. Local employment data, provided to the City by the Montana Department of Transportation, show that Finance and Insurance, Public Administration, and Professional, Scientific, and Technical Services are the primary sources of jobs Downtown.

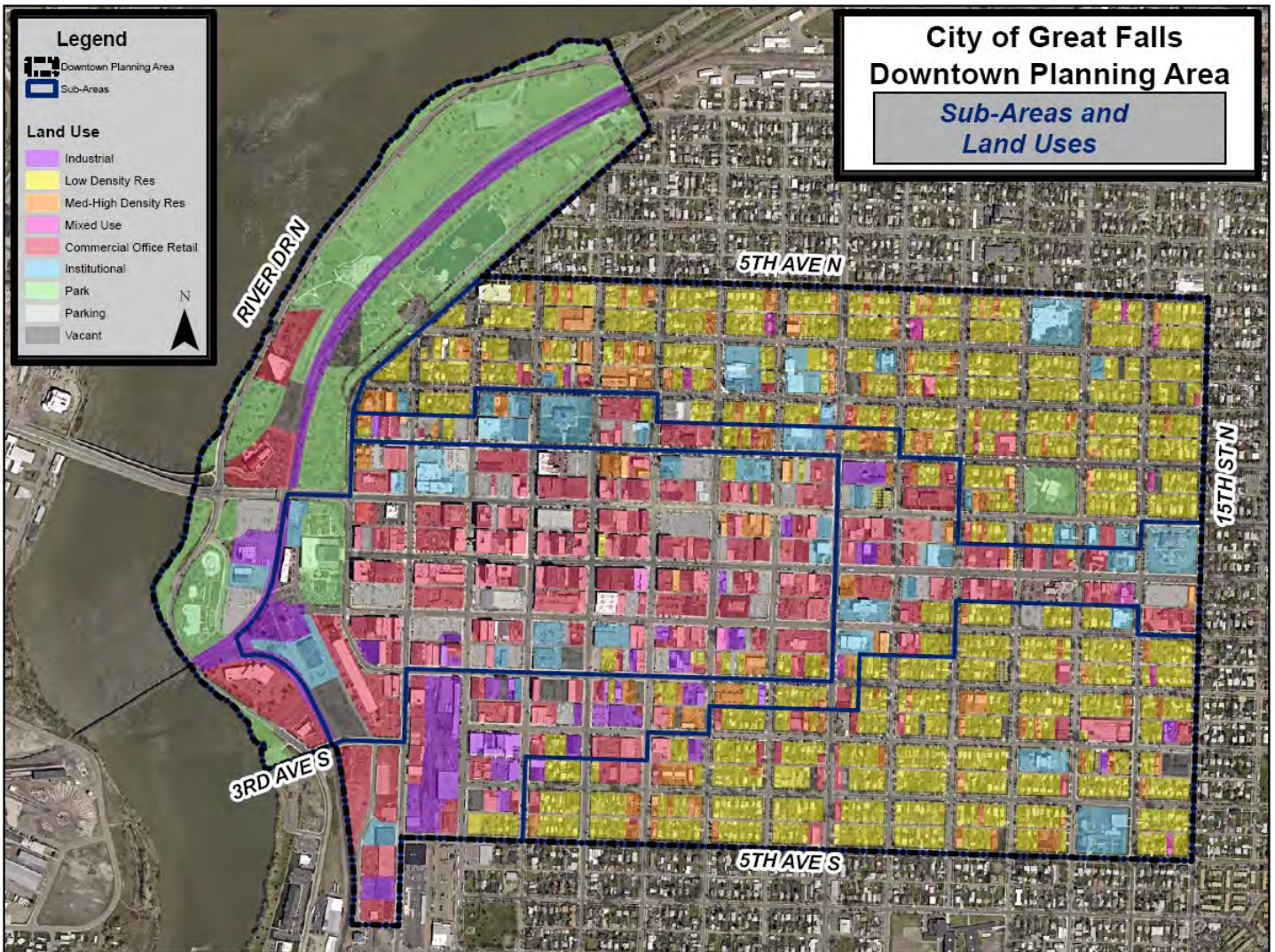
Large Downtown employers include: NEW Corporation - which accounts for approximately 650 jobs Downtown - Cascade County, Davidson Companies, the United States Postal Service, J.C.C.S. Certified Public Accountants and the City of Great Falls, to name a few.

Although the industries listed above contribute the most employees to the Downtown workforce, locally owned retail shops, restaurants, and service providers play a major role in shaping the employment picture of Downtown.

Land Use

Land uses in Downtown Great Falls are generally characterized by commercial, office, and retail uses in the Core sub-area, transitioning outward to primarily residential land uses in the Neighborhood sub-area. Between these two sub-areas is a general mix of parks, industrial, institutional, and parking facilities as well as many of the City's cultural, civic, and historical resources. Downtown provides a wide array of land uses in a relatively small, concentrated area in the geographic center of Great Falls.

EXHIBIT B: Downtown Land Use

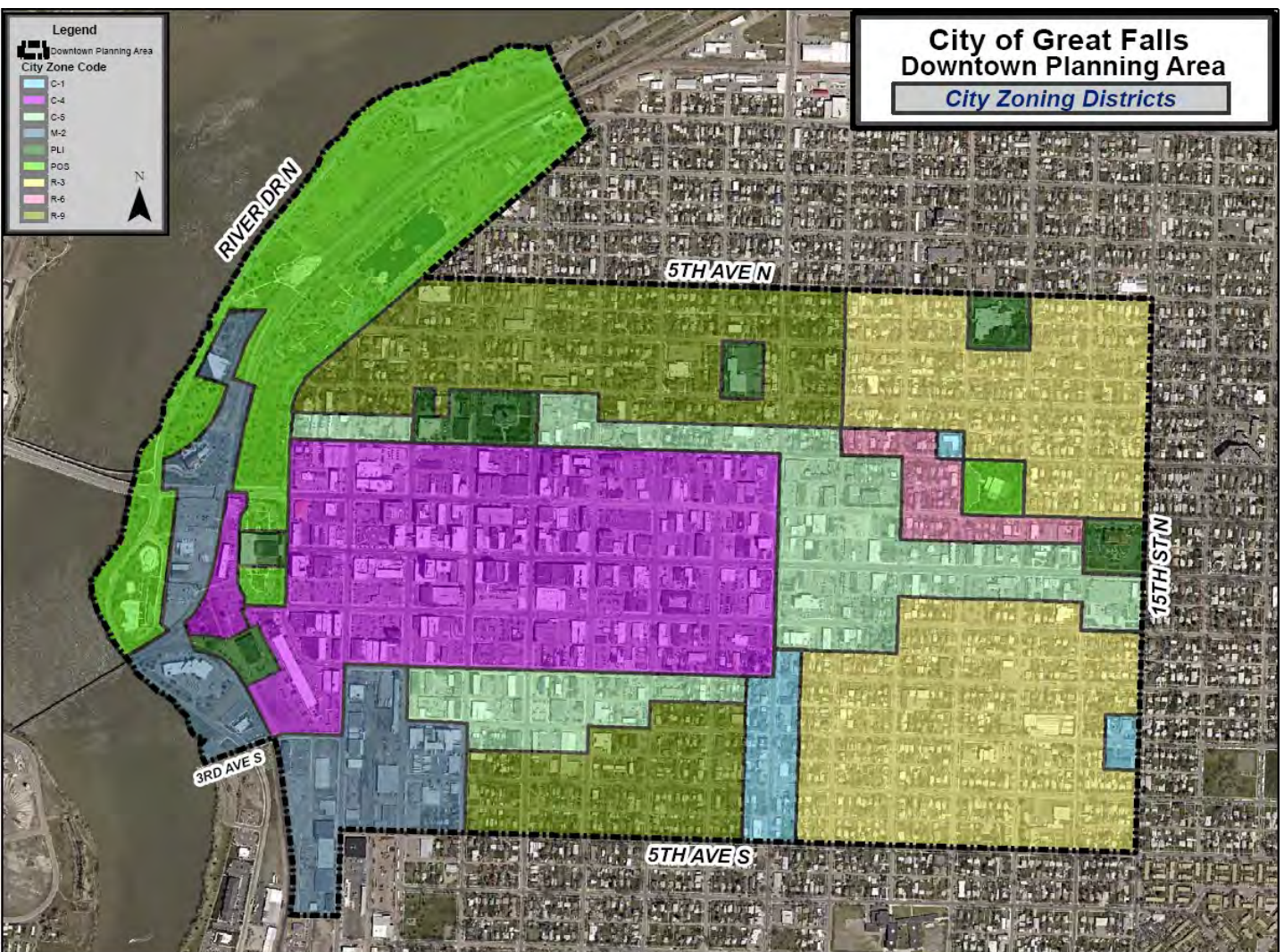


Chapter 2

Zoning

Great Falls has 19 zoning districts, nine of which are found Downtown. Commercial zoning districts Downtown include the C-1, C-4, and C-5 districts. Residential zoning districts include the R-3, R-6, and R-9 districts. Downtown is also home to the M-2 mixed use district, the POS parks and open space district, and the PLI public lands and institutional district. For a full description of zoning districts Downtown see Figure 9 in Appendix.

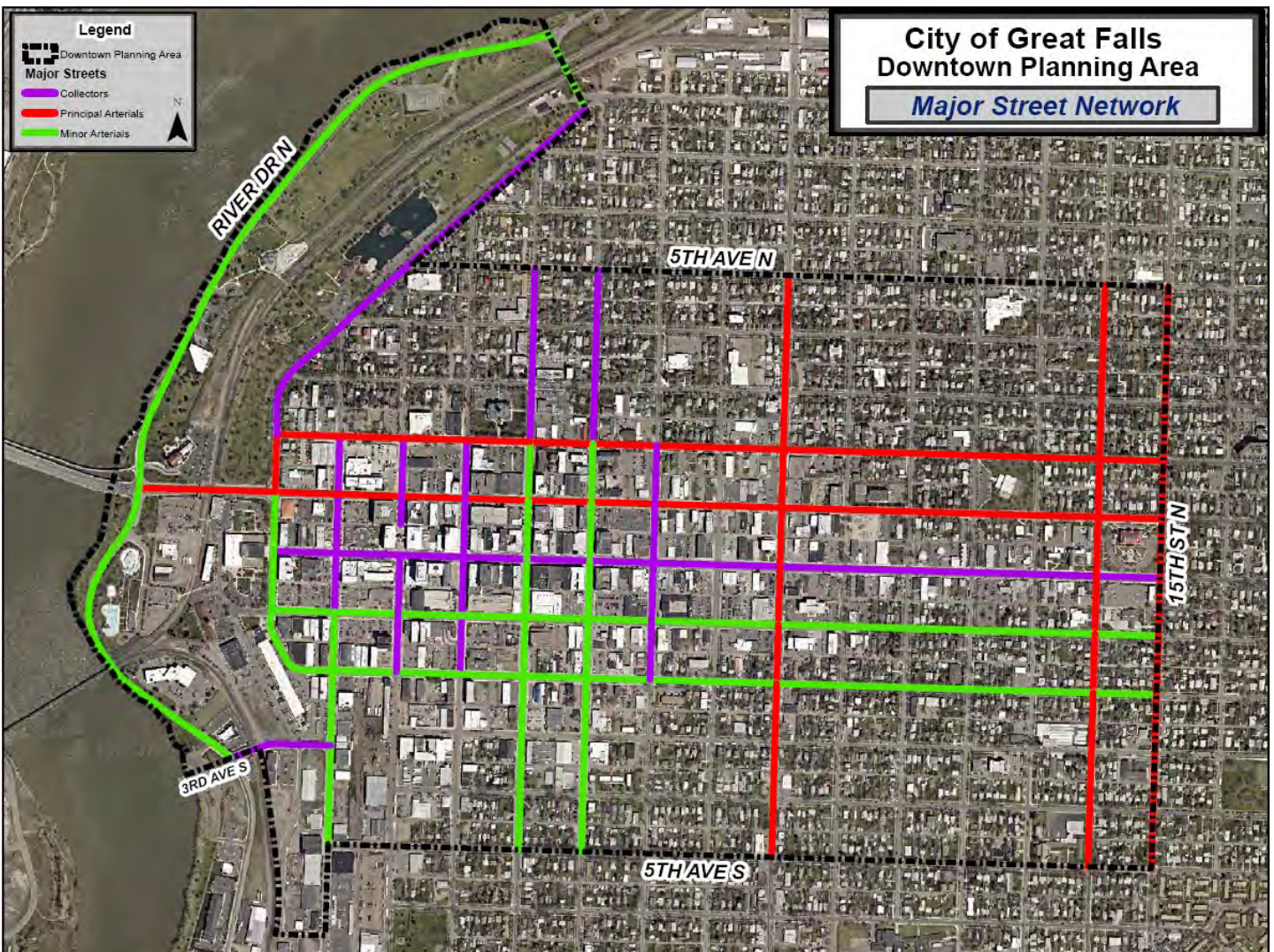
EXHIBIT C: Downtown Zoning



Street Network

Streets in the City of Great Falls are defined in the 2009 Great Falls Area Transportation Plan based on purpose, capacity and speed. The map below identifies the arterial (principal and minor) and collector streets found Downtown. These streets provide the primary means of moving automobile traffic into and through Downtown. The remaining streets are local streets, providing low-speed access to and from neighborhoods

EXHIBIT D: Downtown Street Network

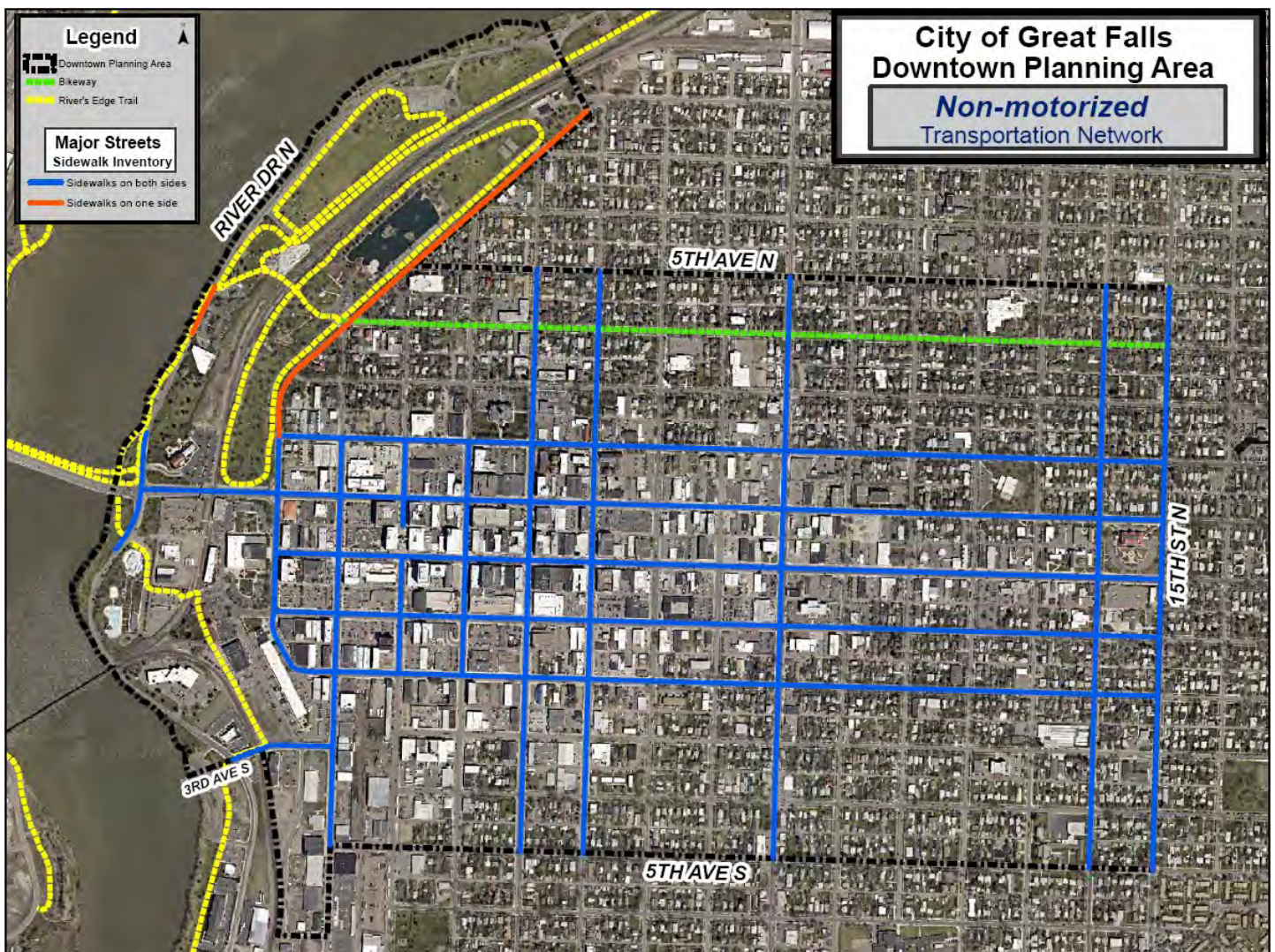


Chapter 2

Non-Motorized Transportation Network

The nationally acclaimed River's Edge Trail - a 40 mile mixed use trail system - links many of the City's parks and destinations, and provides commuting and recreational opportunities for residents throughout the City. The trail is a primary component of Downtown's non-motorized transportation network, providing access to and from Downtown without reliance on the private automobile. When walking Downtown, residents, employees, and visitors are provided sidewalks on both sides of most streets. Additionally, the 4th Avenue North bike route provides an east/west link from the River's Edge Trail through Downtown to other neighborhoods and destinations.

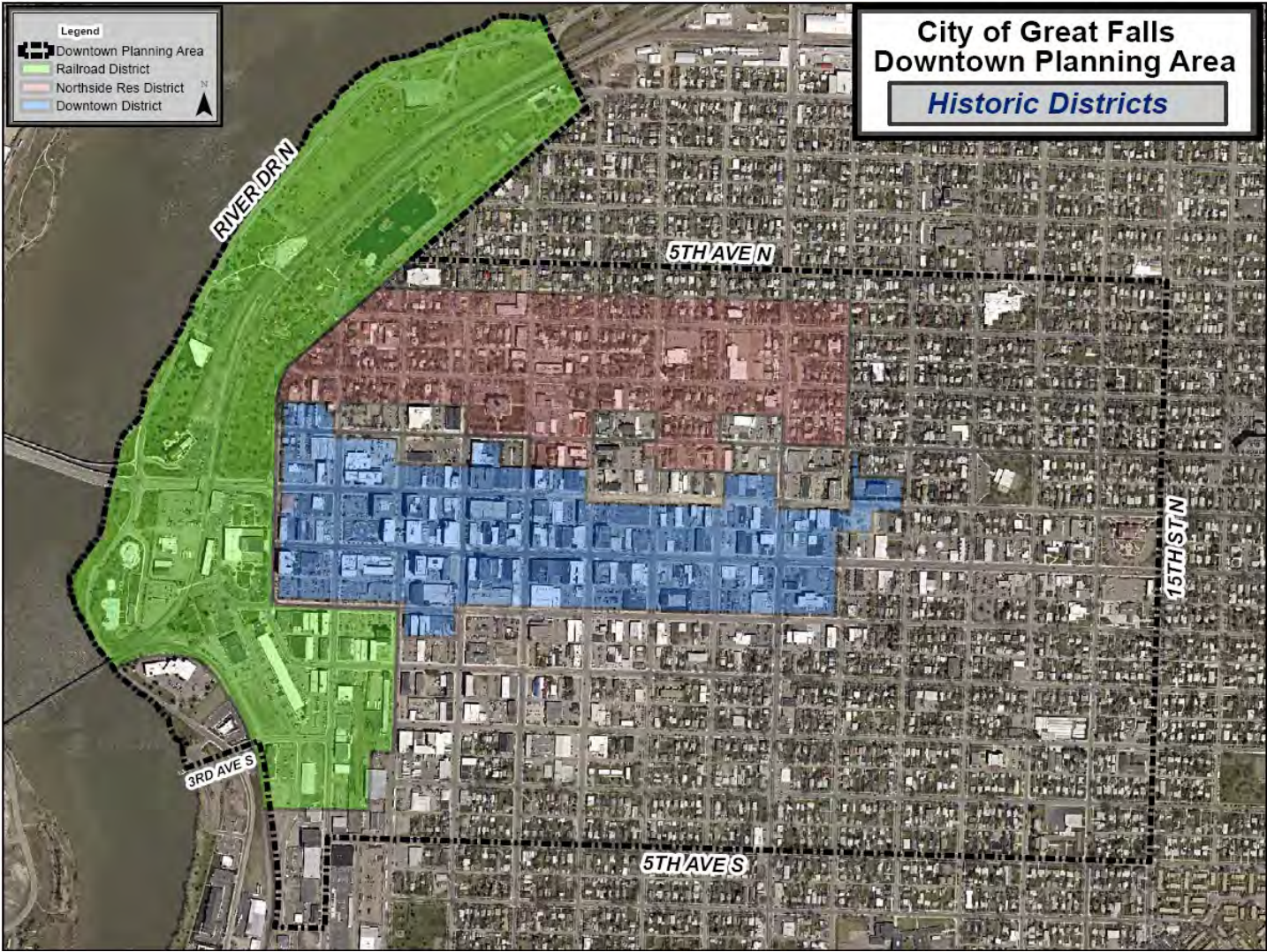
EXHIBIT E: Downtown Non-motorized Transportation Network



Historic Resources

Downtown is home to three of the City's Historic Districts recognized by the National Register of Historic Places, the Nation's honor roll of properties considered worthy of preservation. The Central Business, Northside Residential and Railroad Historic Districts contain 411 properties that contribute to the history of Great Falls. Within the Plan boundary, Paris Gibson Square is listed individually on the National Register and the C.M. Russell Studio and Residence are listed as National Historic Landmarks. These properties preserve and enhance the character, culture, and heritage valued by the citizens of Great Falls.

EXHIBIT F: Downtown Historic Resources

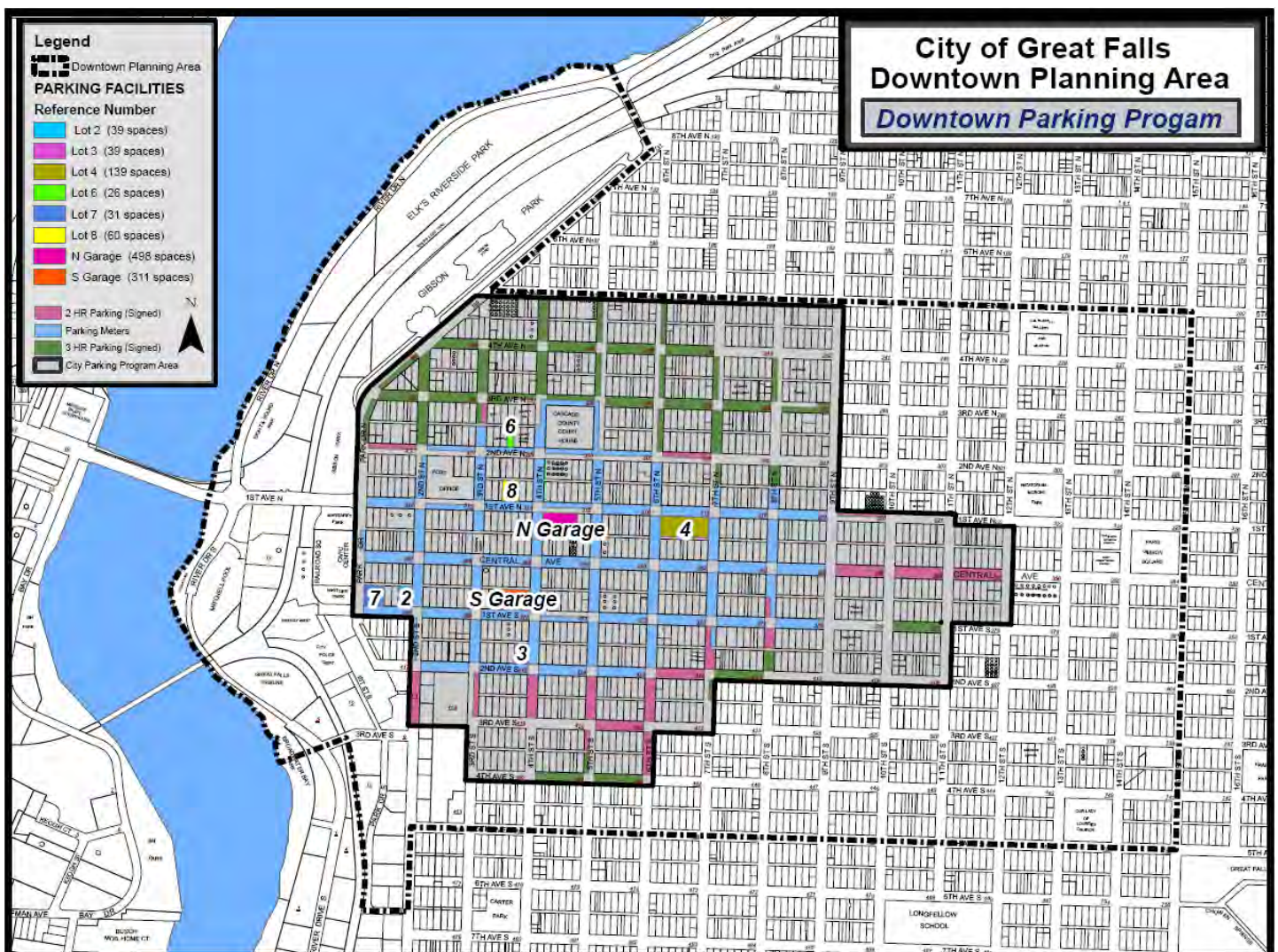


Chapter 2

Parking

Downtown offers an abundance of parking options through public and private parking facilities. The City of Great Falls administers the Downtown Parking District which covers 62 blocks throughout Downtown. The City inventory includes 809 spaces within two parking structures, 334 spaces in six surface lots and approximately 1,100 metered spaces located throughout the parking district. To ensure the availability of parking for residents who live within the Downtown Parking District, on-street parking in predominantly residential areas is restricted to two or three hours, except for residents with a residential permit. Private surface and structured parking is provided as ancillary uses to existing commercial, residential uses and is often leased on a daily or monthly basis. Finally, outside of the private lots and the Downtown Parking District, on-street parking is available for use free of charge.

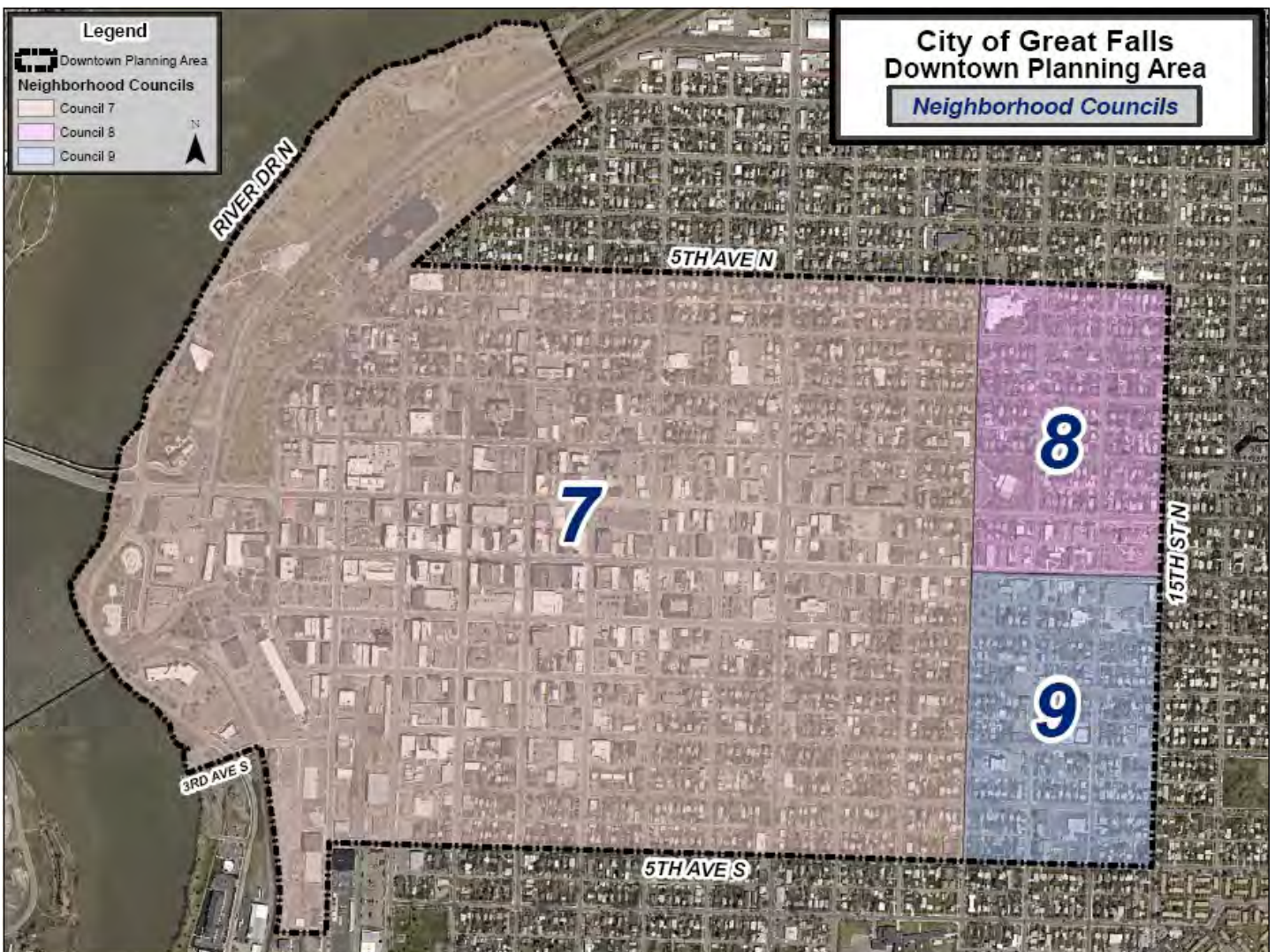
EXHIBIT G: Downtown Parking



Neighborhood Councils

Neighborhood Councils provide a means for the citizens of Great Falls to participate in local government through formal organization at the neighborhood level. Councils address neighborhood issues and provide input to the City Commission and City staff on various issues. The majority of Downtown is within the boundary of Neighborhood Council Seven, but also included in Downtown are small portions of both Neighborhood Councils Eight and Nine.

EXHIBIT H: Downtown Neighborhood Councils





3. IMPLEMENTATION PLAN

The Implementation Plan is composed of the goals, objectives, and strategies that put the Plan to work. The Implementation Plan is intended to bridge the gap between Downtown today and the Downtown that is envisioned in the future. This framework was developed from community input obtained through Downtown Working Groups between the fall of 2010 and the spring of 2011.

Goal Overview

Goal 1: Connected Downtown

Goal 2: Flourishing Downtown

Goal 3: Downtown Destination

Goal 4: Downtown Living

Goal 5: Downtown Aesthetics

Implementation Table

Conclusion

Goal Overview

1. Connected Downtown

Overview:

A transportation and circulation system that provides users with a variety of modes and a diversity in choices is fundamental to the future success of Downtown and will enhance Downtown's value as a place to live, work, shop and recreate.

Quality infrastructure for walking, biking, driving and transit provides choice in terms of the safest, healthiest, most-efficient and less-expensive route to reach Downtown's various amenities and destinations.

Downtown's existing infrastructure - the traditional street grid, the presence of sidewalks and the River's Edge Trail - provide a solid foundation to build a connected transportation and circulation system Downtown.

2. Flourishing Downtown

Overview:

A flourishing Downtown is a key indicator of the overall economic health of Great Falls and plays a primary role in shaping the general perception and image of the City. By strengthening the existing business community and incentivizing new investment, Downtown has the potential to evolve into a flourishing place that enhances the image of the City and the region.

3. Downtown Destination:

Overview:

Downtown has historically served as the City's center for entertainment, culture, shopping and dining. A diverse mix of retail shops, restaurants and cultural and entertainment facilities continue to serve as the core around which additional attractions can locate.

Plan participants have identified a small-scale entertainment venue, restaurants open in the evening and a local brew pub as destinations that would draw people Downtown. By supporting existing business and actively pursuing new uses, Downtown can once again become the regional destination.

4. Downtown Living

Overview:

A strong residential component is vital to the long term health and vitality of Downtown. Great Falls' first neighborhoods were located Downtown and provided our earliest residents with quality housing in the City's core.

Today quality housing within close proximity to Downtown's concentrated mix of retail, services and restaurants provides residents with the opportunity to bike or walk to meet their daily needs and carry out other activities. This lifestyle is attractive to people of all ages and incomes and facilitates a vibrant Downtown environment.

5. Downtown Aesthetics

Overview:

Great Falls has a strong historic base and the clear center of this base is Downtown. Downtown's buildings, streetscapes, parks, and the Missouri River play a primary role in articulating the rich culture and heritage of the City, and are a source of pride for the community.

Not only does the quality and character of Downtown's built environment enhance the value of the area, it also serves as a catalyst to retaining existing and attracting new residents and businesses. Additionally, this environment is a welcoming place for community members and guests to shop, relax and recreate.

The unique aesthetics of Downtown are an asset that should be preserved, enhanced and celebrated to propel Downtown toward a vibrant and sustainable future.

Goal 1. Connected Downtown

Enhance Downtown's transportation and circulation system to connect and integrate Downtown's amenities and destinations by multiple modes of transportation.

Objective 1: Improve pedestrian connectivity and safety Downtown.

Strategies

- a. Ensure streetscape improvements are designed to enhance pedestrian safety and pleasure by providing sufficient space for pedestrian needs and uses.
- b. Develop public/private partnerships to ensure Downtown is safe, clean and accessible for all users.
- c. Identify, prioritize and correct accessibility barriers to sidewalks, curbs, pedestrian signals and other pedestrian facilities.

Objective 2: Develop a comprehensive Downtown bicycle network to connect into a city-wide system.

Strategies

- a. Prepare a complete streets policy to guide roadway construction and rehabilitation.
See Exhibit I for a Closer Look: Complete Streets
- b. Update the bikeway chapter of the Long Range Transportation Plan, including prioritization of improvements and routes for implementation.
- c. Improve and expand bicycle connections to the River's Edge Trail through signage and routes.
- d. Ensure that bike routes link and connect neighborhoods, employment centers, amenities and destinations.
- e. Develop public education and marketing programs to maximize the use of the bicycle network.

Objective 3: Reduce or eliminate Downtown one-ways.

Strategies

- a. Effectively communicate the costs and benefits of one-way conversions to all stakeholders.
See Exhibit J for a Closer Look: One-way Conversions
- b. Prepare a one-way conversion plan to help facilitate an environment that is pedestrian and retail friendly, improves local circulation, and increase access to Downtown businesses.
- c. Develop roadway and streetscape design standards to further the intended benefits of one-way conversions for all users.

Objective 4: Improve connectivity to the Missouri River, River's Edge Trail, and Gibson Park for bicycles and pedestrians.

Strategies

- a. Improve the attractiveness and enhance the visibility of railroad crossings and underpass tunnels that connect

Chapter 3

Exhibit I: A Closer Look: Complete Streets



Photos 1 & 2 Courtesy of EPA Smart Growth

What are complete streets?

Complete streets are streets that are designed and operated to enable safe and convenient access for users of all modes of travel including: pedestrians, bicyclists, motorists and public transportation riders. There is no singular design for complete streets - each design is unique and responds to its community context with the goal of increasing safety and accessibility.

How do we create complete streets in Great Falls?

The first step in creating complete streets is to adopt an ordinance, resolution or policy directing transportation planners and engineers to design streets with all users in mind. An ideal complete streets policy includes:

- A vision for how and why the community wants to complete its streets.
- Specifies that 'all users' includes pedestrians, bicyclists and transit passengers of all ages and abilities, as well as trucks, buses and automobiles.
- Is adoptable by all agencies to cover all roads.
- Applies to both new and retrofit projects, including design, planning, maintenance, and operations, for the entire right of way.
- Makes any exceptions specific and sets a clear procedure that requires high-level approval of exceptions.
- Directs the use of the latest and best design criteria and guidelines while recognizing the need for flexibility in balancing user needs.
- Directs that complete streets solutions will complement the context of the community.
- Establishes performance standards with measurable outcomes.
- Includes specific next steps for implementation of the policy.

Exhibit J: A Closer Look: One-way Conversion

Downtown is a destination that should be traveled to and not simply bypassed. Currently, the Downtown one-ways are designed to move people through Downtown, rather than to and within Downtown. Reducing or eliminating one-ways can help Downtown achieve a healthy balance of safety, access, convenience and connectivity.

A successful conversion of one-way streets to two-way streets will require an analysis of the costs and benefits of the conversion to all users and an extensive public participation and citizen outreach and education process. The conversion has the potential to provide the community with a number of benefits including:

- Traffic moves to and through Downtown at comfortable and moderate speeds.
- Alternative on-street parking arrangements can be considered.
- Streetscape amenities such as trees, benches, planters and public art can be incorporated.
- Motorists are more likely to make random stops at Downtown shops, restaurants and destinations.
- Increased visibility for and multi-directional access to businesses.
- Reduced out-of-direction travel for drivers with multiple Downtown destinations.



The series of images above display a simulated conversion of 1st Avenue South from its current configuration as a three lane one-way street, to a two lane two-way street with bike lanes and streetscape features - now a complete street.

Chapter 3

Downtown to the Missouri River, River's Edge Trail and Gibson Park.

- b. Identify locations and create design options for an additional separated grade bike and pedestrian crossing of railroad tracks.
- c. Utilize signage, pathways and striping to provide pedestrians and bicyclists with safe and efficient connections between Downtown and the surrounding neighborhoods.

Objective 5: Develop a comprehensive Downtown wayfinding system.

Strategies

- a. Pursue funding options to hire a design professional to work with the community to develop a comprehensive wayfinding program.
- b. Incorporate a series of named or themed pathways that connect Downtown amenities and destinations.
- c. Supplement proposed wayfinding program with printed maps and brochures, digital and audio tours and websites and apps to guide visitors throughout Downtown.

Objective 6: Optimize Downtown parking for all stakeholders.

Strategies

- a. Conduct a comprehensive parking study to guide Downtown parking program.
- b. Improve bicycle parking facilities Downtown.

Objective 7: Expand the use of public transit Downtown.

Strategies

- a. Promote the use of transit for Downtown specific events.
- b. Encourage expanded partnership between the Great Falls Transit District and Great Falls Public Schools to promote transit usage to reach Downtown events and activities.
- c. Encourage Downtown businesses to work with the Great Falls Transit District to provide subsidized bus passes for employees as an alternative to Downtown parking.

Goal 2: Flourishing Downtown

(Re)Create a diverse and Flourishing Downtown by strengthening the existing business environment and attracting new private and public investment.

Objective 1: Identify and support an organization to lead and champion Downtown revitalization.

Strategies

- a. Establish a formal Downtown Development Partnership within the City of Great Falls, in partnership with public and private entities, to foster new development and redevelopment Downtown and implement the goals, objectives and strategies identified in the Plan.

See Exhibit K for a Closer Look: Downtown Development Partnerships

- b. Establish a Downtown Tax Increment Financing District (TIFD) to fund Downtown projects, improvements and organizational changes.

See Exhibit L for a Closer Look: Tax Increment Financing

- c. Update zoning and land use regulations to support recommendations of the Plan.

Objective 2: Improve the public realm to provide a safe, attractive and welcoming environment.

Strategies

- a. Encourage a partnership between Downtown organizations and stakeholders and the City Police Department to ensure a clean and safe environment.
- b. Establish a volunteer based Downtown clean-up day and/or program.
- c. Increase street level vitality by encouraging the active use of ground floor space in the Downtown core.

Objective 3: Identify and attract high paying employers and jobs to Downtown.

Strategies

- a. Develop a comprehensive Downtown business retention and development plan that focuses on successful and emerging business clusters Downtown.
- b. Utilize GFDA's business attraction and retention resources to leverage Downtown business investment.
- c. Actively pursue the development of a Downtown boutique hotel.

Objective 4: Support existing and attract new commercial and retail business Downtown.

Strategies

- a. Establish a mentor program to pair new entrepreneurs with successful Downtown business owners.
- b. Utilize national research and trends to identify and attract "Downtown friendly" retailers.
- c. Conduct a Downtown market analysis to guide commercial and retail development.
- d. Provide existing business owners with market research and technical and financial assistance.

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Exhibit K: A Closer Look: Downtown Development Partnership

Development Partnership

The Plan recommends the creation of a Downtown Development Partnership to foster new development and redevelopment Downtown and implement the goals, objectives and strategies of the Plan. Many communities throughout Montana and across the U.S. have established similar organizations that have been successful in transitioning the recommendations of their respective planning documents from vision to reality. The model envisioned for Downtown Great Falls is a partnership, managed by a Board of Directors representing various Downtown stakeholder groups and organizations, that would work toward Downtown revitalization. If a TIF district were to be created Downtown, the Downtown Development Partnership could be responsible for managing the TIF budget and making recommendations to the City Commission for allocation of TIF funds.

Board of Directors and Staff

It is envisioned that the Board of Directors would be comprised of representatives of various Downtown stakeholder groups and organizations. Figure 7 on the right displays an example of the potential composition of the Downtown Development Board of Directors and the function and responsibilities of the Board of Directors. The Downtown Development Partnership would establish by-laws to clearly articulate board membership, responsibilities and functions. Responsibilities may include: establishment of goals and policies for the partnership, long range and strategic planning efforts, recommendation of a work plan and budget and, finally, recommendation of projects and programs to be undertaken by the partnership.

It is envisioned that staff from the City of Great Falls would assist in the initial operation and administration of the Partnership. As the Partnership obtains the necessary funds, it will have the opportunity to hire a president or executive director and the City would no longer provide staff. The Downtown Billings Partnership for example, has employed an executive director using funds from its Downtown TIF. Responsibilities of staff would include scheduling and facilitating meetings, developing quarterly and annual reports, administering contracts and serving as a liaison between the partnership and the City Commission. Although the Partnership would not be an official City Advisory Board, the Board of Directors would initially be provided staff in a manner similar to a City Advisory Board.

City Commission's Role

The City Commission would work closely with the Downtown Development Partnership to implement the goals, objectives and strategies of the Plan. If a Downtown TIF district was established, the Partnership could develop a budget and work plan for the funds created by the TIF. The work plan then would be presented to the City Commission, who would have the final vote in the allocation and expenditure of these funds.

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Figure 7: Possible Structure of Downtown Development Board

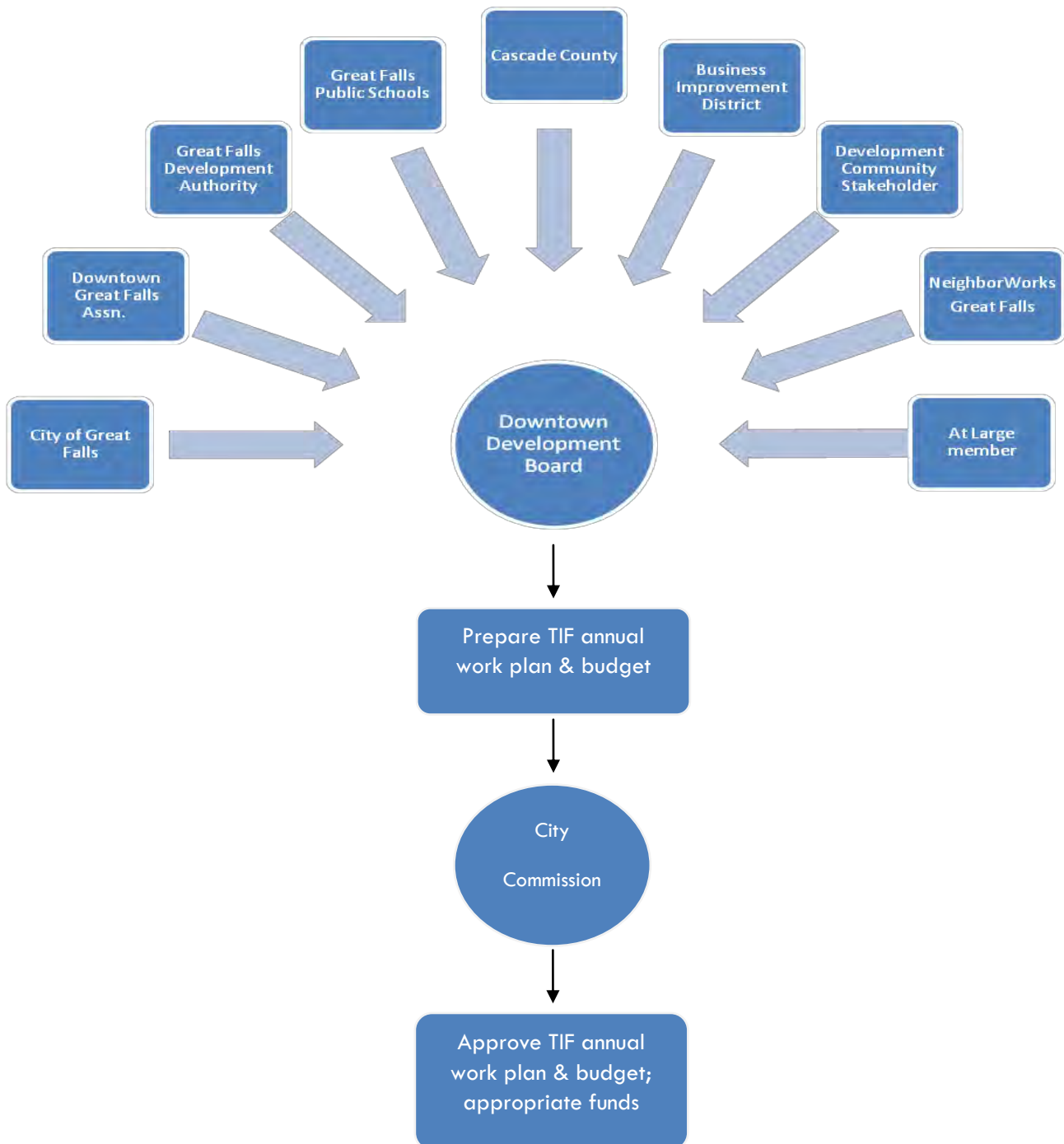


Exhibit L: A Closer Look: Tax Increment Financing

Tax Increment Financing (TIF) is a funding mechanism that allows cities to direct property tax dollars that accrue from new development within a specifically designated district, to community and economic development activities and public improvements within that designated district.

A base year is established from which incremental increases in property values are measured. Increases in property values that occur after the base year are placed in a special fund for redevelopment and economic development purposes established in the TIF plan. TIF does not require tax payers in the district to pay any additional taxes; rather the difference is simply in how the funds are distributed once they are collected.

Each taxing jurisdiction continues to receive its share of taxes collected in the district based on the original assessed value of base year of the district. The district only receives funds that are created from the increase in prop-

erty values.

Urban Renewal TIF District

To utilize TIF Downtown, an Urban Renewal District must be established and the use of TIF funds must be specifically noted in the ordinance establishing the district.

Establish a Boundary

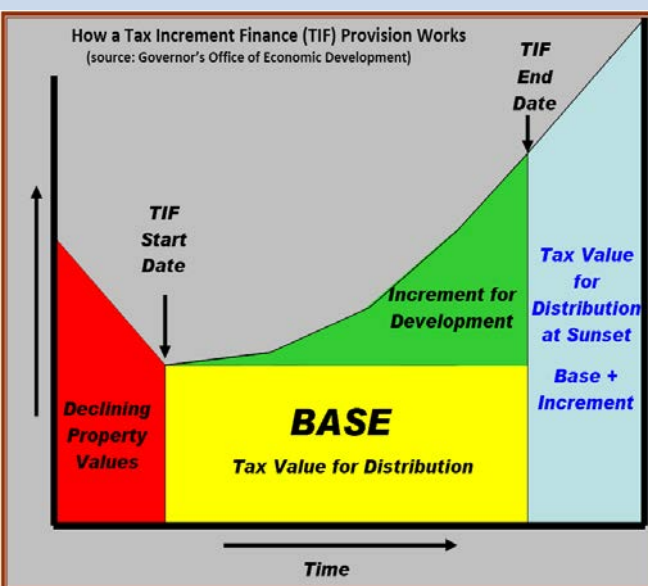
The first step in creating a Downtown Urban Renewal TIF District is establishing a boundary for the District. The State of Montana does not regulate the size and shape of districts, but advises that the boundary be reasonable and defensible. Typical boundaries include existing transportation corridors, zoning districts or changes in types of land uses.

The district should be large enough to generate adequate funds but should not be so large that improvements for the entire district are not feasible. Ultimately, the size and shape of the district should be such that the City can achieve the goals, objectives and strategies of the Downtown Master Plan and the subsequent Urban Renewal Plan.

Prepare a Finding of Need

Once a boundary for the district has been established, the next step is to prepare a finding of need for TIF to aide in the revitalization of Downtown. The City Commission must determine that “blight” exists Downtown, which can be determined by the presence of the following conditions:

- Buildings with physical dilapidation, deterioration or defective construction;
- Inadequate ventilation, light, sanitary facilities or open spaces;
- Inappropriate mix of land use and buildings;
- Defective or inadequate street layout;



- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Defective or unusual conditions of title;
- Improper subdivision or obsolete platting;
- Existence of conditions that endanger life or property by fire or other causes.

Assign Responsibilities

Following the determination of “blight”, the City should assign responsibilities for the operation and management of the district. Missoula, Butte and most recently Kalispell have established Urban Renewal Agencies or Commissions within the existing city government structure to manage the TIF and Urban Renewal funds and projects. The agencies have staff and a Board of Directors that are appointed by the mayor and approved by their respective City Commissions.

Billings, on the other hand, has entered into an agreement with the Downtown Billings Partnership (DBP), a 501C (4) organization, to manage and operate the City’s N. 27th St. Urban Renewal District. The DBP was formed to implement and shepherd the City’s Downtown Framework Plan and the N. 27th St. URD. The recommendations of the Downtown Framework Plan are incorporated into the URD plan.

The DBP consists of a Board of Directors composed of representatives appointed from various public and private stakeholder groups and taxing entities. The board must have at least one and up to five at large members who are approved by vote of the board. The DBP provides recommendations to the City Commission on the URA/TIF work plan and budget, but the City Commission makes the ultimate decision on both the budget and the fund.

This is the recommended model to be used in Downtown Great Falls. The goals, objectives and strategies of the Plan would be included in the annual work plan for the district and should be used to guide the annual TIF budget.

Creating the District

The final step in the process is the creation of the TIF District. This is accomplished by the City Commission adopting an ordinance that creates the district and an associated Urban Renewal Plan (URP).

The Urban Renewal District Plan

The URP is intended to guide the development of the work plan and annual budget for the district. All or parts of the Downtown Master Plan would serve as the basis of the URP, which should include at a minimum the following:

- A description of the proposed district
- A statement of need and associated documentation
- Activities to be undertaken at/in the TIF
- Statement of intention to use TIF to fund activities in the district
- Program administration, and
- A method for amending the plan

The City would have the ability to update or modify the plan as goals, objectives and strategies are met or as City priorities evolve. The size and shape of the district may also change through amendments to the URP.

- e. Conduct a Downtown business and building inventory to establish and maintain an accurate database of what is currently located Downtown and what opportunities exist for business expansion, attraction and relocation.

Objective 5: Attract a diverse mix of visual and performing artists to live and work Downtown.

Strategies

- a. Revive and support the Great Falls Arts Council to develop and promote arts programs, events and education.
- b. Encourage the development of lofts, studios and live/work spaces in vacant or underutilized buildings to attract artists to Downtown and increase arts and cultural activity.
See *Exhibit M for a Closer Look: Artist Live/Work Spaces*
- c. Develop a roster of visual and performing artists and craftsperson's living in and around Great Falls to utilize for Downtown programs and events.
- d. Capitalize on the success of Western Art Week by drawing visitors to Downtown galleries, shops and restaurants.
- e. Continue to promote Downtown art galleries and artists through events such as the First Friday Art Walk.

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Exhibit M: A Closer Look: Artist Live/Work Spaces

Like a number of Downtowns across the country, Great Falls is home to multiple vacant or underutilized multi-story buildings. Many of these buildings have open and spacious retail space on the ground floor and one or more apartments or office spaces above.

With a little investment, care and a creative touch, these spaces offer the perfect location for artists to live, work and display their art.

The following steps could be taken to attract artists to live, work and display their arts and crafts Downtown:

- Establishment of an arts advocate or promotional organization to manage an artist attraction program
- Inventory vacant or underutilized buildings Downtown
- Update zoning and land use regulations to accommodate live, work and display units in vacant or underutilized properties
- Develop marketing and promotional material for the district
- Provide incubator space for emerging artists

An artist attraction program would provide a number of benefits to the community including:

- Utilization of vacant buildings
- Increased arts and culture
- Artist re-investment in the community



Photo 1 & 3 courtesy of: Artspace Projects

Goal 3: Downtown Destination

Make Downtown the regional Destination for entertainment, culture, shopping and dining.

Objective 1: Market Downtown's entertainment, culture, shopping and dining.

Strategies

- a. Continue to actively cross-promote and package Downtown's entertainment, culture, shopping and dining facilities with Downtown events.
- b. Work with various groups and organizations including the Convention and Visitors Bureau, Tourism BID, Montana Expo Park and Airport Authority to promote Downtown as a tourism and convention destination to the region and Canada.
- c. Develop a comprehensive and coordinated Downtown marketing campaign utilizing print, radio, television and social media.

Objective 2: Promote a broad range of family friendly entertainment and recreational opportunities and activities Downtown.

Strategies

- a. Review existing Downtown events and add free or low cost activities that engage a variety of age groups including: families, teens, young adults and older adults.
- b. Promote new and exciting events in Downtown's parks, pools and recreational facilities that attract families with young children.
- c. Encourage Downtown organizations and facilities to establish programs for parents to drop children off while they utilize Downtown's shopping and amenities.

Objective 3: Ensure Downtown is active and vibrant during the evenings and weekends.

See Exhibit N for a Closer Look: Weekend and Evening Activity

Strategies

- a. Actively pursue the development of a Downtown boutique hotel to provide quality lodging and amenities for Downtown visitors.
- b. Develop programs and events that provide opportunities for people to remain in and visit Downtown in the evening and on the weekend.
- c. Actively recruit an already successful restaurant to relocate or expand into Downtown.
- d. Work with existing restaurant and bar/tavern owners to identify, develop and promote a Downtown Dining District.
- e. Market Downtown's amenities and activities to current employers and employees to encourage the workforce to stay Downtown after business hours.

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- f. Create a year-round public market/food and arts incubator that would cater to residents, employees and visitors.

Objective 4: Increase the utilization of the Convention Center and Mansfield Center for the Performing Arts (Mansfield).

Strategies

- a. Develop public/private partnerships to package the facilities at the Civic Center and Mansfield with catering and dining services and lodging facilities to enhance the attractiveness of Downtown as a convention destination.
- b. Enhance partnerships with entertainment promoters to utilize the Mansfield as a concert venue.
- c. Educate potential users of the Civic Center and Mansfield regarding the opportunities available at the facility, policies and prices.

Exhibit N: A Closer Look: Weekend and Evening Activity



Photos Courtesy: MML

A consistent theme that has emerged throughout the planning process is the lack of activity and vitality Downtown during the evening and weekends.

Community members serving on the Plan Working Groups and Steering Committee identified this lack of activity as an issue that must be proactively addressed by the Plan.

Over half (60%) of the citizens who participated in the Plan's on-line survey (see Appendix) indicated that Downtown currently lacks entertainment, dining, or retail options in the evening and on the weekend. Specific facilities such as a movie theater, brew pub or fine dining establishment were identified by the community as missing elements that would add life Downtown after the normal business hours.

Currently, many of Downtown's commercial and retail businesses and restaurants close at 5 p.m. during the week and are not open on the weekend. New establishments should support the current mix of existing uses and create an environment that is vibrant and active, into the evening and nighttime, seven days a week.

A number of communities have successfully added activity and vitality to their downtowns in the evening and weekend by developing a variety of retail, entertainment and cultural facilities. The images on the left are examples of these uses.

Goal 4: Downtown Living

Create more living options Downtown by encouraging a variety of new housing types and preserving and enhancing existing neighborhoods.

Objective 1: Promote a wide range of housing choices throughout Downtown.

See Exhibit O for A Closer Look: Downtown Housing Options

Strategies

- a. Ensure that the City of Great Falls Downtown Development Partnership provides leadership for Downtown housing development.
- b. Evaluate zoning and land use regulations to ensure policies allow for and encourage Downtown housing in the form of rehabilitation and preservation of existing buildings, infill development and new construction.
- c. Conduct a Downtown housing inventory to establish and maintain an accurate database of housing and property available for rent, ownership, and/or rehabilitation.

Objective 2: Ensure existing housing is safe and attractive.

Strategies

- a. Actively monitor the condition of existing housing and enforce the City's Property Maintenance Code.
- b. Promote and utilize the City of Great Falls Housing Rehab Loan program and Neighborworks Great Falls programs to enhance existing homes and rental properties.
- c. Develop a volunteer based residential improvement plan to ensure Downtown neighborhoods are clean and safe.

Objective 3: Attract private investment and financing for Downtown housing.

Strategies

- a. Create new and promote existing incentive programs to encourage residential development.
- b. Prepare a housing market study to assist developers, lending institutions and private property owners in developing Downtown housing.
- c. Establish a clearinghouse and/or database of residential financing options and incentives.

Objective 4: Attract retailers and neighborhood services that cater to Downtown residents.

Strategies

- a. Survey Downtown residents and utilize national research to identify neighborhood based commercial, retail and services that are missing Downtown.
- b. Encourage mixed-use development that places residents within close proximity to commercial activities.

Exhibit O: A Closer Look: Downtown Housing Options



A strong and robust Downtown residential population is critical to the overall health and vitality of the area. Downtown residents provide a steady and consistent clientele for the retail, services, dining and entertainment uses found Downtown and create around-the-clock vibrancy for the area.

Downtown is home to a dynamic population that spans a wide range of ages and incomes. Each segment of the Downtown population has diverse set of housing needs and preferences that should be reflected in the types of housing provided Downtown.

There are various types of housing options that can meet a diverse Downtown housing market. General categories include upper floor rental units, apartment buildings, townhouses, live/work spaces, and single family residences. These options typically involve re-using existing buildings as well as in-fill construction on vacant or underutilized properties.

Placing residents within close proximity to jobs and amenities increases street level activity and creates a vibrant environment throughout Downtown. Public and private entities should work together to identify housing needs and preferences and, foster partnerships to meet these needs.



Goal 5: Downtown Aesthetics

Enhance the unique Aesthetic character of Downtown by capitalizing on the historic buildings, streetscape, parks and Missouri River.

Objective 1: Preserve, restore, and reuse Downtown’s historic buildings and sites.

Strategies

- a. Market Downtown’s historical resources to facilitate improvements and restoration of properties through tax incentives and preservation grants.
- b. Educate current property owners and developers of the funding programs available to make improvements to Downtown buildings.
- c. Establish a technical assistance and incentive program to encourage the adaptive re-use, rehabilitation and preservation of historic buildings and sites.

Objective 2: Increase the number and diversity of public spaces Downtown.

Strategies

- a. Actively pursue the development of an indoor/outdoor community gathering space to host activities and events and attract residents, employees and visitors throughout the year.
See Exhibit P for A Closer Look: Indoor/Outdoor Gathering Space
- b. Encourage diversity in the form and function of Downtown parks, plazas and gathering spaces.
- c. Explore the feasibility of developing rooftop garden spaces.

Objective 3: Promote quality design and construction in Downtown’s built environment.

Strategies

- a. Develop design guidelines to enhance the character of Downtown through the quality design and construction of Downtown’s built environment.
- b. Evaluate the function, authority and scope of the City’s Design Review Board to ensure aesthetic goals of the Plan are achieved.

Objective 4: Create attractive gateway design features that welcome residents and visitors to Downtown.

See Exhibit Q for A Closer Look: Downtown Gateway and Wayfinding

Strategies

- a. Identify priority entrances into Downtown to construct gateway design features.
- b. Establish a program to encourage community and/or service groups, private businesses and other

Exhibit P: A Closer Look: Indoor/Outdoor Gathering Space

Across the country and around the world, the most vibrant Downtowns are home to dynamic public places where the community can gather and a broad array of social, civic and entertainment activities can occur.

Successful public places share four common elements: they are comfortable, accessible, sociable, and a variety of activities are occurring there simultaneously.

Comfortable: A comfortable place is safe, clean and provides a variety of areas to sit and relax.

Accessible: An accessible public place is easy to get to and is visible from a distance but built to the human scale.

Sociable: A sociable place is where people meet their friends and neighbors, feel comfortable engaging strangers, and interact and celebrate with their fellow community members.

Activities: Activities give people a reason to initially go to and return to a public place. Without a variety of activities, whether active or passive, a place will likely be empty.

The City of Great Falls should work with other public entities and private organizations to develop an indoor/outdoor community gathering space that encompasses the elements listed above and provides a place to host events and celebrations, a place for residents and visitors to relax and recreate, and is attractive to all users throughout the year.



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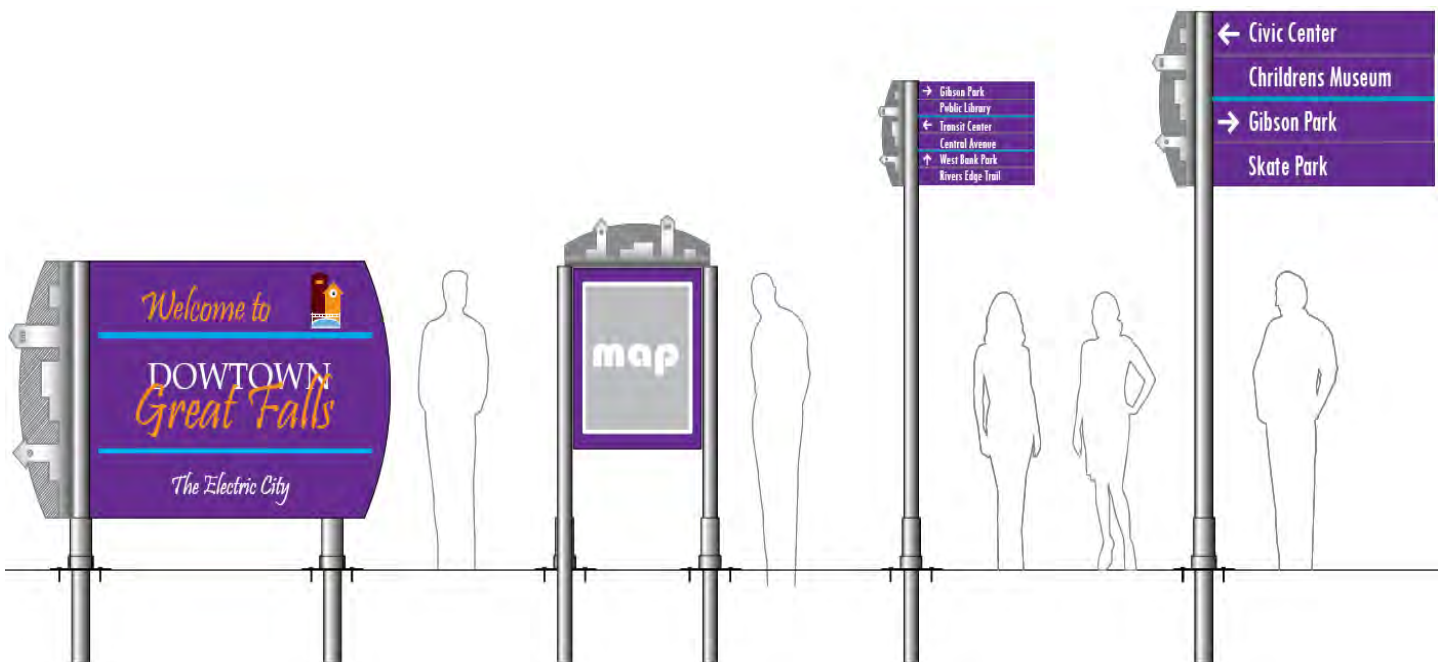
Exhibit Q: A Closer Look: Downtown Gateway and Wayfinding

Downtown Great Falls is home to multiple cultural, recreational, public, natural and commercial amenities. Yet many residents and guests are unaware of these amenities or simply do not know where to find these features or how to reach them.

The image of Downtown is critical to the success of the revitalization of Downtown. Visible and attractive gateway features located at strategic entryways into Downtown welcome visitors and guests, announce that you have arrived some place distinct, and provide a positive first impression of the area. Gateway features should reflect the unique character of the district and its amenities.

Once people have arrived Downtown, wayfinding signage can guide and orient visitors in and around Downtown. Signs should adhere to a uniform design and include Downtown's logo.

Signage can provide directions to specific amenities and public facilities; reinforce the identity and unique character of the district; and eliminate confusion for all users. Information kiosks, maps and other streetscape elements can be included in the wayfinding program.



Gateway and wayfinding signage that could be utilized Downtown

stakeholders to “sponsor” the construction of gateway features.

Objective 5: Expand and enhance the existing Downtown streetscape.

Strategies

- a. Develop a comprehensive Downtown streetscape that prioritizes future improvements and builds upon the existing streetscape.
- b. Ensure streetscape improvements are implemented in coordination with the construction of gateway design features.
- c. Work with the City Forester to establish an Arbor Day tree planting program and other volunteer and sponsored tree planting programs throughout Downtown.

Objective 6: Actively pursue the preservation and rehabilitation of the Rocky Mountain Building.

Strategies

- a. Identify an organization or partnership to lead restoration efforts including assisting in permitting process and requirements, identifying funding options, leading fundraising efforts and recruiting a mix of building tenants.
- b. Encourage the current building owners to move forward with restoration improvements before weathering and damage continue to a point where rehabilitation is no longer feasible.

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Implementation Table

The goals, objectives and strategies of the Plan provide the framework for transitioning from Downtown today to the community’s vision for Downtown. The transition will not happen overnight, and there is not a single group or organization that has the capacity to implement all of the strategies developed in the Plan. The following table provides a “roadmap” for implementing the recommendations of the Plan - by identifying potential key partners for each strategy as well a general timeline and category.

Figure 8: Plan Implementation Table

Table Legend		Timeframe to Initiate Project	
Potential Partners		On-going	Currently taking place
BID	Downtown Business Improvement District	Immediate	Begin with completion of the plan
CofGF	City of Great Falls	Short	Begin within two years of adoption of the Plan
CC	Cascade County	Medium	Begin within five years of adoption of the Plan
CVB	Great Falls Convention and Visitors Bureau	Long term	Begin within 20 years of adoption of the Plan
DAA	Downtown Action Alliance	Category	
DGFA	Downtown Great Falls Association	Regulatory Framework	Recommended changes to land use policies and zoning regulations necessary to implement the programs, capital improvements and site-specific developments listed below and to direct private sector development in a manner that is consistent with the vision for Downtown Great Falls.
GFBC	Great Falls Bike Club	Program	Key programs and initiatives intended to maintain and enhance the vitality of the Downtown Great Falls.
GFCC	Great Falls Area Chamber of Commerce	Capital Improvement	Capital improvements are intended to improve the function, safety and aesthetics of Downtown Great Falls through a series of improvements including basic upgrades of public infrastructure and strategic projects to encourage and stimulate Downtown investment. Capital improvements include transportation improvements affecting access, connectivity, and pedestrian and bicycle movements throughout Downtown. Other improvements include streetscape and gateway and wayfinding signage to provide amenities for users of Downtown.
GFDA	Great Falls Development Authority	Site Specific	Specific projects that incorporate multiple recommendations that are intended to catalyze a key block or site within the overall Downtown. Ideally, these projects will help spur additional development Downtown. To be successful, catalyst projects will require the development of strategic public/private partnerships and private investment.
GFGF	Get Fit Great Falls		
GFTD	Great Falls Transit District		
GFIA	Great Falls International Airport Authority		
GFPS	Great Falls Public Schools		
HBA	Home Builders Association of Great Falls		
HPAC	Historic Preservation Advisory Commission		
MCPA	Mansfield Center for the Performing Arts		
MDT	Montana Department of Transportation		
MTEP	Montana Expo Park		
NC	Neighborhood Councils		
NW	Neighborworks Great Falls		
P&CD	Planning and Community Development Dept.		
PW	Public Works Department		
P&R	Park and Recreation Department		
RTI	Recreational Trails Incorporated		
TA	Cascade County Tavern Association		
TBID	Tourism Business Improvement District		
TWG	Trails Working Group		
W&S	Great Falls Weed and Seed		

Strategy	Partners	Timeframe	Category
1. CONNECTED:			
1. Improve pedestrian connectivity and safety Downtown.			
a. Ensure streetscape improvements are designed to enhance pedestrian safety and pleasure by providing sufficient space for pedestrian needs and uses.	CofGF (P&CD, PW)	Short	Regulatory Framework
b. Develop public/private partnerships to ensure Downtown is safe, clean and accessible for all users.	CofGF, DAA (Safety team)	Immediate	Program
c. Identify, prioritize and correct accessibility barriers to sidewalks, curbs, pedestrian signals and other pedestrian facilities.	CofGF (P&CD, PW) Accessibility group	Short	Program
2. Develop a comprehensive Downtown bicycle network to connect into a city-wide system.			
a. Prepare a complete streets policy to guide roadway construction and rehabilitation.	CofGF, GFGF, GFBC	Immediate	Regulatory Framework
b. Update the bikeway chapter of the Long Range Transportation Plan, including prioritization of improvements and routes for implementation.	CofGF (P&CD, P&R), GFBC, RTI, TWG	Short	Regulatory Framework
c. Improve and expand bicycle connections to the River's Edge Trail through signage and routes.	CofGF (P&CD, P&R), GFBC, RTI, TWG	Short	Capital Improvement
d. Ensure that bike routes link and connect neighborhoods, employment centers, amenities and destinations.	CofGF (P&CD), GFBC, RTI	Short	Regulatory Framework
e. Develop public education and marketing programs to maximize the use of the bicycle network.	RTI, GFBC	Short	Program
3. Reduce or eliminate Downtown one-ways.			
a. Conduct a one-way conversion plan to help facilitate an environment that is pedestrian and retail friendly, improves local circulation, and increase access to Downtown businesses.	CofGF (P&CD, PW), MDT	Medium	Program
b. Effectively communicate the costs and benefits of one-way conversions to all stakeholders.	CofGF, DAA (BID, DGFA)	Medium	Program
c. Develop roadway and streetscape design standards to further the intended benefits of one-way conversions for all users.	CofGF	Medium	Regulatory Framework
4. Improve connectivity to the Missouri River, River's Edge Trail, and Gibson Park for bicycles and pedestrians.			
a. Improve the attractiveness and enhance the visibility of railroad crossings and underpass tunnels that connect Downtown to the Missouri River, River's Edge Trail and Gibson Park.	CofGF (P&CD, PW, P&R), RTI	Medium	Capital Improvement
b. Identify locations and develop design options to develop an additional separated grade bike and pedestrian crossing of railroad tracks.	CofGF (P&CD, PW, P&R), RTI	Long	Capital Improvement
c. Utilize signage, pathways and striping to provide pedestrians and bicyclists with safe and efficient connections between Downtown and the surrounding neighborhoods.	CofGF (P&CD, PW), RTI, TWG	Short	Capital Improvement
5. Develop a comprehensive Downtown wayfinding system.			
a. Develop a comprehensive wayfinding program.	CofGF, DAA (GFDA), Private Business	Short	Capital Improvement

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b. Supplement proposed wayfinding program with printed maps and brochures, digital and audio tours and websites and apps to guide visitors throughout Downtown.	CofGF (P&CD), HPAC, CVB, TBID	Medium	Program
c. Incorporate a series of named or themed pathways that connect Downtown amenities and destinations.	CofGF (P&CD), HPAC, CVB, TBID	Long	Capital Improvement
6. Optimize Downtown parking for all stakeholders.			
a. Conduct a comprehensive parking study to guide Downtown parking program.	CofGF (P&CD)	Short	Regulatory Framework
b. Improve bicycle parking facilities Downtown.	CofGF (P&CD, PW), GFBC, BID, private business	Short	Capital Improvement
7. Expand the use of public transit Downtown.			
a. Promote the use of transit for Downtown specific events.	GFTD, DGFA	Short	Program
b. Encourage expanded partnership between the Great Falls Transit District and Great Falls Public Schools to promote transit usage to reach Downtown events and activities.	GFTD, GFPS, DAA (DGFA)	Short	Program
c. Encourage Downtown businesses to work with the Great Falls Transit District to provide subsidized bus passes for employees as an alternative to Downtown parking.	DGFA, BID, GFTD, Private Business	Short	Program

DESTINATION:

1. Market Downtown's entertainment, culture, shopping and dining.

a. Continue to actively cross-promote and package Downtown's entertainment, culture, shopping and dining facilities with Downtown events.	MT, MEC, DGFA	On-going	Program
b. Work with various groups and organizations including the Convention and Visitors Bureau, Tourism BID, Montana Expo Park and Airport Authority to promote Downtown as a tourism and convention destination to the region and Canada.	DAA (CVB, TBID), MTEP, GFIA	Short	Program
c. Develop a comprehensive and coordinated Downtown marketing campaign utilizing print, radio, television and social media.	DAA (all), TA	Immediate	Program

2. Promote a broad range of family friendly entertainment and recreational opportunities and activities Downtown.

a. Review existing Downtown events and add free or low cost activities that engage a variety of age groups including: families, teens, young adults and older adults.	CofGF (P&R), DGFA	Short	Program
b. Promote new and exciting events in Downtown's parks, pools and recreational facilities that attract families with young children.	CofGF (P&R), DGFA	Short	Program
c. Encourage Downtown organizations and facilities to establish programs for parents to drop children off while they utilize Downtown's shopping and amenities.	Private Business, DGFA, Museum Group	Short	Program

3. Ensure Downtown is active and vibrant during the evenings and weekends.

a. Actively pursue the development of a Downtown boutique hotel to provide quality lodging and amenities for Downtown visitors.	DAA (GFDA, CofGF), Private Business	Medium	Site Specific
b. Develop programs and events that provide opportunities for people to remain in and visit Downtown in the evening and on the weekend.	DAA (DGFA), CofGF (P&R)	Short	Program
c. Actively recruit an already successful restaurant to relocate or expand into Downtown.	GFDA, BID, DGFA	Short	Program

d. Work with existing restaurant and bar/tavern owners to identify, develop and promote a Downtown Dining District.	DGFA, TA, DAA (all)	Medium	Program
e. Market Downtown's amenities and activities to current employers and employees to encourage the workforce to stay Downtown after business hours.	DAA (DGFA), TA, Restaurant owners	Immediate	Program
f. Create a year-round public market / food and arts incubator that would cater to residents, employees and visitors.	GFDA, DGFA, CofGF	Medium	Site Specific

4. Increase the utilization of the Convention Center and Mansfield Center for the Performing Arts (Mansfield).

a. Develop public/private partnerships to package the facilities at the Civic Center and Mansfield with catering and dining services and lodging facilities to enhance the attractiveness of Downtown as a convention destination.	CVB, TBID, MCPA	Medium	Program
b. Enhance partnerships with entertainment promoters to utilize the Mansfield as a concert venue.	MCPA	Short	Program
c. Educate potential users of the Civic Center and Mansfield about the opportunities available at the facility, policies and prices.	MCPA	Immediate	Program

FLOURISHING:

1. Identify and support an organization to lead and champion Downtown revitalization.

a. Establish a formal Downtown Development Agency within the City of Great Falls, in partnership with public and private entities, to foster new development and redevelopment Downtown and implement the goals, objectives and strategies identified in the Plan.	CofGF, DAA (all), Private Business	Immediate	Regulatory Framework
b. Establish a Downtown TIF and associated Urban Renewal Plan district to fund Downtown projects, improvements and organizational management.	CofGF, GFPS, CC	Immediate	Regulatory Framework
c. Update zoning and land use regulations to support recommendations of the Plan.	CofGF (P&CD)	Short	Regulatory Framework

2. Improve the public realm to provide a safe, attractive and welcoming environment.

a. Encourage a partnership between Downtown organizations and stakeholders and the City Police Department to ensure a clean and safe environment.	DAA (W&S), GFDP	Short	Program
b. Establish a volunteer based Downtown clean-up day and/or program.	DAA (W&S)	Short	Program
c. Increase street level vitality by encouraging the active use of ground floor space in the Downtown core.	CofGF (P&CD), BID, DGFA	Short	Regulatory Framework

3. Identify and attract high paying employers and jobs to Downtown.

a. Develop a comprehensive Downtown business retention and development plan that focuses on successful and emerging business clusters Downtown.	GFDA, CofGF	Short	Program
b. Utilize GFDA's business attraction and retention resources to leverage Downtown business investment.	GFDA	Immediate	Program

4. Support existing and attract new commercial and retail business Downtown.

a. Establish a mentor program to pair new entrepreneurs with successful Downtown business owners.	DGFA, BID, GFDA	Short	Program
b. Utilize national research and trends to identify and attract "Downtown friendly" retailers.	GFDA, BID, NW	Short	Program

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c. Conduct a Downtown market analysis to guide commercial and retail development.	GFDA, BID, DGFA	Medium	Program
d. Provide existing business owners with market research and technical and financial assistance.	CofGF, GFDA, DGFA, BID	Medium	Program
e. Conduct a Downtown business and building inventory to establish and maintain an accurate database of what is currently located Downtown and what opportunities exist for business expansion, attraction and relocation.	CofGF (P&CD), BID, DGFA	Immediate	Program
5. Attract a diverse mix of visual and performing artists to live and work Downtown.			
a. Revive and support the Great Falls Arts Council to develop and promote arts programs, events and education.	CofGF, DAA (all)	Short	Regulatory Framework
b. Encourage the development of lofts, studios and live/work spaces in vacant or underutilized buildings to attract artists to Downtown and increase arts and culture activity.	CofGF (P&CD), DAA (GFCC, GFDA)	Medium	Program
c. Develop a roster of visual and performing artists and craftsperson's living in and around Great Falls to utilize for Downtown programs and events.	DGFA	Short	Program
d. Capitalize on the success of Western Art Week by drawing visitors to Downtown galleries, shops and restaurants.	DAA (GFCC)	Immediate	Program
e. Continue to promote Downtown art galleries and artists through events such as the First Friday Art Walk.	DAA (DGFA)	Immediate	Program

LIVING:

1. Promote a wide range of housing choices throughout Downtown.

a. Ensure that the proposed City of Great Falls Downtown Development Agency is a champion of Downtown housing development.	NW, CofGF (P&CD)	Short	Regulatory Framework
b. Evaluate zoning and land use regulations to ensure policies allow for and encourage Downtown housing in the form of rehabilitation and preservation of existing buildings, infill development and new construction.	CofGF (P&CD)	Short	Regulatory Framework
c. Conduct a Downtown housing inventory to establish and maintain an accurate database of housing and property available for rent, ownership, and/or rehab.	NW, W&S, CofGF (P&CD)	Short	Program

2. Ensure existing housing is safe and attractive.

a. Actively monitor the condition of existing housing and enforce the City's Property Maintenance Code.	CofGF (P&CD), W&S	On-going	Program
b. Promote and utilize the City of Great Falls Housing Rehab Loan program and Neighborworks Great Falls programs to enhance existing homes and rental properties.	CofGF, NWGF	On-going	Program
c. Develop a volunteer based residential improvement plan to ensure Downtown	W&S, NC	Short	Program

3. Attract private investment and financing for Downtown housing.

a. Create new and promote existing incentive programs to encourage residential development.	NW, CofGF	Short	Program
b. Prepare a housing market study to assist developers, lending institutions and private property owners in developing Downtown housing.	Realtors, HBA, NW, GFDA	Short	Program
c. Establish a clearinghouse and/or database of residential financing options and incentives.	Realtors, HBA, NW, GFDA	Short	Program

4. Attract retailers and neighborhood services that cater to Downtown residents.

a. Survey Downtown residents and utilize national research to identify neighborhood based commercial, retail and services that are missing Downtown.	NW, NC	Immediate	Program
b. Encourage mixed-use development that places residents within close proximity to commercial activities.	CofGF (P&CD)	Short	Regulatory Framework

AESTHETICS:

1. Preserve, restore, and reuse Downtown's historic buildings and sites.

a. Market Downtown's historical resources to facilitate improvements and restoration of properties through tax incentives and preservation grants.	CofGF, HPAC	Immediate	Program
b. Educate current property owners and developers of the funding programs available to make improvements to the Downtown buildings.	HPAC, DAA (BID)	Immediate	Program
c. Establish a technical assistance and incentive program to encourage the adaptive re-use, rehabilitation and preservation of historic buildings and sites.	CofGF, HPAC	On-going	Program

2. Increase the number and diversity of public spaces Downtown.

a. Actively pursue the development of an indoor/outdoor community gathering space to host activities and events and attract residents, employees and visitors throughout the year.	CofGF, Private Business	Short	Site Specific
b. Encourage diversity in the form and function of Downtown parks, plazas and gathering spaces.	CofGF (P&CD, P&R)	Medium	Regulatory Framework
c. Explore the feasibility of developing rooftop green spaces.	CofGF (P&CD, PW), Private business	Medium	Regulatory Framework

3. Promote quality design and construction in Downtown's built environment.

a. Develop design guidelines to enhance the character of Downtown through the quality design and construction of Downtown's built environment.	CofGF, DAA (all)	Short	Regulatory Framework
b. Evaluate the function, authority and scope of the City's Design Review Board to ensure aesthetic goals of the Plan are achieved.	CofGF	Short	Regulatory Framework

4. Create attractive gateway design features that welcome residents and visitors to downtown.

a. Identify priority entrances into Downtown to construct gateway design features.	CofGF (P&CD, P&R), GFDA	Short	Capital Improvements
b. Establish a program to encourage community and/or service groups, private businesses and other stakeholders to "sponsor" the construction of gateway features.	DAA (all)	Short	Capital Improvements

Chapter 3

5. Expand and enhance the existing downtown streetscape.

a. Develop a comprehensive Downtown streetscape plan that prioritizes future improvements and builds upon the existing streetscape.	CofGF (P&CD, PW)	Short	Regulatory Framework
b. Ensure streetscape improvements are implemented in coordination with the construction of gateway design features.	CofGF (P&CD)	Short	Regulatory Framework
c. Work with the City Forester to establish tree planting programs throughout Downtown.	DAA (BID), NC	Short	Program

6. Actively pursue the preservation and rehabilitation of the Rocky Mountain Building.

a. Identify an organization or partnership to lead restoration efforts including assisting in permitting process and requirements, identifying funding options, leading fundraising efforts and recruiting a mix of building tenants.	CofGF (P&CD), DAA (all)	On-going	Program
b. Encourage the current building owners to move forward with restoration improvements before weathering and damage continue to a point where rehabilitation is no longer feasible.	CofGF (P&CD), DAA (all)	On-going	Program

Conclusion

This Plan sets forth the vision for Downtown Great Falls and provides a series of recommendations, in the form of goals, objectives and strategies to achieve that vision. This Plan grew out of the community's desire to create a comprehensive framework for public and private growth and development Downtown and will guide investment in the area for the next 25 years.

This Plan is built upon a foundation of public participation and community outreach. Over 100 community members have contributed nearly 1,100 volunteer hours to the development of the Plan. The Plan participants have created an enthusiasm and momentum that will carry the Plan forward into the immediate future.

Successful implementation of the Plan will depend on committed leadership from the public and private sectors. Capitalizing on the collective strengths and abilities of the stakeholder groups and organizations is paramount to the improvement of Downtown. The recommendations from the Plan fall into a variety of categories, ranging from updates to the City's regulatory framework to site-specific public and private sector investments, all of which are intended to enhance the livability, vitality, connectivity and aesthetics of Downtown. As implementation occurs and Downtown transforms and evolves, the Plan must also evolve and be evaluated and updated on a regular basis.



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APPENDIX

Potential Funding Sources

Downtown Best Ideas

Downtown Assets and Issues

Downtown Zoning Districts

Downtown Survey Results Summary



Potential Funding Sources

Federal Sources

Brownfield Economic Development Initiative (BEDI)

BEDI is a competitive program used to spur the return of brownfields to productive economic reuse. BEDI grants must be used in conjunction with HUD Section 108 guaranteed loans.

Community Development Block Grants (CDBG)

CDBG grants are funds from the U.S. Department of Housing and Urban Development (HUD) for community revitalization through housing, infrastructure and economic development programs that serve the interests of low and moderate-income populations.

Economic Development Administration (EDA) Grant

EDA grants can be used to finance construction and rehabilitation of infrastructure and facilities that are necessary to achieve long-term growth and economic vitality.

Environmental Protection Agency (EPA) Assessment Grant

Assessment grants provide funding for a grant recipient to inventory, characterize, assess, and conduct planning and community involvement related to brownfield sites.

EPA Brownfield Cleanup Grant

Cleanup grants provide funding to carry out cleanup activities at brownfield sites. An applicant must own the site for which funding is requested at the time of the application.

Historic Preservation Tax Credit Program (HPTC)

The HPTC program provides developers with a federal tax credit up to 20% of the costs associated with the renovation or rehabilitation of a building listed on the National Register of Historic Places.

HOME

HOME provides grants to states and municipalities to fund a wide range of activities intended to assist in building, buying and/or rehabilitating affordable housing.

Low Income Housing Tax Credit (LIHTC) Program

The LIHTC program provides a dollar to dollar tax credit to attract equity investments to finance the development of affordable housing.

Neighborhood Stabilization Program (NSP)

NSP grants are funds made available to acquire and rehabilitate abandoned or foreclosed upon housing or residential properties in neighborhoods.

New Market Tax Credit (NMTC) Program

The NMTC Program attracts investment capital to qualifying low-income census tracts by permitting individual and corporate investors to receive a tax credit against their Federal income tax return in exchange for making equity investments in specialized financial institutions called Community Development Entities (CDEs).

Safe, Accountable, Flexible, Efficient Transportation Equity Act (SAFETEA-LU)

SAFETEA-LU is intended to fund improvements and maintenance to surface transportation infrastructure throughout the U.S. The funds are distributed through the Montana Department of Transportation (DOT).

US Department of Transportation (DOT) Tiger Grant

U.S. DOT Tiger Grants provide funds for investment in road, rail, transit and port projects that promise to achieve critical national objectives that make communities more livable and sustainable.

State and Local Funding Sources

Downtown Business Improvement District (BID)

Façade Grant Program

The goal of the facade grant is to stimulate investment and development of Downtown properties, and to continue upgrading the appearance of Downtown. Facade grants are made to qualifying applicants located within the BID boundaries by the BID board on a case by case basis.

BID New and Existing Building Grant

In order to partner with the businesses and property owners within the Great Falls Business Improvement District (BID) toward a shared vision of Downtown revitalization, the BID offers an incentive program to locate, upgrade or expand the interior of a business in Downtown Great Falls. The grant is not a rebate program for deferred maintenance or for projects that have already started or are completed.

BID Residential Grant

For residential redevelopment projects with an expenditure that exceeds \$40 per square foot, the BID will grant an amount per square foot that is 10% of the total cost per square foot. No single grant award will exceed \$50,000.

City of Great Falls General Fund

The City of Great Falls general fund provides revenue for most major City functions such as the administration of local government and the provision of public services.

City of Great Falls General Obligation Bonds

The sale of general obligation bonds can be used to finance public infrastructure and facility improvements. General obligation bond sales are subject to voter approval and can provide the financing required for large capital projects.

Great Falls Development Authority (GFDA) Downtown Revolving Loan Fund

This fund provides gap financing to developers and new and expanding businesses for commercial and multi-family residential real estate renovations, improvements and new construction. Applicants can apply for a maximum loan of 20% of total project costs or \$100,000. Loans may be amortized up to 20 years with a balloon repayment within five years.

Tax Increment Financing Funding

Tax Increment Financing (TIF) is a funding mechanism that allows cities to direct property tax dollars that accrue from new development within a specifically designated district, to community and economic development activities within that designated district.

Downtown Best Ideas

The Downtown Master Plan Working Groups were asked to imagine what Downtown might look like in the year 2035 if we are successful in implementing the Plan. The following table summarizes the participants answers to this question and provided guidance to the Working Groups as they developed the goals, objectives and strategies contained within the Plan.

Figure 9: Downtown Best Ideas

Livability	Character	Accessibility	Vitality
A safe and vibrant area	Expanded Streetscape – Develop a character focused streetscape throughout downtown – graphically tell our story through the streetscape	Fantastic wayfinding system	Develop a Downtown event center – including indoor/outdoor facility, sports, concerts, conference center, and kids and family events (Weissman Property)
Good mix of green space and development on the river – good connectivity/ access between Downtown and the river	Develop Downtown specific design guidelines – core and sub-area based	River and riverside is fully connected to Downtown	Co-op development group – financing tool with public support or incentives
More people living Downtown, more quality housing – appealing to a variety of residents	Focus on preserving the historic character of Downtown	Streets and sidewalks are well maintained for all users with the mechanism to get people Downtown and keep them there	System of sky-walks connecting upper stories of Central Avenue buildings – possibly a walking mall
New quality development, and development of commercial and residential buildings	Develop a “civic space” on the corner of 2nd Ave N and 4th St.	A more active transportation system – more people walking and biking, fewer vehicles	Dining District (brew pub, nightlife, synergy) – beginning near the event center – weaving down 2nd through Machinery Row – towards Central
Design Guidelines – Form based codes (not limiting creative development)	Fill in the voids (parking lots) on the avenues adjacent to Central Ave.	Vehicular Transportation system functions smoothly	Quality housing for all incomes throughout Downtown
Downtown police officer and volunteer Downtown Force	Have a concentration of building density and heights in the core - both gradually decreasing out from the core	Long distance passenger railway station	Adaptive re-use of buildings
Enhanced Code Enforcement		Light rail or trolley Downtown and beyond	Restore theater inside Rocky Mountain Building for community events
Develop an alternative transportation network		Streetscape complete through central core	Add multiple urban parks
		No parking meters	Maintain current land use mix

Downtown Zoning Districts

Figure 10: Downtown Zoning Districts

Zoning District	Description
C-1 Neighborhood commercial	This district is found near established and developing residential areas and is intended to accommodate low intensity commercial activities that serve the nearby residential area. Development standards ensure the compatibility of this district to those residential districts that may adjoin.
C-4 Central business core	This district is intended to accommodate and create a high level of business and social activity from morning through the nighttime hours. This district hosts a wide range of employment and businesses. Retail operations and specialty stores are common on the street level along with professional offices. Residential uses can occur in this district primarily on the upper levels of buildings. Entertainment occurs in this district and helps to create a destination. Sidewalk cafes and food vendors are common during the warmer months of the year. Off-street parking is available, but occurs primarily in multi-level parking garages and on-street parking. Civic buildings help to build a critical mass of activity.
C-5 Central business periphery	This district is generally found around the core of the downtown. It is intended to serve as a buffer between the downtown area and the surrounding residential districts. Although commercial uses are allowed in this district, they are typically businesses with lower levels of traffic compared to those found in the downtown area. Buildings are smaller in this district to create a physical transition in building bulk from predominant residential uses and the intensely developed downtown area. Buildings have setbacks and landscaping requirements. Exterior storage or display is not allowed.
M-2 Mixed-use transitional	This district is intended to promote a transition over time to a predominately mixed-use land use pattern. Because of changing economic conditions and other factors, some current uses do not represent the highest and best use, given other more suitable areas. Current industrial uses and warehouses are not considered nonconforming. As such, industrial uses and warehouses existing at the time of adoption (2005) are allowed to expand or to be re-established, if damaged, provided development and appearance standards under the purview of the Design Review Board are met.
PLI Public lands and institutional	This district is intended to include areas of significant public lands including public schools and significant public and quasi-public institutional uses or facilities.
POS Parks and open space	This district is intended to include lands that are undeveloped and unimproved, or are public parks or recreational areas.
R-3 Single-family high density	This district is intended to accommodate single-family residences at the highest urban density. Home occupations can occur in this district to the extent they are compatible with residential uses found in this district. Schools and other public facilities are often found in close proximity.
R-6 Multi-family residential high density	This district is intended to accommodate multi-family units of the highest density allowed in the City. These districts are typically found close to work and leisure, and are close to the downtown.
R-9 Mixed residential	This district contains a mix of housing types including single-family, two-family, and multi-family dwellings. New projects developing under this classification must be at least five acres in size and include a mix of housing types consistent with a set of prescribed standards.

Downtown Survey

To better understand how the community uses and perceives Downtown, an on-line survey was made available to the public during the month of October 2010. The responses from the nearly 450 citizens who completed the survey were used to guide the development of the goals, objectives and strategies of the plan. Below are the responses to the 16 multiple choice and five open-ended questions that made up the survey.

Multiple Choice Questions

1. How often do you frequent Downtown?

Daily	52%
Weekly	19%
Monthly	18%
Annually	7%
Never	1%
Other	2%

2. If you do frequent Downtown, why do you come Downtown?

Shopping	56%
Services	37%
Dining	42%
Entertainment	29%
Recreation	11%
Employment	52%
I live Downtown	5%

3. What brings you Downtown most often?

Shopping	16%
Services	14%
Dining	8%
Entertainment	7%
Recreation	2%
Employment	49%
I live Downtown	3%

4. What mode of transportation do you most often use when coming to Downtown?

Auto	94%
Bus	0%
Walk	4%
Bike	2%

5. Downtown is safe

Disagree Strongly	3%
Disagree	21%
Neither Agree nor Disagree	21%
Agree	47%
Agree Strongly	8%

6. Downtown is clean

Disagree Strongly	3%
Disagree	19%
Neither Agree nor Disagree	16%
Agree	56%
Agree Strongly	6%

7. Downtown has great shopping opportunities

Disagree Strongly	11%
Disagree	36%
Neither Agree nor Disagree	27%
Agree	24%
Agree Strongly	2%

8. Downtown has great entertainment options

Disagree Strongly	14%
Disagree	42%
Neither Agree nor Disagree	27%
Agree	15%
Agree Strongly	3%

9. Downtown has great parks

Disagree Strongly	6%
Disagree	17%
Neither Agree nor Disagree	26%
Agree	44%
Agree Strongly	9%

10. Downtown is a desirable place to raise a family

Disagree Strongly	20%
Disagree	42%
Neither Agree nor Disagree	28%
Agree	9%
Agree Strongly	1%

11. Downtown has desirable housing choices

Disagree Strongly	20%
Disagree	46%
Neither Agree nor Disagree	23%
Agree	11%
Agree Strongly	1%

12. Downtown hosts great events

Disagree Strongly	2%
Disagree	10%
Neither Agree nor Disagree	26%
Agree	54%
Agree Strongly	8%

13. Downtown offers a variety of activities for families

Disagree Strongly	6%
Disagree	25%
Neither Agree nor Disagree	35%
Agree	32%
Agree Strongly	2%

14. Downtown offers a variety of activities for teenagers

Disagree Strongly	18%
Disagree	48%
Neither Agree nor Disagree	30%
Agree	4%
Agree Strongly	0%

15. Downtown offers a variety of activities for adults under 40

Disagree Strongly	11%
Disagree	30%
Neither Agree nor Disagree	31%
Agree	28%
Agree Strongly	1%

16. Downtown offers a variety of activities for adults over 40

Disagree Strongly	7%
Disagree	27%
Neither Agree nor Disagree	31%
Agree	33%
Agree Strongly	1%

Open Ended Responses

17. I would visit Downtown more often if:

Respondents identified a number of factors that would lead them to visit Downtown more often. Over half (60%) indicated that Downtown currently lacks one or more of the following: viable entertainment, dining, or retail options. Specific facilities such as a movie theater, brew pub, or fine dining establishment – that provide opportunities for evening and nighttime activity were listed as missing elements Downtown. Less than a fifth of respondents (18%) stated that changes to Downtown parking would bring them Downtown more often – with the majority of those citing parking meters as a deterrent. Others (8%) mentioned adding parks and civic spaces or other changes to the built environment and increased safety (7%) as factors that would lead people to visit more often.

18. What changes in the Downtown might motivate more people to live there or nearby?

Roughly a third (32%) of respondents would be more likely

to live Downtown if it were livelier, with more restaurants, entertainment options, and core services available to residents. Others (24%) would be more likely to live Downtown if there were a greater variety in the quality, type, and price of housing available. Respondents identified updated apartments with modern amenities, urban loft and condos, and middle income units as missing components from the housing currently available Downtown. A cleaner and safer environment, with better landscaping and more green space would be appealing to some (23%) respondents. Finally, parking issues (9%) were identified by some respondents as detriments to Downtown living.

19. Favorite thing about Downtown is:

Approximately a third (32%) of respondents identified unique retail shops and restaurants, such as Dragonfly Dry Goods, the 5th Street Diner, Planet Earth, and Candy Masterpiece as their favorite thing about Downtown. Another third (32%) identified characteristics of the built environment, such as the historic buildings and architecture, the ease of walking, and streetscape elements as their favorite thing about Downtown. Events such as the Farmers Market, Alive@5, and the Christmas Stroll were identified by 15% of respondents as their favorite thing about Downtown. Other favorites included Gibson Park and the Rivers Edge Trail (5%), the convenient central location (4%), and the historic feel (6%) of Downtown.

20. Least Favorite thing about Downtown is:

There is not a single factor or theme that stands alone as respondents' least favorite thing about Downtown. Vacant and unused buildings, unkempt property, and other negative factors of the built environment were cited most frequently (29%) as people's least favorite thing about Downtown. The lack of entertainment and dining options, especially in the evening and nighttime hours, was identified by some (23%) as their least favorite thing about Downtown. Others identified the lack of diversity of the commercial and retail shops, as well as the fact that most of the businesses close at 5:00 p.m. Parking issues, such as metered

parking, was also recognized by nearly a quarter (24%) of the respondents. Finally, others (23%) pointed to their perception of Downtown as dirty and unsafe, and the type of people attracted to this environment, as their least favorite thing about Downtown.

21. The one thing I would like to see in Downtown in 10 years is:

Almost two-thirds (62%) of respondents identified a facility that would add nightlife to Downtown, such as a retail, restaurant, or entertainment venue, as the one thing that they would like to see in 10 years. Facilities such as a movie theater, grocery store, or large retail store, as well as a brew pub or nightclub were mentioned frequently as potential anchor projects. People stated that they would like to see existing buildings full, with a mix of uses, including residential uses on the upper floors. Changes in the built environment included creating a bike and pedestrian only area, such as a large walking mall, or adding more parks and green space to Downtown, was identified by approximately a quarter of respondents. Finally, removing parking meters (6%), increased safety (3%), and more housing (3%) were topics that were identified.

Survey Summary

The survey was a critical element in addressing the current conditions of Downtown. The nearly 450 respondents provided valuable insight into how the community uses and perceives Downtown. The results of the survey assisted the community Working Groups and Steering Committee in creating the vision for Downtown and establishing the goals, objectives and strategies to achieve the vision.

Downtown Assets



Downtown Assets

The assets displayed are strengths, identified by the Working Groups that should be capitalized on for the Downtown to become the place described in the Downtown Vision Statement. The Downtown Master Plan capitalizes on these assets through the implementation of goals, objectives and strategies.

Map Legend

- Street Grid
- Historic District
- Downtown Parks
- Transit Center
- Parking Availability
- Rivers Edge Trail
- Art Shops & Galleries
- River Front Area
- Neighborworks
- Downtown Boundary



Historic Buildings



Downtown Streetscape



Rivers Edge Trail



Walkability



Downtown Events



Historic Districts



Locally Owned Businesses



Riverfront Access



Public Transit Center



Neighborworks



Downtown Parks



Art Museums, Shops & Galleries



Grid System of Roadways

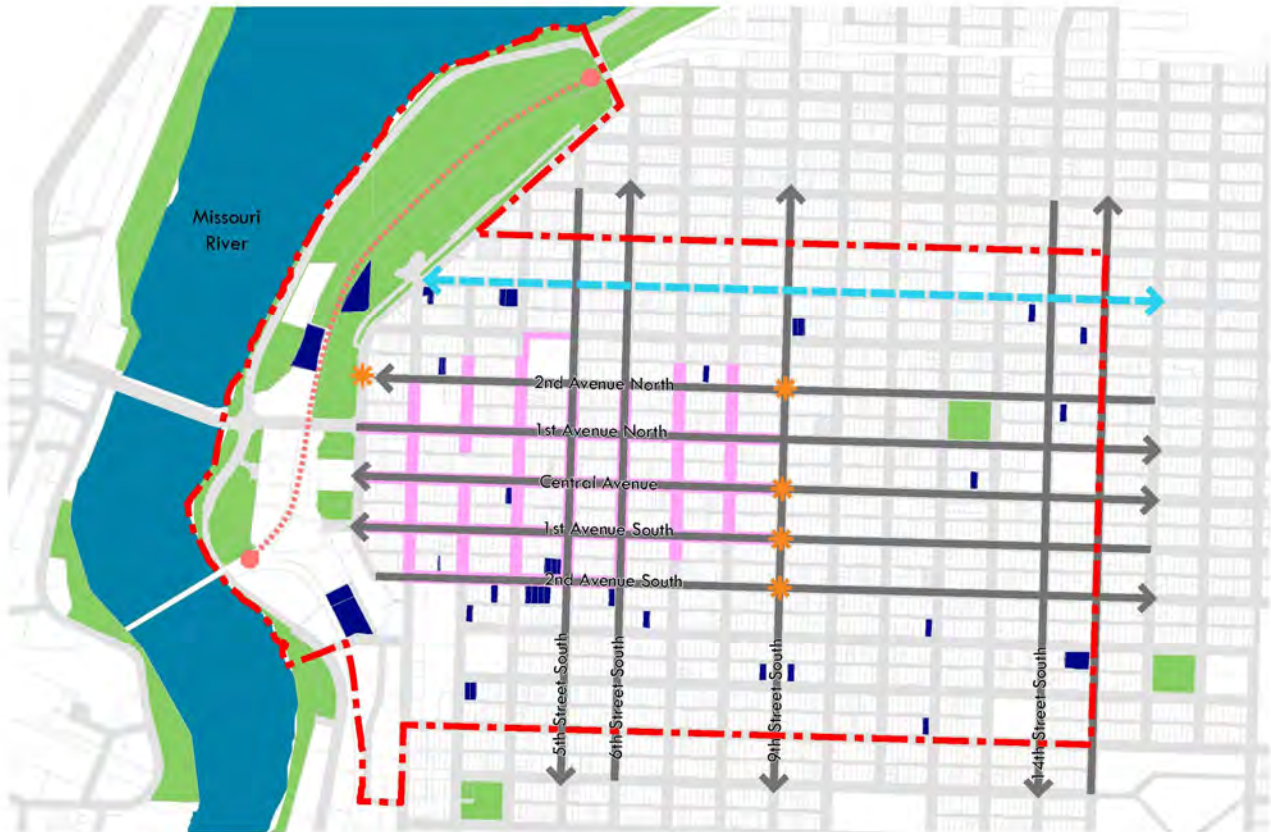


Developable Buildings & Lots



Parking Availability

Downtown Issues



Downtown Issues

The issues displayed are barriers, identified by the Working Groups that should be proactively addressed for Downtown to become the place described in the Downtown Vision Statement. The Downtown Master Plan will address these issues through the implementation of goals, objectives and strategies.

Map Legend

- Downtown Boundary
- Vacant Lots
- One-way Streets
- Confusing Intersections
- Only Bike Route
- Lack of Connection to River / Parks
- Metered Parking



Vacant Lots, Buildings & Upper Floors



Parking Meters



Disconnect to River & Parks



No Quality Downtown Hotel



Lack of Bike Routes & Paths



Auto-oriented One-way Streets



Confusion at Some Intersections



No Wayfinding Signage & Maps



Poor Street & Sidewalk Maintenance



Deteriorating Residential Buildings



No Commercial Anchor



Lack of Public Gathering Space

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Downtown Master Plan












City of Great Falls

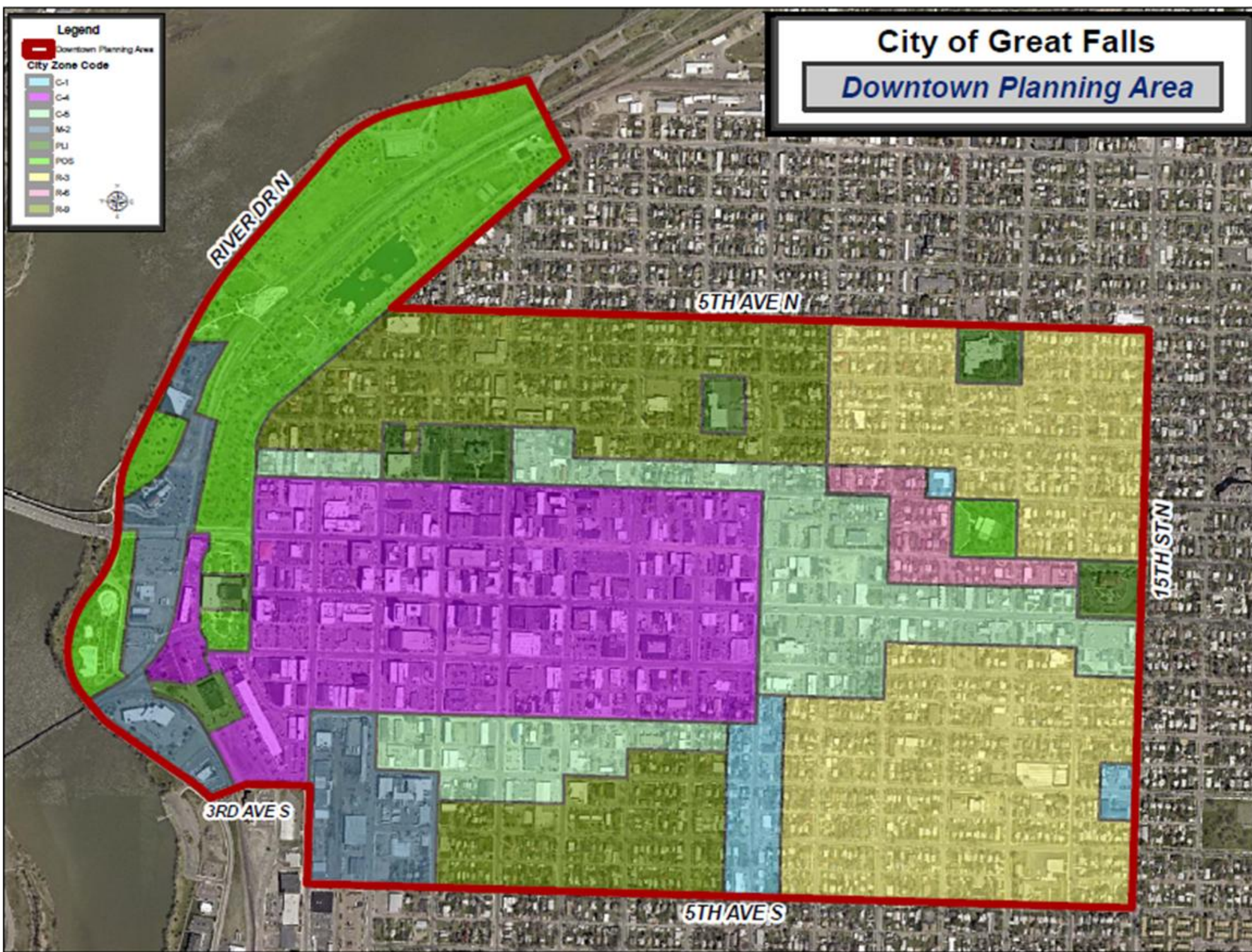

Downtown Planning Area

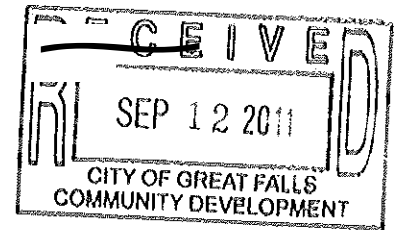
Legend

 Downtown Planning Area

City Zone Code

-  C-1
-  C-4
-  C-6
-  M-2
-  PL1
-  POS
-  R-3
-  R-6
-  R-8





September 8, 2011

City of Great Falls
Planning & Community Development
PO Box 5021
Great Falls MT 59403

RE: Downtown Master Plan

To Whom It May Concern:

On behalf of the Board of Directors of the Great Falls Business Improvement District (BID) we wish to express our support of the Downtown Master Plan.

Our mission statement states:

“The mission of the Great Falls Business Improvement District (BID) is to represent the unique interests of the businesses and property owners located within the district. The goal of the BID is to create an environment that is appealing to shoppers, office workers, residents, tourists, and new businesses and investors. Overall, the BID is responsible for downtown revitalization through economic development, real estate development, short and long range planning, grant program administration, and physical and environmental programs.”

The Downtown Master Plan has set goals that will continue the positive forward movement that Downtown is currently experiencing and the BID supports those efforts.

We encourage the Planning Board and the City Commissioners to adopt the Master Plan.

Sincerely,

Joan Redeen
On behalf of The Board of Directors
Great Falls Business Improvement District



B U S I N E S S I M P R O V E M E N T D I S T R I C T

13 5TH ST N • GREAT FALLS, MT 59401 • 406.727.5430 • 406.727.5431 FAX

www.greatfallsbid.com



Item: Public Hearing – Resolution 9943 to Annex and Ordinance 3081 to Assign City Zoning to Service District No. 4 of the Upper/Lower River Road Water & Sewer District

From: Jana Cooper, RLA, Planner II

Initiated By: Upper/Lower River Road Water & Sewer District Board and Property Owners within Service District No. 4

Presented By: Mike Haynes, AICP, Director of Planning and Community Development

Action Requested: City Commission adopt Resolution 9943 and Ordinance 3081 both pertaining to the Service District No. 4 of the Upper/Lower River Road Water & Sewer District

Public Hearing:

1. Mayor conducts public hearing, calling three times each for opponents and proponents.
2. Mayor closes public hearing and asks the will of the Commission.

Suggested Motions: (Each motion to be separately considered)

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 9943.”

and;

“I move that the City Commission (adopt/deny) Ordinance 3081.”

2. Mayor calls for a second, discussion, and calls for the vote after each motion.
-

Recommendation: At the conclusion of a public hearing held on July 26, 2011, the Planning Advisory Board passed a motion recommending the City Commission annex the subject property into the City of Great Falls, subject to compliance with the Memorandum of Understanding between the City and the Upper/Lower River Road Water and Sewer District (ULRRWSD) dated July 19, 2011. The Zoning Commission passed a motion recommending the City Commission assign R-3 Single-family high density zoning to the various properties within ULRRWSD No. 4. No citizens spoke at the public hearing for or against the project.

The staff recommendation of R-3 zoning was based on County zoning, size of lots, existing land uses on the properties and consistency with previous assignment of zoning to properties on 32nd Avenue North.

On September 20, 2011, City Commission accepted Ordinance 3081 on first reading and set the public hearing for October 18, 2011.

Background: The Upper/Lower River Road Water & Sewer District is proposing to annex into the City of Great Falls Service District No. 4, located in Section 24, Township 20 North, Range 3 East, Cascade County, Montana. The subject property boundary includes parcels in the Southvale Addition and portions of 31st Avenue South, 32nd Avenue South and 3rd Street South. The subject property consists of approximately 16.6 acres, containing 57 parcels and involving 27 different owners. For additional information, please refer to the attached exhibits Vicinity/Zoning Map and Aerial Photo.

Beginning in 1996, the Cascade County City-County Health Department and State Department of Environmental Quality initiated an 18-month groundwater pollution study in the Upper and Lower River Road and Donovan Park areas. The subject area is occupied by about 3,000 residents and is the largest area in Cascade County with this type of density having neither a public water nor sewage system.

No imminent health hazards were found as a result of the study. However, it was determined that impacts to the area groundwater were being caused from individual sewage septic systems and two aging sewage lagoons serving the Pearson Addition and the Trailer Terrace Mobile Home Court in the Donovan Park area. The study recommended area residents alleviate potential public health problems by developing an official sewer and water district in order to be eligible for state and federal grants for the planning and construction of public water and sewer systems for subject area. In addition, such a district would have contracting authority for any interlocal agreements that might be possible with the City of Great Falls for connection to City water and sewer lines already present in a portion of the study area.

The study was divided into two separate geographic areas (Upper/Lower River Road and Donovan Park). Although problems were noted during the study in both areas, the worst problems were noted in the northern portion of the study area along Upper/Lower River Road, and therefore, focus was directed to correcting the problems in that area. The Donovan Park area is generally located a mile and a half south of the Upper/Lower River Road area.

In 2001, property owners along Upper/Lower River Roads voted to create a water and sewer district and subsequently elected a five-member board of directors to find the best solutions to the water and sewer problems and the money to pay for it. The District and the City entered into a Memorandum of Understanding dated August 19, 2003, wherein, it was noted the most cost effective manner of providing water and sewer services to serve the District was to connect to the City's water and sewer systems, thereby requiring annexation to the City.

In November, 2003, voters in the defined District, roughly bounded by the Missouri River, 41st Avenue South, 4th Street South, and the city limit at 19th Avenue South, defeated a \$5.7 million bond to pay for extension of City water and sewer lines into the area. Subsequently, and to

reduce the per household cost of the project, the District was divided into smaller service areas. Service Districts No. 1, No. 2 and No. 3 have already been designed and constructed.

Annexation of Service District No. 1 was approved by the City Commission on March 6, 2007. Annexation of Service District No. 2 was approved by the City Commission on May 5, 2009. Annexation of Service District No. 3 was approved by the City Commission on November 16, 2010.

Similar to Service District No. 1, No. 2 and No. 3 of the ULRRWSD, the Board and the City entered into a Memorandum of Understanding dated July 19, 2011, wherein, it was noted, again, the most cost effective manner of providing water and sewer services to serve Service District No. 4 was to connect to the City's water and sewer systems, thereby requiring annexation to the City.

The City will continue previous Interlocal Agreements that specifically address the implementation of the construction of the water and sewer improvements, how properties will be connected, how annexation will occur, and other related matters.

Annexation Request

As a prerequisite to obtaining City water and sewer services, property owners in Service District No. 4 were required to sign several documents, including an annexation petition. The City has received signed petitions from the owners of a majority (more than 50%) of the parcels in Service District No. 4. All of the parcels within Service District No. 4 are being annexed under rules of MCA Section 7-2-4601. As such, if the City has received a written petition containing a description of the area requested to be annexed that is either signed by more than 50% of the resident electors owning real property in the area to be annexed; or by the owners of 50% of the real property in the area to be annexed, then the governing body may approve the annexation by adopting a resolution.

Zoning Analysis

It is proposed City zoning classification of R-3 Single-family high density district be assigned to the various properties within said Service District No. 4. This classification is based on current County zoning, existing lot size and current land-uses upon the subject properties. Section 76-2-304 Montana Code Annotated lists criteria and guidelines which must be considered in conjunction with rezoning and establishing municipal zoning on land including:

- designed in accordance with the growth policy (comprehensive plan);
- will secure safety from fire and other dangers;
- will promote public health, public safety and the general welfare;
- will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- will provide adequate light and air;
- will consider the effect on motorized and non-motorized transportation systems;
- will promote compatible urban growth;
- will give reasonable consideration to the character of the district;
- gives reasonable consideration to the peculiar suitability for particular uses;
- will conserve the value of buildings; and

- will encourage the most appropriate use of land throughout the municipality.

The proposed zoning of the subject property recognizes and conforms to existing land uses on the parcels proposed to be annexed and will not, without processing of separate applications, result in additional development. Existing legal land uses, which are not permitted by right in the proposed zoning classification to be assigned to the properties, will continue to be recognized and allowed as legal nonconforming uses.

The proposed City zoning to the predominately developed areas coincides with few exceptions to existing County zoning designations. Therefore, staff concludes the above-cited criteria are substantially met.

The Environmental Element of the City of Great Falls Growth Policy notes that the only significant groundwater problem in the immediate vicinity of Great Falls is located near Upper/Lower River Road and advocates finding an acceptable solution to the groundwater problems. A goal of the Environmental Element is “To maintain and improve the quality of the area’s air and water, even as the community grows.”

Goals of the Land Use Element of the City Growth Policy include:

- To support and encourage efficient, sustainable development and redevelopment throughout the community.
- To preserve and enhance the character, quality, and livability of existing neighborhoods.
- To support and encourage a compatible mix of land uses in newly developing areas.

Annexation of subject property will enhance health, safety and welfare through application of City Codes and provision of municipal services.

Infrastructure

Roads in the subject area are not built to City standards. They are currently unpaved and have no curb, gutter or sidewalks. At this time, the City is not requiring any improvements to the existing streets. The City is not obligated, as part of this annexation, to bring streets in the subject area to City Code. The requested annexation and zoning does not include a proposal for any new development; therefore, it is reasonable to assume that there would be no increased traffic demands caused by this request.

There is an existing regional sewer line, the Northwest interceptor located in 31st Avenue South. This sewer is not a part of the ULRRWSD No. 4 and will not be utilized by property owners in District No. 4 for sewer services.

City water and sewer mains shall be extended in 31st Avenue South from Upper River Road east to the edge of the subject property servicing properties north and south of 31st Avenue South. City water and sewer will also be extended from their existing locations in 32nd Avenue South east to the edge of the subject property servicing the properties located north and south of 32nd Avenue South. There are no existing storm drain facilities in any of the ULRRWSD Areas and District No. 4 will not be provided storm drain either.

The City will not require residents of Service District No. 4 to waive their right of protest for future special improvement districts for roadway, street lighting, and storm drain improvements.

It is mutually agreed and understood that the District will not be involved in formation of roadway, storm drain, lighting, or other Special Improvement Districts. Nothing herein obligates the City to upgrade or improve roadways within the District.

The City has committed to investing in the infrastructure improvements to the ULRRWSD; the City has dedicated a minimum of \$1 million in City CDBG funds to defray the cost of construction of the Improvements for HUD eligible District residents. To date the City has spent \$333,000 of the \$1 million for the cost of construction in Service District No. 1 and \$332,000 of the \$1 million for the cost of construction in Service District No. 2. The City's CDBG contribution for Service district No. 4 shall be \$332,000, which the City Commission has already committed. In addition, the City will endorse and support the District in the following ways:

- Support all District efforts for future funding of the Project;
- Will utilize no interest "deferred payment" CDBG housing rehab funds to assist in income eligible residents in meeting life safety codes and / or constructing utility service lines; and,
- The City will bear the cost of over-sizing of all water and sewer pipelines in the District that are required for future growth to the south, east and west of the District as determined by the City.

Conclusion

The proposed annexation of Service District No. 4 of the ULRRWSD is the culmination of a 15-year process to address public health and utility service problems in the area. Annexation will bring the involved area into compliance with City policies and codes regarding provision of such services. However, it should be recognized and understood that the City, by accepting and approving the annexation, is incurring significant responsibilities and liabilities. Some public infrastructure, including roadways, paving, curbs, gutters, sidewalks, and storm sewer/drainage is nonexistent or substandard. There are undoubtedly several instances of buildings not complying with City building codes, mobile homes not complying with current applicable design standards or yards not complying with property improvement standards. However, to require full compliance at the time of annexation could create extreme hardship for property owners and could jeopardize the ability to ever annex these properties. Therefore, per a Memorandum of Understanding between the City and the ULRRWSD, the City has agreed to phase in additional improvements and code compliance requirements involving a schedule and financial plan acceptable to the property owners. Additionally, the area will progress over time as owners seek to improve their properties consistent with City code and standards.

Concurrences: Representatives from the City's Public Works, Park and Recreation and Fire Departments have been involved throughout the review and approval process for this project.

Fiscal Impact: Please refer to the Conclusion section which explains the responsibilities and liabilities the City is incurring in conjunction with this annexation.

Alternatives: If there are justifiable reasons to do so, the City Commission could deny requested action to the extent allowed in City Code and State Statute. In addition, the City Commission has already committed the \$332,000 toward infrastructure construction costs for Service District No. 4.

Attachments/Exhibits:

Vicinity/Zoning Map

Aerial Photo

Resolution 9943 with Exhibit A

Ordinance 3081 with Exhibit A

Cc: Jim Rearden, Public Works Director

Dave Dobbs, City Engineer

Chris Imhoff, CDBG Administrator

Marty Basta, Park and Recreation Director

Melissa Kinzler, Fiscal Services Director

Lyle Meeks, Neil Consultants, 4509 North Star Blvd, 59405

John Stephenson-Love, 300 Central Ave, 7th Floor, 59401

Susan Conell, Cascade County Planning Department, 121 4th St N, Great Falls MT 59404

RESOLUTION 9943

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, TO EXTEND THE BOUNDARIES OF SAID CITY TO INCLUDE SERVICE DISTRICT NO. 4 WITHIN UPPER/LOWER RIVER ROAD WATER & SEWER DISTRICT, IN SECTION 24, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA, MORE PARTICULARLY DESCRIBED HEREINBELOW; ALL AS SHOWN ON THE MAP ATTACHED HERETO MARKED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

* * * * *

WHEREAS, the City of Great Falls is a city incorporated under the laws of the State of Montana, and having a population of more than ten thousand (10,000) is a city of the first class; and,

WHEREAS, there is contiguous to said City, certain tracts or parcels of land situated in the County of Cascade, State of Montana, and described as follows:

Service District No. 4,

Beginning at the northwest corner of the Southvale Addition; thence easterly along the north line of Southvale Addition to the northeast corner of Southvale Addition; thence southerly along the East line of Southvale Addition (also the East line of the SW1/4NW1/4 of Section 24, T. 20N., R3E.) to the south R/W of 33rd Ave. S. (platted); thence westerly along said south R/W to a point on said R/W that is in line with the west line of the parcel described in Document # R 0127878; thence northerly to the southwest corner of the parcel described by Document # R0127878; thence northerly to the northwest corner of the parcel described by Document # R 0127878 also the south line of the parcel described by Reel 2 Document 1408; thence westerly to a point in line with the west line of parcel 1, as described by Certificate of Survey # 1190; thence northerly to the northwest corner of parcel 1, as described by Certificate of Survey # 1190; thence easterly to a point in line with the west line of Block 3 of Southvale Addition; thence northerly to the southwest corner of lot 1 Block 3, Southvale Addition; thence westerly to the southwest corner of lot 1 Block 2, Southvale Addition, also the east Right-of-Way of Upper River Road; thence northerly to the northwest corner of

Southvale Addition, said point being the point of beginning of the tract of land described herein,

containing in all ±16.6 acres more or less and shown on the map attached hereto marked Exhibit "A" and by this reference made a part hereof; and,

WHEREAS, Section 7-2-4601, Montana Code Annotated, provides that whenever the owners of real property contiguous to any incorporated city of the first class petition to have said property made a part of the municipal corporation, such lands may be embraced within the corporate limits thereof and the boundaries of such city of the first class extended so as to include the same; and,

WHEREAS, more than fifty percent (50%) of the resident electors owning real property within the hereinabove described area, have submitted petitions to have their property annexed to the City of Great Falls.

NOW, THEREFORE, the City Commission now finds that it is to the best interest of the City of Great Falls and its inhabitants to proceed with the incorporation of said territory into the City of Great Falls; and,

WHEREAS, all of the proceedings herein have been conducted in strict compliance with and in conformity to the law and constitution of the State of Montana, and all conditions, acts, and things required to be done precedent to and in the passage and adoption of this resolution have been properly and legally done, and performed;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF GREAT FALLS, MONTANA;

That the boundaries of the City of Great Falls, Montana, be and the same are hereby extended so as to embrace and include within the corporate limits of said city all of the land hereinabove described, included as: "SERVICE DISTRICT NO. 4 OF THE UPPER/LOWER RIVER ROAD WATER & SEWER DISTRICT, LOCATED IN SECTIONS 24, TOWNSHIP 20 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA"

BE IT FURTHER RESOLVED BY THE COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

The Cascade County Clerk and Recorder is hereby authorized and directed to change the appropriate district boundaries of the City of Great Falls, Montana, to include said territory; and,

BE IT FURTHER RESOLVED BY SAID CITY COMMISSION that this Resolution shall become effective from and after the date of the filing of said document in the office of the Cascade County Clerk and Recorder.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on this 18th day of October, 2011.

Michael J. Winters, Mayor

ATTEST:

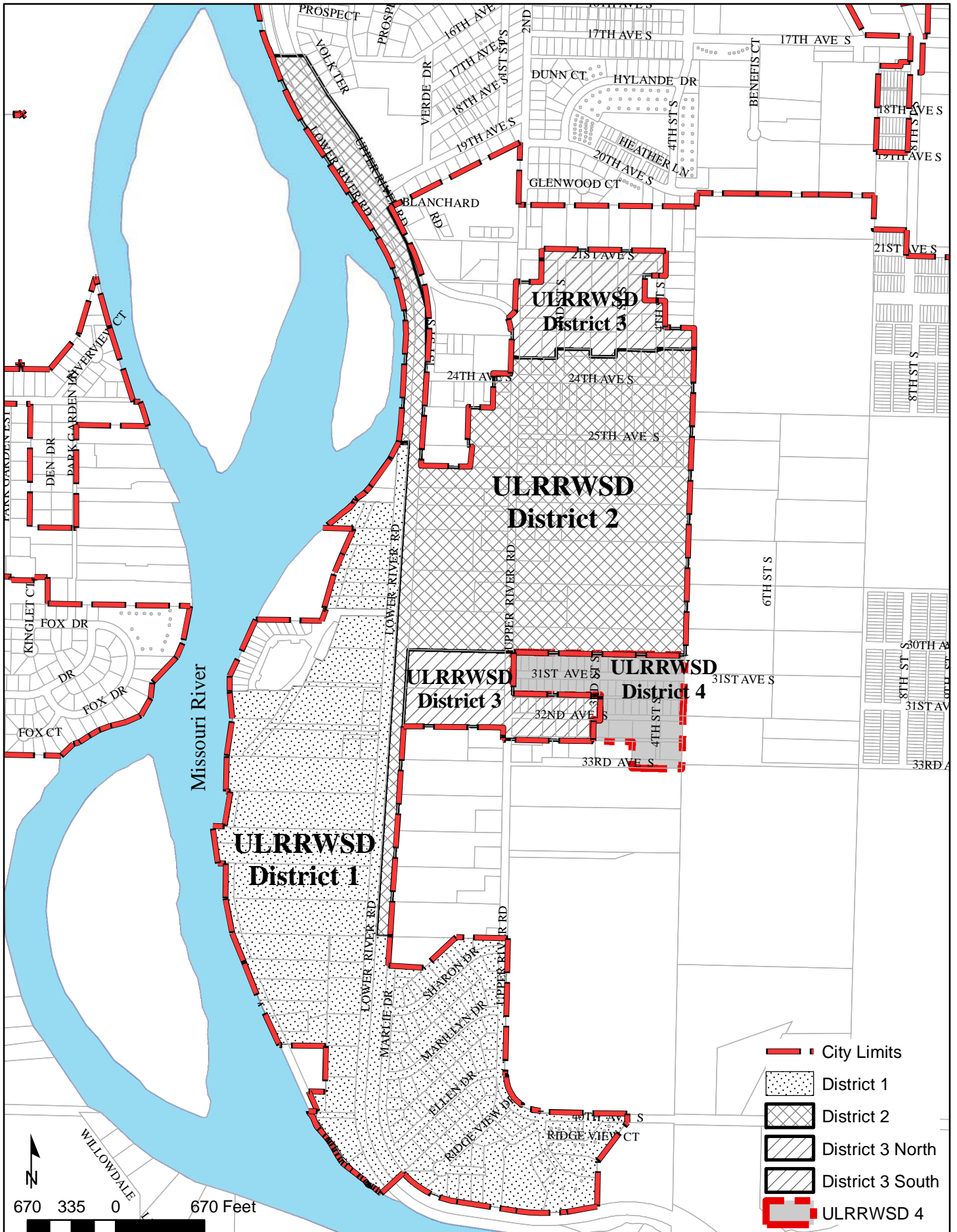
Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

James W. Santoro, City Attorney

Exhibit A to Resolution 9943



ORDINANCE 3081

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION OF R-3 SIGLE-FAMILY HIGH DENSITY DISTRICT TO SERVICE DISTRICT NO. 4, LOCATED IN SECTION 24, TOWNSHIP 20 NOTRH, RANGE 3 EAST, CASCADE COUNTY, MONTANA TO BE KNOWN AS SERVICE DISTRICT NO. 4.

* * * * *

WHEREAS, numerous property owners along Lower and Upper River Roads in Section 24, Township 20 North, Range 3 East, P.M.M., Cascade County, Montana, have elected to create a water and sewer district known as the Upper/Lower River Road Water & Sewer District; and,

WHEREAS, more than fifty per cent (50%) of the 27 property owners within what is described as Service District No. 4 of the Upper/Lower River Road Water & Sewer District have executed and submitted applications to annex their properties to the City of Great Falls; and,

WHEREAS, the Great Falls Zoning Commission, at the conclusion of a public hearing held July 26, 2011, passed a motion recommending the City Commission of the City of Great Falls assign zoning classifications of R-3 Single-family high density residential district to the properties within said Service District No. 4 being annexed to the City of Great Falls, as depicted on the zoning map attached hereto as Exhibit "A" and by this reference made a part hereof.

WHEREAS, notice of assigning zoning classifications of R-3 Single-family high density, to the portion of Service District No. 4 within the Upper/Lower River Road Water Sewer District being annexed to the City, was published in the Great Falls Tribune advising that a public hearing on this zoning designation would be held on the 18th day of October, 2011, before final passage of said Ordinance herein; and,

WHEREAS, following said public hearing, it was found and recommended that the said zoning designations be made,

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF GREAT FALLS, STATE OF MONTANA:

Section 1. It is determined that the herein described zoning designation will meet the criteria and guidelines cited in Section 76-2-304 Montana Code Annotated, and Section 17.16.40.030 of the Unified Land Development Code of the City of Great Falls.

Section 2. That the zoning of Service District No. 4 of the Upper/Lower River Road Water & Sewer District, be designated as R-3 Single-family high density district as depicted on the attached Exhibit "A".

Section 3. This ordinance shall be in full force and effect either thirty (30) days after its passage and adoption by the City Commission or upon filing in the office of the Cascade County Clerk and Recorder the resolution annexing Service District No. 4 of the Upper/Lower River Road Water & Sewer

District, into the corporate limits of the City of Great Falls, Montana, whichever event shall occur later.

APPROVED by the City Commission of the City of Great Falls, Montana, on first reading September 20, 2011.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

James W. Santoro, City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

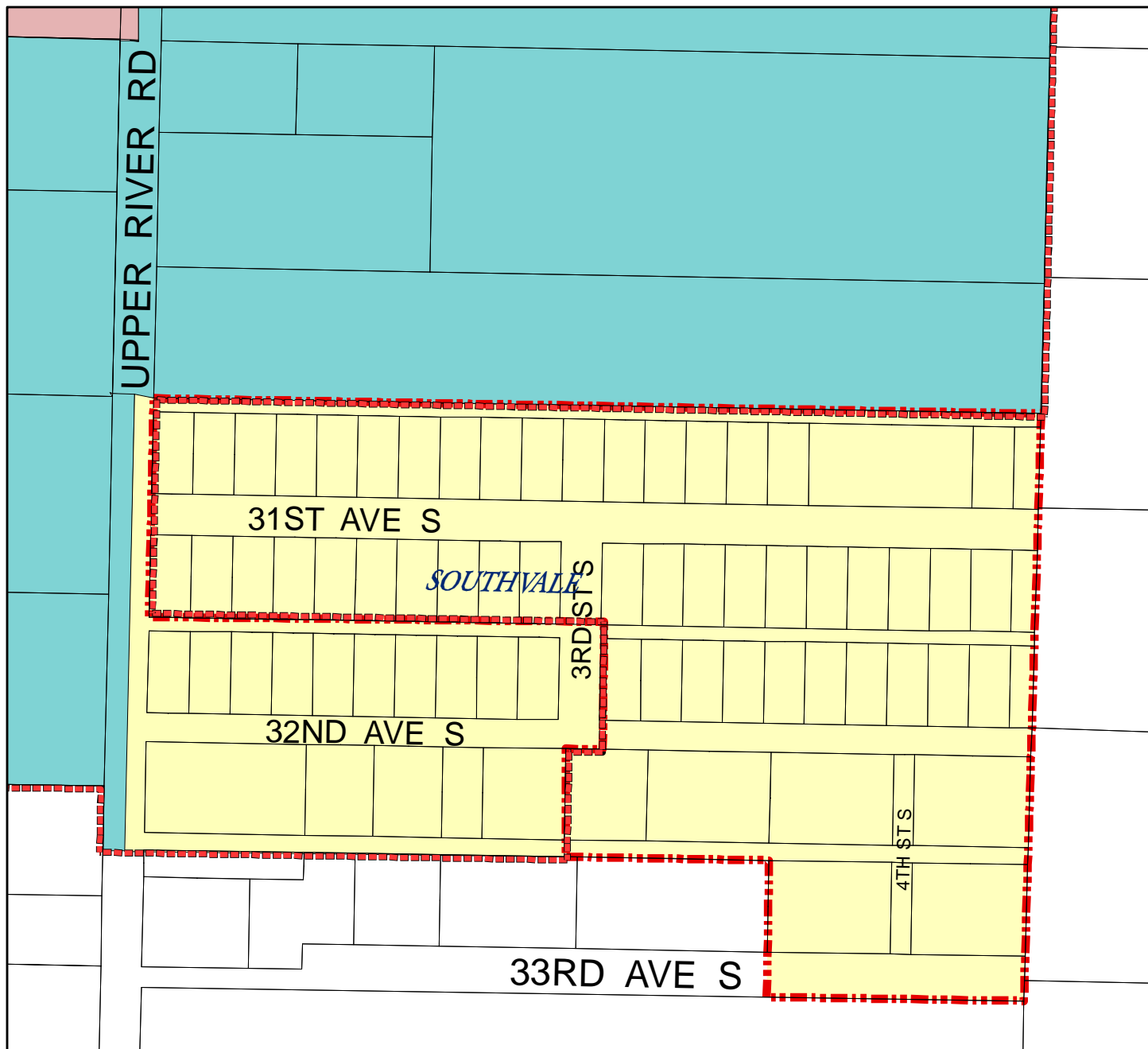
I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do hereby certify that I did post, as required by law and as prescribed and directed by the City Commission, Ordinance 3081 in three conspicuous places within the limits of said City to-wit:

On the Bulletin Board, first floor, Civic Center Building;
On the Bulletin Board, first floor, Cascade County Court House;
On the Bulletin Board, Great Falls Public Library

Lisa Kunz, City Clerk

(CITY SEAL)

Exhibit A



160 80 0 160 Feet



--- City Limits

ULRRWSD 4

ZONING

AI Airport Industrial

C-1 Neighborhood commercial

C-2 General commercial

C-3 Highway commercial

C-4 Central business core

C-5 Central business periphery

I-1 Light industrial

I-2 Heavy industrial

M-1 Mixed-use district

M-2 Mixed-use transitional

PLI Public lands institutional

POS Park Open Space

PUD Planned unit development

R-1 Single-family suburban

R-2 Single-family medium density

R-3 Single-family high density

R-5 Multi-family medium density

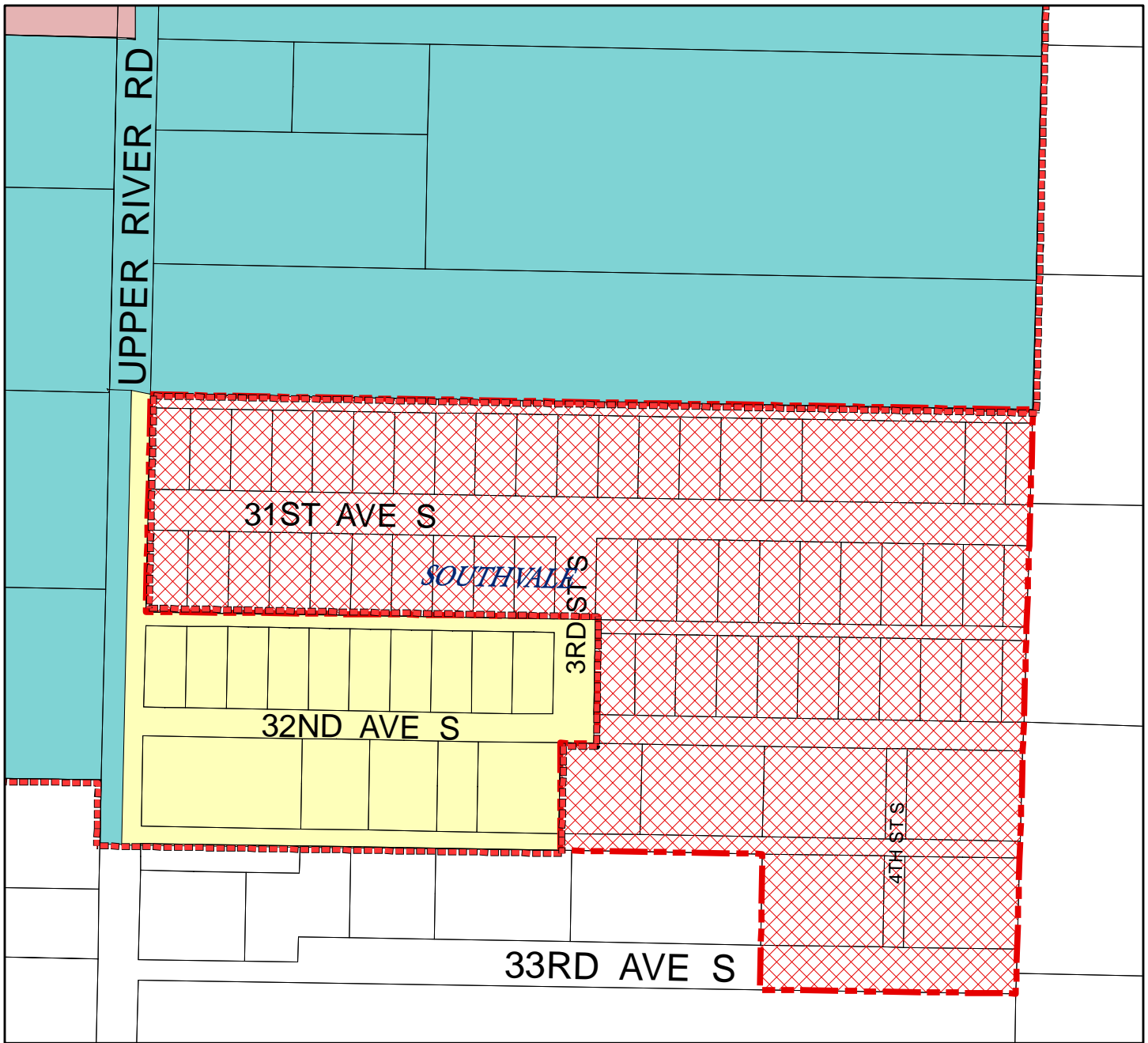
R-6 Multi-family high density

R-9 Mixed residential

R-10 Mobile home park

Unincorporated Enclave

Vicinity/Zoning Map

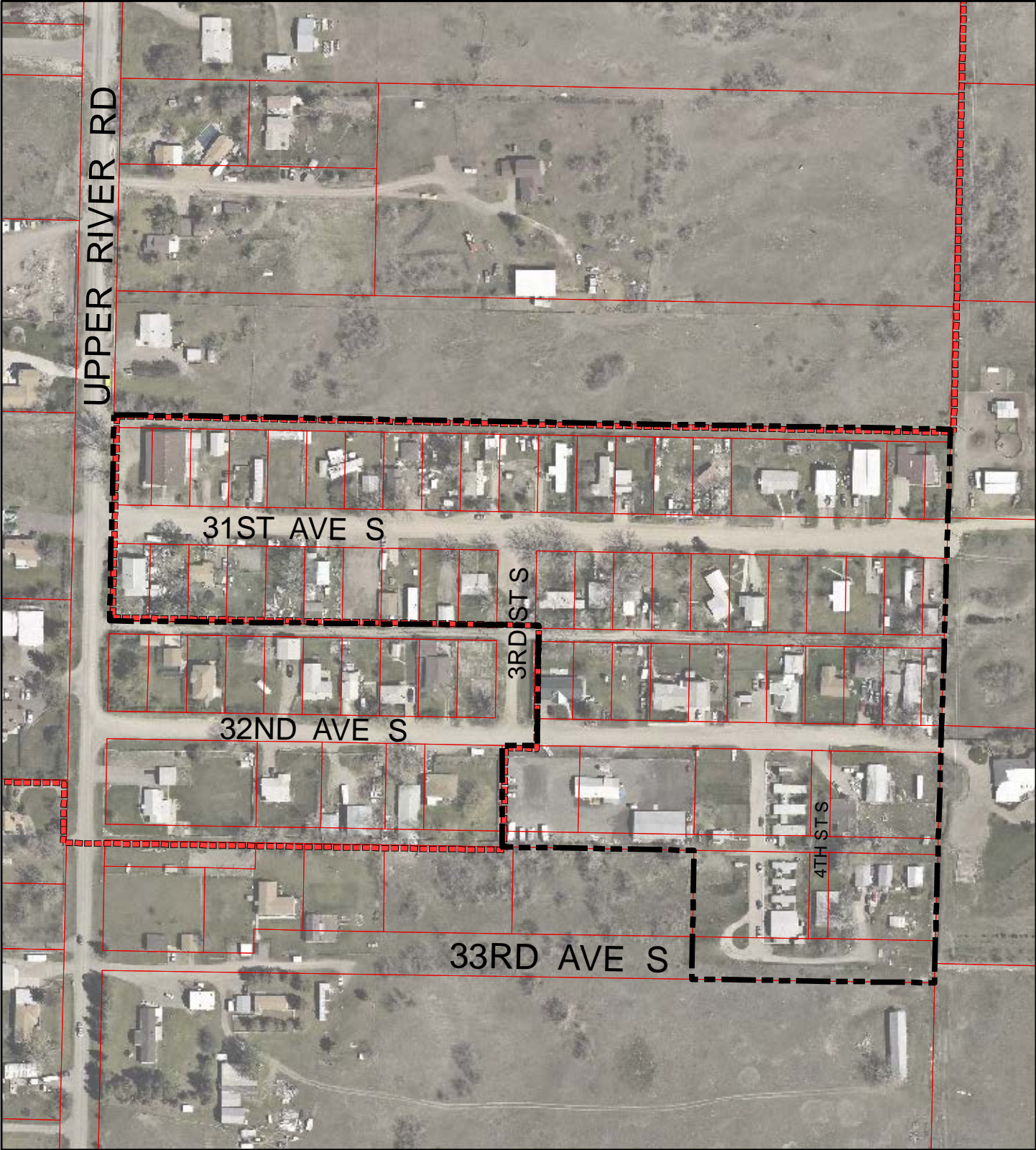


160 80 0 160 Feet





- | | | |
|---|--|--|
|  District 4 Boundary |  I-1 Light industrial |  R-2 Single-family medium density |
| ZONING |  I-2 Heavy industrial |  R-3 Single-family high density |
|  AI Airport Industrial |  M-1 Mixed-use district |  R-5 Multi-family medium density |
|  C-1 Neighborhood commercial |  M-2 Mixed-use transitional |  R-6 Multi-family high density |
|  C-2 General commercial |  PLI Public lands institutional |  R-9 Mixed residential |
|  C-3 Highway commercial |  POS Park Open Space |  R-10 Mobile home park |
|  C-4 Central business core |  PUD Planned unit development |  Unincorporated Enclave |
|  C-5 Central business periphery |  R-1 Single-family suburban | |

Aerial Photo



Aerial Photo: May, 2009

-  District 4 Boundary
-  Tracts of Land





Item: Tree and Stump Removal
From: Park & Recreation Department
Initiated By: Todd Seymanski, City Forester
Presented By: Marty Basta, Park & Recreation Director
Action Requested: Consider Bids and Award Contract

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission award/reject a contract in the amount of \$251,008 to Rocky Mountain Tree Care Specialists for the Tree and Stump Removal project and authorize the City Manager to execute the agreements.”

2. Mayor calls for a second, discussion, inquiries from the public, and calls the vote.

Staff Recommendation:

Staff Recommends the City Commission approve the contract award in the amount of \$251,008 to Rocky Mountain Tree Care Specialists for the Tree and Stump Removal project.

Background:

The Park & Recreation Department’s Forestry Division solicited bids to remove 592 green ash trees and stumps killed by frost in October of 2009. The damaged trees are located within the City’s Boulevard District. The “Advertisement for Bids” was published in the Great Falls Tribune on September 4 & 11, 2011. The bid opening was held on September 21, 2011. Three bids were received.

Evaluation and Selection Process:

After evaluating the specifications and qualifications of all three bidders, staff is recommending the contract be awarded to Rocky Mountain Tree Care Specialists. While Rocky Mountain Tree Care Specialists is not the lowest bidder, the recommendation is based on the extensive experience of the contractor, the number, size and type of equipment they plan to use, as well as the number and qualifications of personnel that will be assigned to the project. These qualifications far exceed the other two bidders. These qualifications are extremely important as the trees are located on City boulevards and in the public right-of-way, and the tree removal project will have a direct impact on City of Great Falls’ homeowners.

Staff, including the Park and Recreation Director, Parks Superintendent and City Forester, performed due diligence by meeting with representatives from both companies. Staff met with Cory Guthmiller with Rocky Mountain Tree Care Specialists on October 4, 2011, and with Paul Boland of Boland Well Systems, Inc. and a representative from Dave's Tree Service on October 5.

Based on the bids submitted, equipment lists and references submitted, and the meetings with the contractors, staff concludes the following:

1. Based on past experience with Rocky Mountain Tree Care Specialists, staff has confidence in Rocky Mountain's ability to perform the required work. In previous contracts, Rocky Mountain Tree Specialists fulfilled all requirements with professionalism and expertise. All projects came in on budget and on time with no complaints from residents. Recent projects include:
 - a. October 2011, Tree and Stump Removal, \$251,008
 - b. March 2010, Tree and Stump Removal, \$313,867
 - c. May-June 2010, Pine Beetle Spraying, \$6,086
 - d. August, 2010, Broadwater Bay Tree Removal and Planting, \$3,200
 - e. August 2010, Tree Trimming, 24,600
 - f. September 2010, Tree Trimming, \$15,450
2. Rocky Mountain has three ISA (International Society of Arboriculture) certified arborists. Boland Well Systems, Inc. does not employ any certified arborists. They are proposing to hire an individual with "an associate degree as an arborist"
3. Boland Well Systems has no previous experience in large tree removal on right-of-ways; however, Mr. Boland proposes to hire employees that do have experience in large tree removal.
4. Boland Well Systems provided a list of large projects with associated references; none of the projects were for tree and stump removal and 50% of all projects came in over budget. This project is being funded through MMIA and no change orders will be allowed and no additional charges will be covered.
5. Boland Well Systems was unable to provide a description of all equipment needed to be rented and/or purchased to complete the project. The original list, submitted with the bid, was incomplete; Boland Well Systems still does not have a complete inventory although he did add some equipment during the meeting with staff and then again in a follow up letter.

Concurrences:

The City's Risk Manager and MMIA concur with awarding the bid to Rocky Mountain Tree Care Specialists. The Park and Recreation Advisory Board recommended awarding the bid to Rocky Mountain Tree Care Specialists at their October 10, 2011 meeting.

Fiscal Impact:

The attached bid tabulation summarizes the bids that were received. This project will be funded through the MMIA, the City of Great Falls' Property Insurance Carrier.

Alternatives:

The City Commission could vote to deny award of the contract or award to Boland Well Systems, Inc.

Attachments/Exhibits:

1. Bid tabulation
2. Equipment Lists (Rocky Mountain Tree Specialists, Boland Well Systems, Inc.)

On File in the City Clerk's Office:

1. Notice to Proceed
2. Contract

- b. **WORK AREAS** All trees and stumps are from street trees located in the Boulevard District. A copy of the Boulevard District Map is attached to the specifications. All trees and stumps are in the City right of way with most being approximately four (4) feet behind the sidewalk. The right of way width for the most part is approximately 22.5' from back of curb.

The Contactor shall remove trees and stumps that are listed on the attached list of addresses. The Contractor shall coordinate with the City Forester as to the street and avenues where the work shall be done.

- c. **TREE AND STUMP SIZES** The trees and stumps vary in size from 3" DBH to 32" DBH. The Contractor should familiarize himself/herself with the size and locations of the trees and stumps prior to bidding. The Contractor shall provide one unit price for all sizes of trees and stumps as indicated on the bid sheet.
- d. **TREE AND STUMP QUANTITIES** Five Hundred and Ninety two (592) trees and stumps shall be awarded to the Contractor for removal.

Boland

Please list the number, size, and type of equipment you plan to use on this project. Including stump cutters, pick-up trucks, tractor loaders, dump trucks and chain saws.

3 Pick-up trucks 5 Chain saws
1 Skid Steer
1 Loader
1 Dump truck
1 Boom truck
1 Stump cutter

Please list the number and type of personnel you plan to use for this project, including supervisors or foremen, equipment operators and clean up personnel (names are not necessary).

2 Supervisors
1 Foreman
3 Operators
3 Laborers

- b. **WORK AREAS** All trees and stumps are from street trees located in the Boulevard District. A copy of the Boulevard District Map is attached to the specifications. All trees and stumps are in the City right of way with most being approximately four (4) feet behind the sidewalk. The right of way width for the most part is approximately 22.5' from back of curb.

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- d. **TREE AND STUMP QUANTITIES** Five Hundred and Ninety two (592) trees and stumps shall be awarded to the Contractor for removal.

Rocky Mtn

Please list the number, size, and type of equipment you plan to use on this project. Including stump cutters, pick-up trucks, tractor loaders, dump trucks and chain saws.

- 3 Bucket Trucks (all 57 ft working height)
- 4 Chip/Dump Trucks (3-Two Tons, 1-One Ton)
- 3 Wood Chippers (1-18 inch capacity, 2-12 inch capacity)
- 1 Grapple Truck (tandem axle)
- 1 3/4 Ton Pick-up Truck
- 1 1 Ton flatbed Truck
- 2 Stump Grinders
- 1 Front end Loader
- 2 Dump Trailers
- 14 Stihl Chainsaws
- Ropes, Pulleys, Lowering Devices, Pole Saws, Pole Pruners, Handsaws, Climbing Gear

Please list the number and type of personnel you plan to use for this project, including supervisors or foremen, equipment operators and clean up personnel (names are not necessary).

- (1) Supervisor, (1) Loader Operator, (3) Foremen/ Bucket Truck Operators,
- (6) Clean up Personnel, (2) Stump Grinder Operators



Item: Ordinance 3082 amending Title 13 of the Official Code of the City of Great Falls.

From: Public Works Department

Initiated By: United States Environmental Protection Agency

Presented By: Jim Rearden, Public Works Director

Action Requested: City Commission accept Ordinance 3082 on first reading and set final reading for November 1, 2011, to consider adoption of Ordinance 3082

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (accept/deny) Ordinance 3082 on first reading and set final reading for November 1, 2011, to consider adoption of Ordinance 3082.

2. Mayor calls for a second, discussion, inquiries from the public, and calls for the vote.

Staff Recommendation: That the City Commission accept Ordinance 3082 on first reading and set final reading for November 1, 2011, to consider adoption of Ordinance 3082.

Background:

- Ordinance 3082 will establish new Local Limits for the Wastewater Utility.
- Local limits are numerical wastewater limitations that apply to commercial and industrial facilities that discharge to the City’s Publicly Owned Treatment Works (POTW). Local limits are developed to meet the pretreatment program objectives and site-specific needs of the local POTW and the receiving stream.
- The proposed local limits, in most cases, are lower or much lower than the current limits. Staff believes that our industrial customers will be able to meet the proposed limits without the addition of new treatment systems. Two of the pollutants, Copper and Selenium, are proposed to be adopted as mass-based limits (pounds per day) rather than concentration-based limits (milligrams per liter) to allow the City flexibility to accommodate current industrial discharges (concentration based limits may otherwise result in two of the industries being required to install treatment improvements).
- Local limits control the pollutants in the wastewater discharges from commercial and industrial facilities and apply at the "end-of-pipe" from the facility.
- The City is required to update its Local Limits periodically.

- The EPA published a legal notice in the Great Falls Tribune requesting public comment. No public comments were received.
- The Environmental Protection Agency (EPA) has approved the new Local Limits.

Concurrences:

- Anderson Montgomery Consulting, Helena, Montana. Project Consultant.
- Developed in conjunction with and approved by Environmental Protection Agency Region 8 Staff.

Fiscal Impact: Staff does not anticipate that there will be substantial fiscal impact to either the City or the facilities that are subject to Local Limits. The proposed limits will require additional testing for both the industries and the City; however these additional costs should be modest in relation to the regulations being replaced.

Alternatives: The City commission could vote to deny Ordinance 3082

Attachments/Exhibits:

- Letter of Approval from EPA Region 8
- Ordinance 3082

ORDINANCE 3082

**AN ORDINANCE AMENDING TITLE 13
OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS**

WHEREAS, local limits are numerical wastewater limitations that apply to commercial and industrial facilities that discharge to the City's Publicly Owned Treatment Works (POTW); and

WHEREAS, local limits are developed to meet the Pretreatment Program objectives and site specific needs of the local POTW; and

WHEREAS, the City has received notice from the United States Environmental Protection Agency that modifications to the City's local limits have been publicly noticed, no significant comments were received, and that the modifications to the Pretreatment Program are approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

Section 1. That Title 13, Chapter 12, Section 030 of the Official Code of the City of Great Falls is hereby amended as depicted in Exhibit "A" attached hereto, which removes any language indicated by a strike-out and adds language which is bolded.

Section 2. This ordinance shall be in full force and effect thirty (30) days after second reading and final adoption by the City Commission.

APPROVED by the City Commission on first reading October 18, 2011.

PASSED, APPROVED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on second reading November 1, 2011.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(Seal of the City)

APPROVED FOR LEGAL CONTENT:

James W. Santoro, City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do hereby certify that I did post, as required by law and as prescribed and directed by the City Commission, Ordinance 3082 in three places within the limits of said City to-wit:

On the Bulletin Board, first floor, Civic Center Building;
On the Bulletin Board, first floor, Cascade County Court House;
On the Bulletin Board, Great Falls Public Library

(Seal of the City)

Lisa Kunz, City Clerk

2. No Significant Industrial User shall discharge wastewater that exceeds the following limits:

MAXIMUM CONTRIBUTION⁽⁴⁾

POLLUTANT	SYMBOL	Daily Maximum
Arsenic, Total	As	0.462 mg/L 1.57 mg/l
Cadmium, Total	Cd	3.551 mg/L 3.51 mg/l
Chromium, Total	Cr	5.676 mg/L 5.92 mg/l
Chromium (III)	Cr (III)	0.57 mg/l
Chromium (VI)	Cr (VI)	0.04 mg/l
Copper, Total ⁽¹⁾	Cu	4.985 lbs. 1.543 lbs/day
Cyanide	Cn	0.505 mg/L
Lead, Total	Pb	0.946 mg/L 0.14 mg/l
Mercury, Total	Hg	0.028 mg/L 0.02 mg/l
Nickel, Total	Ni	4.782 mg/L 0.59 mg/l
Selenium, Total ⁽¹⁾	Se	0.281 lbs/day
Silver, Total	Ag	0.531 mg/L 0.62 mg/l
Zinc, Total	Zn	1.019 mg/L 2.13 mg/l
Sulfide, Total		3608 mg/l

⁽⁴⁾ All pollutants shown in the Table are total and in mg/L.

⁽¹⁾The loading specified is the total loading for this pollutant that is available to all Significant Industrial Users. The City shall not allocate more pollutant loading through control mechanisms than is available for discharge as specified in this table.



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 8

1595 Wynkoop Street
DENVER, CO 80202-1129
Phone 800-227-8917
<http://www.epa.gov/region08>

AUG 31 2011

Ref: 8P-W-WW

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Jim Reardon
Public Works Director
City of Great Falls
P.O. Box 5021
Great Falls, Montana 59403

Re: Program Modification Approval, National
Pollutant Discharge Elimination System
(NPDES) Number: MT-0021920

Dear Mr. Reardon:

The Environmental Protection Agency public noticed your request for a substantial modification of the City of Great Falls Pretreatment program on July 23, 2011, as required by 40 CFR Section 403.18. Our records indicate that no significant comments were received and that the modifications, as public noticed, have remained unchanged. Therefore, pursuant to 40 CFR Section 403.18(c), the modifications public noticed by the EPA are approved. The revised pretreatment program shall be an enforceable condition of your NPDES permit as of the date of this approval letter (*see 40 CFR Section 122.63(g)*).

If you have any questions, please contact Al Garcia, EPA Region 8 Pretreatment Coordinator, at (303) 312-6382 or garcia.al@epa.gov.

Sincerely,

Colleen R.L. Gillespie, Chief
Wastewater Unit

cc: Jenny Chambers, Montana Department of Environmental Quality-Water Protection Bureau
Rosemary Rowe, EPA-Montana Operations Office
Chris Sorensen, Pretreatment Coordinator, City of Great Falls

Exhibit 1:

Changes to City Ordinance Section 13.12.030, C, 2.

Existing Language:

“No Significant Industrial User shall discharge wastewater that exceeds the following limits:

MAXIMUM CONTRIBUTION ⁽¹⁾		
POLLUTANT	SYMBOL	Daily Maximum
Arsenic	As	0.462
Cadmium	Cd	3.551
Chromium	Cr	5.676
Copper	Cu	4.985
Cyanide	Cn	0.505
Lead	Pb	0.946
Mercury	Hg	0.028
Nickel	Ni	4.782
Silver	Ag	0.531
Zinc	Zn	1.019

⁽¹⁾ All pollutants shown in the Table are total and in mg/L.”

Proposed Language:

“No Significant Industrial User shall discharge wastewater that exceeds the following limits:

MAXIMUM CONTRIBUTION		
POLLUTANT	SYMBOL	DAILY MAXIMUM
Arsenic, Total	As	1.57 mg/l
Cadmium, Total	Cd	3.51 mg/l
Chromium, Total	Cr	5.92 mg/l
Chromium (III)	Cr (III)	0.57 mg/l
Chromium (VI)	Cr (VI)	0.04 mg/l
Copper, Total ⁽¹⁾	Cu	1.543 lbs/day
Lead, Total	Pb	0.14 mg/l
Mercury, Total	Hg	0.02 mg/l
Nickel, Total	Ni	0.59 mg/l
Selenium, Total ⁽¹⁾	Se	0.281 lbs/day
Silver, Total	Ag	0.62 mg/l
Zinc, Total	Zn	2.13 mg/l
Sulfide, Total		3608 mg/l

⁽¹⁾ The loading specified is the total loading for this pollutant that is available to all Significant Industrial Users. The City shall not allocate more pollutant loading through control mechanisms than is available for discharge as specified in this table.”



Item: Resolution No. 9900, Terminating A \$100,000 Financial Assurance Reserve Fund In The Electric Utility Fund And Authorizing The Return Of \$100,000 To The General Fund

From: Greg Doyon, City Manager

Initiated By: Electric City Power Board

Presented By: Greg Doyon, City Manager

Action Requested: Adopt Resolution No. 9900

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (adopt/ deny) Resolution No. 9900.”

2. Mayor calls for a second, discussion, inquiries from the public, and calls the vote.

Staff Recommendation: Adopt Resolution No. 9900 that will terminate the requirement for a \$100,000 Financial Assurance Reserve in the Electric Utility Fund and that will authorize the return of the \$100,000 to the General Fund.

Background:

In May of 2006, the Commission adopted Resolution No. 9568, approving the establishment of a Financial Assurance Reserve Fund (the “Reserve”) in compliance with Montana law. Resolution No. 9568 also authorized the use of General Fund cash to establish the Reserve.

The Reserve was required by the Public Service Commission prior to approving Electric City Power, Inc.’s application to serve residential and small commercial customers via its “Pilot Program.” In March of 2008, the applicable sections of Montana Code (69-8-404(4)) and Administrative Rules (38.5.8002) were repealed.

Recently, the Public Service Commission, through its chief legal counsel, confirmed that the Reserve is no longer required. For these reasons, it is the desire of the Electric City Power Board to take the necessary actions to return the \$100,000 to the General Fund.

Concurrences: The City Attorney and the Fiscal Services Director concur that the Reserve is no longer required due to the repeal of the applicable Montana laws and due to the termination of the Pilot Program.

Fiscal Impact: The cash for the Financial Assurance Reserve was taken from the General Fund and classified as restricted in the Electric Utility Fund. The Financial Assurance Reserve was never utilized during the period the Reserve was in effect. The cash will now be classified as unrestricted and reported in the cash balances of the General Fund (where it was taken from).

Alternatives: Deny Resolution No. 9900 and provide direction to Staff for taking an alternative action.

Attachments/Exhibits:
Resolution No. 9900

RESOLUTION NO. 9900

RESOLUTION TERMINATING A \$100,000 FINANCIAL ASSURANCE
RESERVE FUND IN THE ELECTRIC UTILITY FUND AND AUTHORIZING
THAT THE \$100,000 BE RETURNED TO THE GENERAL FUND.

WHEREAS, on May 16, 2006, Resolution No. 9568 was adopted to establish a Financial Assurance Reserve Fund (the "Reserve") in compliance with Montana law. Resolution No. 9568 also authorized the use of General Fund cash to establish the Reserve; and

WHEREAS, the Reserve was required by the Public Service Commission ("PSC"), pursuant to §69-8-404(4), M.C.A. and §38.5.8002, MAR, prior to PSC approving Electric City Power, Inc.'s ("ECPI") application to serve residential and small commercial customers through ECPI's Pilot Program ; and

WHEREAS, in March of 2008, the applicable laws (§69-8-404(4), M.C.A. and §38.5.8002, MAR) were repealed; and

WHEREAS, on June 30, 2011, the contractual obligations and contractual terms between ECPI and ECPI's Pilot Program customers ended; and

WHEREAS, PSC's chief counsel confirmed that PSC no longer required the Reserve.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, that the \$100,000 Reserve in the Electric Utility Fund be discontinued and that the \$100,000 be returned to the General Fund as provided for in Resolution No. 9568.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, October 18, 2011.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(Seal of the City)

APPROVED FOR LEGAL CONTENT:

James W. Santoro, City Attorney



Item: Resolution 9946, To Revise the Fee Schedule for Great Falls Fire Rescue and Superseding Res. 9465

From: Randall E. McCamley, Fire Chief

Initiated By: Randall E. McCamley, Fire Chief

Presented By: Randall E. McCamley, Fire Chief

Action Requested: Adopt Resolution 9946

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 9946.”

2. Mayor calls for a second, discussion, inquiries from the public, and calls the vote.

Staff Recommendation: Staff recommends that the City Commission adopt Res. 9946.

Background:

Significant Impacts

GFFR responds to 911 emergency calls and provides essential emergency services to anyone in our jurisdiction. In most cases the customers never receive a bill for these services. However, there are certain circumstances and services that are billed to the customer.

For example, the GFFR Training Center has been available for training and meeting to both private and public organizations. Several times a year, Montana State University Fire Services Training School rents the entire training facility to conduct firefighter academies. Rent generated is used towards facility improvements and maintenance of the buildings and grounds. Staff has identified several critical infrastructure needs for the Training Center that have yet to be funded by the annual budget.

Additionally, the City can bill for certain services that exceed the department’s basic services. The City bills for all actions taken at a Hazardous Materials (HazMat) emergency. Federal environmental law, specifically Title III Superfund Amendments and Reauthorization Act, and the “Community Right to Know and Emergency Response” and the corresponding Montana State statutes authorize billing for actions taken to protect the community and environment from chemical spills or releases.

Also, private and public organizations have requested GFFR apparatus and staff provide emergency support and standby beyond that of daily operations. In order to maintain services to the community while providing the service requested, off duty firefighters are hired back and reserve apparatus are placed into service. It is appropriate for the City to recover the costs associated with the extra level of service provided to the incident or activity.

There have been no fee adjustments since March of 2005. However, the cost for manpower and apparatus has increased steadily with each passing year. An adjustment is long overdue and would enable staff to recover the true cost for services.

Citizen Participation

These fee increases have been based on fair market value, and the city's response costs.

Workload Impacts

Since GFFR has had a fee schedule for years, these adjustments will not increase the department's work load.

Purpose

The fee schedule increases would allow the department to recover the costs of very specific services and supplies. Said fee schedule increases must be approved and authorized by the City Commission through a resolution.

Evaluation and Selection Process

The fee schedule increases are based on the cost to the City. They are determined by analyzing apparatus, staff, and resource costs. Rates charged by the US Forest Service and Montana DNRC for large fire engine and aerial apparatus were also analyzed in developing GFFR's rates.

Personnel charges will be billed at the current employee salary plus benefits.

Conclusion

If the City Commission approves the attached adjusted fee schedule the City will break-even for those services. If disapproved, the City will have to absorb some of the costs for GFFR to provide services.

Fiscal Impact: The fees generated from these services subsidize the General Fund and maintain the Fire Training Center.

Alternatives: Disapprove fee schedule adjustment and request staff to provide an amended fee schedule.

Attachments/Exhibits:

Resolution 9946

Comparison chart

Comparison Chart
Resolution 9946 - Great Falls Fire Rescue Proposed Fee Changes

REPORTS:	<u>Current</u>	<u>Proposed</u>
Incident Reports	\$6.00	\$10.00
Fire Investigation Report & Photos – BY SUBPOENA ONLY		\$55.00
Single page copies - will be at the current City rate \$0.25/page		
 FACILITIES (daily rates):		
Training Center classroom (<i>includes audio/visual equip</i>)	\$80.00	\$100.00
Training Center facility (<i>includes Tower, Roof/Burn Props</i>)*	\$195.00	\$234.00
* <i>Note: Burn Prop requires GFFR supervision</i>		
 APPARATUS (hourly rates – personnel costs not included):		
1 ALS Rescue Engine	\$135.00	\$175.00
1 Fire Engine	\$120.00	\$155.00
1 Aerial Apparatus 100 foot Pierce Platform	\$180.00	\$275.00
1 Command Vehicle	\$75.00	\$97.00
1 Rescue Vehicle	\$75.00	\$97.00
1 Hazmat Trailer w/equip	\$100.00	\$129.00
Hazmat supplies/tools		Cost + 20%
 PERSONNEL (regular hourly rates at cost to City):		
1 Management	\$36.95	Salary + benefits
1 Command Officer	\$29.71	Salary + benefits
1 Company Officer	\$29.71	Salary + benefits
1 Firefighter	\$25.78	Salary + benefits
 <i>*Overtime hours will be calculated at the rate of 1.5 times regular rate</i>		
 EQUIPMENT:		
Ladder testing (per ladder)	\$50.00	\$63.00
Hose repair (per length)	\$11.00	\$15.00
Repair parts		cost + 20%
 CASCADE SYSTEM – BREATHING AIR:		
30 min bottle filling	\$10.00	\$12.50
60 min bottle filling	\$15.00	\$20.00

Note: All rates are invoiced at a minimum of 1 hour and rounded to the nearest half hour.

RESOLUTION 9946

A RESOLUTION TO REVISE THE FEE SCHEDULE FOR GREAT FALLS FIRE RESCUE AND SUPERCEDING RESOLUTION 9465

WHEREAS, private and public organizations often request use of Great Falls Fire Rescue meeting/training facilities. Rental fees from these facilities provide for facility improvements and infrastructure needs; and,

WHEREAS, Great Falls Fire Rescue provides certain services, such as actions taken at Hazardous Material (HazMat) emergencies, that exceed Great Falls Fire Rescue's basic services. State law authorizes billing for actions taken to protect the community and environment from chemical spills and releases; and,

WHEREAS, private and public organizations also request apparatus and staff for emergency support and standby beyond Great Falls Fire Rescue's daily operations. Fees charged for these services cover the costs of off-duty firefighters and reserve apparatus placed into service.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Great Falls that the Great Falls Fire Rescue Fee Schedule is as follows:

REPORTS:

Incident Reports	\$10.00
Fire Investigation Report & Photos – BY SUBPOENA ONLY	\$55.00
Single page copies	\$0.25/page

FACILITIES (daily rates):

Training Center classroom (<i>includes audio/visual equip</i>)	\$100.00
Training Center facility (<i>includes Tower, Roof/Burn Props</i>)*	\$234.00

*Note: Burn Prop requires GFFR supervision

APPARATUS (hourly rates – personnel costs not included):

1 ALS Rescue Engine	\$175.00
1 Fire Engine	\$155.00
1 Aerial Apparatus 100 foot Pierce Platform	\$275.00
1 Command Vehicle	\$97.00
1 Rescue Vehicle	\$97.00
1 Hazmat Trailer w/equip	\$129.00
Hazmat supplies/tools	Cost + 20%

PERSONNEL (regular hourly rates at cost to City):

1 Management	Current salary plus benefits
1 Command Officer	Current salary plus benefits
1 Company Officer	Current salary plus benefits
1 Firefighter	Current salary plus benefits

**Overtime hours will be calculated at the rate of 1.5 times regular rate*

EQUIPMENT:

Ladder testing (per ladder)	\$63.00
Hose repair (per length)	\$15.00
Repair parts	Cost + 20%

CASCADE SYSTEM – BREATHING AIR:

30 min bottle filling	\$12.50
60 min bottle filling	\$20.00

Note: All rates are invoiced at a minimum of 1 hour and rounded to the nearest half hour.

PASSED by the City Commission of the City of Great Falls, Montana this 18th day of October 2011.

Michael J. Winters, Mayor

Attest:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

James W. Santoro, City Attorney

Regular City Commission Meeting

Mayor Winters presiding

CALL TO ORDER: 7:00 PM

PLEDGE OF ALLEGIANCE – Girl Scout Junior Troop 3236

MOMENT OF SILENCE

ROLL CALL: City Commissioners present: Michael Winters, Bob Jones, Bill Bronson, Fred Burow and Mary Jolley. Also present were the Deputy City Manager, City Attorney, Directors of Fiscal Services, Park and Recreation, Planning and Community Development, and Public Works, Executive Director of the Housing Authority, Police Chief and the City Clerk.

PROCLAMATIONS: Commissioner Bronson read a proclamation for Down Syndrome Awareness Month, Commissioner Jones read a proclamation for Week Without Violence and Mayor Winters read a proclamation for Anti-Bullying Day.

**** 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.

BOARDS & COMMISSIONS

2. MINOR SUBDIVISION WITH AMENDED PLAT OF LOT 6, TRACK “B” VALLEY VIEW HOMES, SECTION ONE.

Planning and Community Development Director Mike Haynes reported that this is a request to approve a minor subdivision with an amended plat for a ±0.61-acre property at 10th Avenue Northwest and 9th Street Northwest (just off the Northwest Bypass) in the C-2 (General Commercial) zoning district. The owners are proposing to subdivide the subject property into two lots. Proposed Lot 6-A would be ±0.41 acres and accommodate the existing dental office and its associated off-street parking on the property and proposed Lot 6-B would be ±0.20 acres and accommodate the existing coffee shop - Amy’s Morning Perk - and its associated off-street parking. This action would leave each business on a separate platted lot with each lot meeting minimum standards of the C-2 zoning district.

The Planning Advisory Board recommended that the City Commission approve the amended plat at a public hearing held on September 13, 2011.

Commissioner Jolley moved, seconded by Commissioners Bronson and Burow, that the City Commission approve the Amended Plant and accept the Findings of Fact.

Mayor Winters asked if there was any discussion amongst the Commissioners or inquiries from the

public. Hearing none, Mayor Winters called for the vote.

Motion carried 5-0.

3. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

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

PUBLIC HEARINGS

OLD BUSINESS

4. ORDINANCE 3080 TO REZONE FOUR LOTS LOCATED NORTH OF CRESCENT DRIVE WEST OF 6TH STREET SOUTHWEST.

Planning and Community Development Director Mike Haynes reported that this is a request to set a public hearing for November 1, 2011, to consider Ordinance 3080 that would rezone four lots containing ±13.32 acres from C-2 (General Commercial) to I-1 (Light Industrial). The subject properties are located on the north side of Crescent Drive west of 6th Street NW and comprise a cell tower, storage units, a landscape business, a grain elevator and a vacant building that was formerly used for daycare. The City Commission did hold a public hearing for this rezoning on September 6, 2011, but it was subsequently discovered that the notice of public hearing was not published in the newspaper as requested. In order to meet statutory requirements for public notice this item must be re-advertised and a new public hearing set to legally take final action on the rezoning.

Mr. Haynes noted that there was an associated minor subdivision of the easternmost lot (Mark 22LA) into two lots. Due to different public notice requirements, the action taken on September 6, 2011, was the final action needed to approve the minor subdivision.

Commissioner Jones moved, seconded by Commissioners Burow and Jolley, that the City Commission accept Ordinance 3080 on first reading and set a public hearing for November 1, 2011.

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

Motion carried 5-0.

NEW BUSINESS

ORDINANCES/RESOLUTIONS

5. RESOLUTION 9944, INTENTION TO ADOPT THE DOWNTOWN MASTER PLAN AS AN ATTACHMENT TO THE 2005 CITY OF GREAT FALLS GROWTH POLICY.

Planning and Community Development Director Mike Haynes reported that this is a request to adopt Resolution of Intent 9944 to adopt the Downtown Master Plan as an attachment to the 2005 Growth Policy, and set a public hearing for October 18, 2011. The process to draft the Downtown Master Plan has taken about a year and has involved over 100 members of the community devoting

nearly 1,100 hours serving on four working groups and on the steering committee to create this plan. Citizen participants and staff involved in the planning process were recently recognized by the Montana Association of Planners with the 2011 Professional Achievement Award. However, while creation of the Downtown Master Plan is an achievement in itself for the plan participants and for City staff, the key to any successful plan is implementation. The Plan not only identifies five goals, 26 objectives and 82 strategies that would lead to an active, vibrant, livable, visually-appealing and economically-strong downtown, it proposes mechanisms for bringing stakeholders together, funding and managing improvement projects downtown, and provides timeframes for implementation and potential partners to work toward those common goals.

The Planning Advisory Board unanimously recommended that the City Commission adopt the Downtown Master Plan at a public hearing held on September 13, 2011.

Commissioner Burow moved, seconded by Commissioner Bronson, that the City Commission adopt Resolution 9944 and set a public hearing for October 18, 2011.

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

Brett Doney, Great Falls Development Authority, residing at 3048 Delmar Drive, spoke in support of the Downtown Master Plan. He commended the Planning and Community Development Department staff, and encouraged Commission support of each stage of the plan to keep the momentum going.

Motion carried 5-0.

CONSENT AGENDA

6. Minutes, September 20, 2011, Commission meeting.
7. Total expenditures of \$2,947,663 for the period of September 10-28, 2011, to include claims over \$5,000, in the amount of \$2,718,813.
8. Contracts list.
9. Postpone bid award for the Tree and Stump Removal project.
10. Approve the Community Based Policing Agreement with the Great Falls Housing Authority.
11. Award construction contract to United Materials of Great Falls, Inc. in the amount of \$230,185 for the 27th, 30th and 32nd Street North Water Main Replacements. **OF 1599.1**
12. Award construction contract to Tamietti Construction Company in the amount of \$310,900 for the Lower River Road Landslide. **OF 1611.4**
13. Approve Final Payment to Tamietti Construction Company and the State Miscellaneous Tax Division in the amount of \$3,235.30 for the Historic 10th Street Bridge Coatings, Phase II. **OF 979.6**

Commissioner Jolley moved, seconded by Commissioner Bronson, that the City Commission approve the Consent Agenda as presented.

Commissioner Jolley inquired about a payment to United Materials listed on Item 7. Public Works Director Jim Rearden responded that the Animal Foundation paid for the portion of curb and gutter in front of their property.

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

Ron Gessaman, 1006 36th Avenue NE, inquired how much overtime had been paid, historically, with regard to Item 10. Police Chief Cloyd Grove responded that he would have to research pay records.

Regarding Item 9, Mr. Gessaman inquired about usage of green ash trees. Park and Recreation Director Marty Basta responded that staff is trying to diversify the urban forest to minimize future thermal impact incidents.

With regard to Item 7, Mr. Gessaman inquired about payments made from the Street District, Other Admin, Police Special Revenue and Electric funds.

Mr. Rearden responded that the final payment for United Materials was approved at the September 20th Commission meeting. That agenda report has a breakdown of costs and what the City and the Animal Foundation paid for.

Ms. Reichelt responded that the payment from the Other Admin fund to All State Signs was for the entryway signage.

Chief Grove responded that K-9 donated funds are accounted for through the Police Foundation for training, cement for kennels, updating the cars and to proceed with the program.

Ms. Kinzler explained the expenses and internal service charges that added up to the total amount of the payment from the Electric fund.

Stuart Lewin, 615 3rd Avenue North, asked when the City pays Southern's bill if it knew exactly what the payment was for. Commissioner Jones responded that a pre-payment is made earlier in the month and a final payment is made later in the month, after adjustments are made.

Mr. Lewin inquired about the blended rate. Ms. Kinzler responded that the City has asked for, but has not received, information from Southern on how it comes up with the blended rate.

Mr. Lewin advised the City not to pay Southern's bill until it is known exactly what it is for. Mr. Santoro stated that the matter is in litigation, and the City should not breach its contracts pending the outcome of this litigation. Mayor Winters and Commissioners Bronson and Jones concurred and added that a team of attorneys is advising the City on the litigation strategy and handling the matter in the best way it can for the community.

Commissioner Jolley commented that she is feeling uncomfortable with the responses to Mr. Lewin. Several people are running for office, and everyone should be entitled to their opinion.

Ms. Kinzler explained that Southern's bill shows the per megawatt charge for consumption based

on meters with a 4% loss. Southern's accountant has confirmed that Southern is not charging the City for stranded costs that are directly related to ECP at this point.

Mike Witsoe, 510 11th Street South, inquired about postponement of the bid on Item 9. Park and Recreation Director Marty Basta responded that the postponement is to review the bids to make sure the contractors are qualified, have the equipment, and can remove the trees safely. Staff will also be interviewing the companies. Mr. Witsoe inquired the size of the trees to be removed. Mr. Basta responded that the trees are from 7 inches to 2.5 feet DBH (Diameter Breast High).

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

Motion carried 5-0.

PETITIONS AND COMMUNICATIONS

14. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Mayor Winters opened the meeting to Petitions and Communications.

- A. John Hubbard**, 615 7th Avenue South, believes government officials should be held accountable for losing money.
- B. Ron Gessaman**, 1006 36th Avenue NE, referred to an ad in a newspaper and noted that Benefis was not listed in the top 100 hospitals for patient experience. Regarding paying Southern's bills, Mr. Gessaman commented that ECP should be paying the bills and not the City of Great Falls. There should be some document that indicates that ECP is going to pay its obligation to the City that continues to accumulate.
- C. Judy Tankink**, 3620 9th Avenue North, announced that a County Commission meeting is scheduled tomorrow to discuss the draft Malmstrom joint land use.
- D. Brett Doney**, Great Falls Development Authority, residing at 3048 Delmar Drive, urged the Commission to stop allowing slanderous comments by persons at the podium. Mr. Doney discussed the many things that Benefis has done for this community just in the last few months.
- E. Stuart Lewin**, 615 3rd Avenue North, commented that the First Amendment to the Constitution allows people to speak their minds.
- F. Mike Witsoe**, 510 11th Street South, discussed past and upcoming community events. He encouraged the Commission to work together with the public. Mr. Witsoe also commented that he heard electricity is being generated from methane at the landfill in Helena.

CITY MANAGER

15. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Deputy City Manager Jennifer Reichelt reported that the Commissioners were wearing pink t-shirts for the second annual Fire Fighters Care Enough to Wear Pink campaign. The t-shirts will be sold through the month of October to raise funds for local charities. She also announced that cat

adoptions from the Animal Shelter cost only \$25 through the month of October. Ms. Reichelt congratulated Planning and Community Development Department staff for the Professional Achievement Award they received for the Downtown Master Plan.

CITY COMMISSION

16. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Commissioner Bronson reported that he had the privilege of reading “The Forgotten Five” proclamation at a ceremony held at the Highland Cemetery to honor Herbert Novotny. The family expressed appreciation to the Great Falls City Commission.

Commissioner Burow commented that he was appreciative of the slides shown at the Work Session making him aware of all the things the City was doing to help revitalize downtown buildings and living quarters for residents.

ADJOURNMENT

There being no further business to come before the regular Commission meeting, **Commissioner Bronson moved, seconded by Commissioner Jolley, that the regular meeting of October 4, 2011, be adjourned at 8:25 p.m.**

Motion carried 5-0.

Mayor Winters

City Clerk

Minutes Approved: October 18, 2011



ITEM: \$5,000 Report
 Invoices and Claims in Excess of \$5,000

PRESENTED BY: Fiscal Services Director

ACTION REQUESTED: Approval with Consent Agenda

LISTING OF ALL ACCOUNTS PAYABLE CHECKS ISSUED AVAILABLE ONLINE AT
www.greatfallsmt.net/people_offices/fiscal/checkregister.php

TOTAL CHECKS ISSUED AND WIRE TRANSFERS MADE ARE NOTED BELOW WITH AN ITEMIZED LISTING OF ALL TRANSACTIONS GREATER THAN \$5000:

ACCOUNTS PAYABLE CHECK RUNS FROM SEPTEMBER 29, 2011 - OCTOBER 12, 2011	1,201,405.98
MUNICIPAL COURT ACCOUNT CHECK RUN FOR SEPTEMBER 24 - SEPTEMBER 30, 2011	71,408.25
MUNICIPAL COURT ACCOUNT CHECK RUN FOR OCTOBER 01 - OCTOBER 7, 2011	3,327.50
WIRE TRANSFERS FROM SEPTEMBER 29, 2011 - OCTOBER 5, 2011	108,139.47
WIRE TRANSFERS FROM OCTOBER 6 -OCTOBER 12, 2011	<u>229,720.00</u>
TOTAL: \$	<u><u>1,614,001.20</u></u>

SPECIAL REVENUE FUND

FIRE SPECIAL REVENUE

DETAILED CONSTRUCTION CO	FINAL PMT ROOF TRAINING PROPS & GFFR TRAINING CENTER	19,443.60
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STREET DISTRICT

UNITED MATERIALS OF GREAT FALLS	ASPHALTIC CONCRETE MATERIAL	37,015.89
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FEDERAL BLOCK GRANTS

PRECISION EXTERIORS	MATERIAL DOWN PMT 1200 6TH AVE N	5,000.00
GILLS HEATING & COOLING PLUMBING	HEATING EQUIPMENT 426 CENTRAL AVE SUBWAY APTS	9,645.00

ENTERPRISE FUNDS

WATER

LIGGETT CONSTRUCTION	PMT #2 OF1601 6TH ST NE AND 7TH ST S WATER MAIN REPLACEMENT	112,945.59
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SANITATION

SOLID WASTE SYSTEMS INC	500 NEW 96 GALLON REFUSE CONTAINERS	28,025.50
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ENTERPRISE FUNDS (CONTINUED)

ELECTRIC

DORSEY & WHITNEY LLP

PMT #23 OF 24 BOND COUNSEL SERVICES
INCURRED PRIOR TO OCT 2007 NOW DUE

6,581.02

GOLF COURSES

K & M INC

PAY OUT CONCESSIONS CREDIT CARD
PROCEEDS SEPT 1 - SEPT 30, 2011

5,334.50

CIVIC CENTER EVENTS

FIRST INTERSTATE BANK

BLACK DIAMOND ENTERTAINMENT
BEACH BOY PAY OUT

58,786.77

INTERNAL SERVICES FUND

HEALTH & BENEFITS

BLUE CROSS/BLUE SHIELD

HEALTH INS CLAIMS SEPT 27 - OCT 3, 2011

102,804.97

BLUE CROSS/BLUE SHIELD

HEALTH INS CLAIMS OCT 4 - 10, 2011

170,933.23

MILLIMAN INC

GASB 45 ANALYSIS FOR FISCAL YR 2011

5,000.00

INSURANCE & SAFETYMONTANA MUNICIPAL INTERLOCAL
AUTHORITYSEPTEMBER 2011 GENERAL LIABILITY
DEDUCTIBLE RECOVERIES

8,924.26

INFORMATION TECHNOLOGY

HEWLETT-PACKARD CO

STORAGE SERVER FOR NEW WORLD
CONVERSION AT PD

9,855.80

CENTRAL GARAGE

MOODIE IMPLEMENT

4 X 4 TRACTOR W/ LOADER

49,546.35

HOLTZ INDUSTRIES INC

#904 CYLINDER 3 PORT & FREIGHT

5,899.65

MOUNTAIN VIEW CO-OP

FUEL

25,504.64

TRUST AND AGENCY

COURT TRUST MUNICIPAL COURT

CITY OF GREAT FALLS

FINES & FORFEITURES COLLECTIONS

54,229.25

CASCADE COUNTY TREASURER

FINES & FORFEITURES COLLECTIONS

8,951.00

TRUST AND AGENCY (CONTINUED)

PAYROLL CLEARING

STATE TREASURER	MONTANA TAXES	38,609.00
ICMA RETIREMENT TRUST	EMPLOYEE CONTRIBUTIONS	11,162.44
FIREFIGHTER RETIREMENT	FIREFIGHTER RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	43,935.26
STATEWIDE POLICE RESERVE FUND	POLICE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	55,467.95
PUBLIC EMPLOYEE RETIREMENT	PUBLIC EMPLOYEE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	97,165.90
POLICE SAVINGS & LOAN	EMPLOYEE CONTRIBUTIONS	
1ST INTERSTATE BANK	FEDERAL TAXES, FICA & MEDICARE	176,374.94
AFLAC	EMPLOYEE CONTRIBUTIONS	12,375.30
LABORERS INTERNATIONAL UNION	EMPLOYEE CONTRIBUTIONS	19,965.00
WESTERN CONF OF TEAMSTERS	EMPLOYEE CONTRIBUTIONS	15,453.16
MONTANA OE - CI TRUST FUND	EMPLOYEE CONTRIBUTIONS	18,054.38
MONTANA VEBA HRA	EMPLOYEE CONTRIBUTIONS	9,794.44

UTILITY BILLS

NORTHWESTERN ENERGY	SEPTEMBER 2011 SLD CHARGES	73,754.17
NORTHWESTERN ENERGY	AUGUST 2011 CHARGES	29,751.19
CENTURYLINK	SEPTEMBER 2011 911 CHARGES	5,727.82
ENERGY WEST RESOURCES	SEPTEMBER 2011 CHARGES	11,268.61

CLAIMS OVER \$5000 TOTAL: \$ 1,343,286.58

City of Great Falls

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
2210-64-625-49310	218620	WALKER DESIGN GROUP LLC	2276	I12-004949	\$ 900.00

					Fund(2210) Total\$900.00
5735-64-646-43420	218570	NORTHWESTERN ENERGY	82	I12-004729	\$ 9.10

					Fund(5735) Total\$9.10
2438-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004483	\$ 57.06

					Fund(2438) Total\$57.06
2436-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004483	\$ 68.64

					Fund(2436) Total\$68.64
2434-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004483	\$ 14.48

					Fund(2434) Total\$14.48
2432-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004483	\$ 60.19

					Fund(2432) Total\$60.19
2251-71-711-43790	218305	BIRKELAND, BRANT	13655	I12-004698	\$ 201.20
2251-71-711-43310	218349	GREAT FALLS TRIBUNE	77	I12-004636	\$ 186.80
2251-71-717-43590	218351	HIGH PLAINS ARCHITECTS PC	13631	I12-004460	\$ 4,477.51
2251-71-711-42190	218380	MASTERCARD PROCESSING CENTER	8270	I12-004462	\$ 24.95
2251-71-711-43310	218429	THOMSON WEST	7571	I12-004619	\$ 222.96
2251-71-711-43590	218444	WICKS DOUG	6030	I12-004676	\$ 2,000.00
2251-71-711-43350	218454	AMERICAN PLANNING ASSOCIATION	12381	I12-004924	\$ 100.00
2251-71-711-43310	218454	AMERICAN PLANNING ASSOCIATION	12381	I12-004926	\$ 990.00
2251-71-711-43330	218483	CASCADE COUNTY CLERK & RECORDER	130	I12-004969	\$ 14.00
2251-71-711-43210	218484	CASCADE COUNTY PRINT SHOP	8479	I12-005073	\$ 8.00
2251-71-717-43350	218566	NAT'L TRUST FOR HISTORIC PRESERVATI	2059	I12-005078	\$ 50.00
2251-71-711-43310	218566	NAT'L TRUST FOR HISTORIC PRESERVATI	2059	I12-005078	\$ 65.00
2251-71-711-42190	218580	PICKWICK'S OFFICE WORKS INC	367	I12-005115	\$ 54.00

					Fund(2251) Total\$8,394.42
2405-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004651	\$ 870.72

					Fund(2405) Total\$870.72
2404-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004651	\$ 78.87

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2403-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004651	\$ 256.75
					Fund(2404) Total\$78.87

2402-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004651	\$ 165.09
					Fund(2403) Total\$256.75

6065-15-264-42110	218290	ASSOCIATED BUSINESS SYSTEMS INC	1300	I12-004508	\$ 229.50
					Fund(2402) Total\$165.09
6065-15-261-43410	218319	CENTURYLINK - QWEST CORPORATION	81	I12-004497	\$ 22.17
6065-15-264-43410	218319	CENTURYLINK - QWEST CORPORATION	81	I12-004497	\$ 22.17
6065-15-264-43110	218358	INNOVATIVE POSTAL SERVICE INC	7796	I12-004501	\$ 19.50
6065-15-264-43210	218358	INNOVATIVE POSTAL SERVICE INC	7796	I12-004501	\$ 5.52
6065-15-264-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004496	\$ 15.65
6065-15-261-43310	218471	BILLINGS GAZETTE	354	I12-004957	\$ 1,033.32
6065-15-264-43630	218493	CPF MONEY PROCESSING SYSTEMS INC	8823	I12-004867	\$ 620.00
6065-15-264-43630	218493	CPF MONEY PROCESSING SYSTEMS INC	8823	I12-004867	\$ 995.00
6065-15-264-43590	218514	GARDA CL NORTHWEST INC	12759	I12-005251	\$ 902.54
6065-15-261-43310	218522	GREAT FALLS TRIBUNE	77	I12-004901	\$ 570.91
6065-15-268-43110	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-004699	\$ 101.71
6065-15-268-43110	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-004700	\$ 166.87
6065-15-268-43110	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-004701	\$ 158.39
6065-15-268-43110	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-004702	\$ 76.07
6065-15-268-43110	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-004703	\$ 118.23
6065-15-264-43110	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-004875	\$ 1.47
6065-15-264-43210	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-004875	\$ 0.77
6065-15-264-43110	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-004878	\$ 26.47
6065-15-264-43210	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-004878	\$ 10.03
6065-15-264-43110	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-005144	\$ 251.00
6065-15-264-43210	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-005144	\$ 31.74
6065-15-264-43110	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-005145	\$ 2,428.21
6065-15-264-43210	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-005145	\$ 788.19
6065-15-264-43110	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-005148	\$ 340.54

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6065-15-264-43210	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-005148	\$ 43.02
6065-15-268-43110	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-005150	\$ 76.23
6065-15-268-43110	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-005151	\$ 116.91
6065-15-268-43110	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-005152	\$ 119.76
6065-15-268-43110	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-005169	\$ 120.76
6065-15-268-43110	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-005171	\$ 123.67
6065-15-264-43110	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-005253	\$ 10.53
6065-15-264-43210	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-005253	\$ 2.96
6065-15-264-43110	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-005255	\$ 28.08
6065-15-264-43210	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-005255	\$ 8.09
6065-15-264-43110	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-005257	\$ 134.42
6065-15-264-43210	218532	INNOVATIVE POSTAL SERVICE INC	7796	I12-005257	\$ 37.49
6065-15-261-43790	218551	MASTERCARD PROCESSING CENTER	8270	I12-004956	\$ 135.00
6065-15-261-42190	218580	PICKWICK'S OFFICE WORKS INC	367	I12-004869	\$ 78.29
6065-15-262-42190	218580	PICKWICK'S OFFICE WORKS INC	367	I12-004869	\$ 8.70
6065-15-264-42190	218580	PICKWICK'S OFFICE WORKS INC	367	I12-004869	\$ 78.30
6065-15-268-43590	218587	RICK'S DELIVERY LLC	13373	I12-004873	\$ 820.00
6065-15-268-43590	218587	RICK'S DELIVERY LLC	13373	I12-004873	\$ 49.20

6060-21-151-43410	218318	CENTURY LINK - QWEST COMMUNICATIONS COMPANY LLC	9903	Fund(6065) Total I12-004566	\$10,927.38 \$ 429.37
6060-21-151-43410	218319	CENTURYLINK - QWEST CORPORATION	81	I12-004570	\$ 251.25
6060-21-151-43410	218559	MOUNTAIN CHIME TELEPHONE INC	1065	I12-004688	\$ 812.50

2956-71-712-49310	218374	LACY & EBELING ENGINEERING INC	663	Fund(6060) Total I12-003843	\$1,493.12 \$ 227.25

2440-10-051-43420	218400	NORTHWESTERN ENERGY	82	Fund(2956) Total I12-004483	\$227.25 \$ 24.89
2440-31-536-43690	218436	UNITED ELECTRIC LLC	12906	I12-004631	\$ 68.00

5740-64-693-45390	218341	GEMBERLING JOHN	6037	Fund(2440) Total I12-004595	\$92.89 \$ 100.00

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
5740-64-691-43350	218343	GF Area Lodging Association	12731	I12-004598	\$ 25.00
5740-00-000-21400	218345	GREAT FALLS ADVERTISING FEDERATION	1959	I12-004791	\$ 3,560.00
5740-64-691-42290	218380	MASTERCARD PROCESSING CENTER	8270	I12-004639	\$ 9.96
5740-64-693-43980	218394	NATIONAL LAUNDRY	388	I12-004589	\$ 194.69
5740-00-000-21480	218419	SPECIAL OLYMPICS MONTANA INC	10585	I12-004640	\$ 610.50
5740-64-691-42190	218422	STAPLES ADVANTAGE	13227	I12-004649	\$ 372.11
5740-64-691-43415	218439	VERIZON WIRELESS	10858	I12-004594	\$ 39.31
5740-00-000-21480	218451	Alicia Davis	12731	I12-005185	\$ 37.00
5740-00-000-21480	218506	Farm in the Dell - Great Falls	12731	I12-005183	\$ 40.15
5740-64-691-43710	218537	Jill Hunter	12731	I12-005165	\$ 11.66
5740-00-000-21400	218563	MUSIC CITY MERCHANDISE LLC	13663	I12-005221	\$ 1,946.00
5740-64-693-43980	218568	NATIONAL LAUNDRY	388	I12-005167	\$ 23.86
5740-64-693-43980	218568	NATIONAL LAUNDRY	388	I12-005179	\$ 21.88

4510-71-721-43590	218483	CASCADE COUNTY CLERK & RECORDER	130	I12-004969	\$ 5.00
4510-71-721-43590	218483	CASCADE COUNTY CLERK & RECORDER	130	I12-004969	\$ 5.00

Fund(5740) Total					\$6,992.12

2855-21-311-43590	218309	BRAGG JEFF	10800	I12-004559	\$ 32.00
2855-21-318-43790	218310	BRINKMAN PAT	8060	I12-004712	\$ 285.94
2855-21-324-43590	218363	JJ'S BAKERY	13478	I12-004550	\$ 150.00
2855-21-311-43590	218366	JOHNSON MADISON LUMBER INC	9	I12-004560	\$ 15.70
2855-21-311-43590	218366	JOHNSON MADISON LUMBER INC	9	I12-004561	\$ 123.09
2855-21-311-43590	218380	MASTERCARD PROCESSING CENTER	8270	I12-004611	\$ 1,044.50
2855-21-391-43590	218439	VERIZON WIRELESS	10858	I12-004607	\$ 297.64
2855-21-318-43415	218619	VERIZON WIRELESS	10858	I12-004669	\$ 26.14

Fund(4510) Total					\$10.00

2409-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004651	\$ 10.54

Fund(2855) Total					\$1,975.01

2850-21-313-43410	218319	CENTURYLINK - QWEST CORPORATION	81	I12-004574	\$ 632.02

Fund(2409) Total					\$10.54

Fund(2850) Total					\$632.02

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
2408-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004651	\$ 238.42

				Fund(2408) Total	\$238.42
2407-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004651	\$ 295.09

				Fund(2407) Total	\$295.09
2406-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004651	\$ 4.42

				Fund(2406) Total	\$4.42
2220-61-611-43320	218292	AUDIOGO	5795	I12-004745	\$ 112.26
2220-61-611-43210	218307	BLENDS COPY SHOP INC	43	I12-004356	\$ 28.50
2220-61-611-43320	218311	BRODART COMPANY	92	I12-004381	\$ 73.23
2220-61-611-43630	218329	DAVIS BUSINESS MACHINES	293	I12-004744	\$ 217.00
2220-61-611-43420	218400	NORTHWESTERN ENERGY	82	I12-004487	\$ 42.75
2220-61-611-43420	218400	NORTHWESTERN ENERGY	82	I12-004654	\$ 34.20
2220-61-611-43550	218408	PROQUEST LLC	1416	I12-004355	\$ 2,370.00
2220-61-611-42120	218423	STAPLES CREDIT PLAN-2414	8657	I12-004357	\$ 91.91
2220-61-611-43210	218435	TROPHIES EXPRESS INC	3969	I12-004359	\$ 42.50
2220-61-611-42390	218449	ACE HARDWARE	4876	I12-004963	\$ 29.99
2220-61-611-43320	218462	BARNES & NOBLE BOOKSELLERS INC	5643	I12-004854	\$ 152.08
2220-61-611-43320	218462	BARNES & NOBLE BOOKSELLERS INC	5643	I12-004943	\$ 65.00
2220-61-611-43210	218473	BLENDS COPY SHOP INC	43	I12-004852	\$ 22.25
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004858	\$ 20.89
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004862	\$ 14.36
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004864	\$ 34.00
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004866	\$ 114.55
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004868	\$ 14.67
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004870	\$ 19.76
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004871	\$ 13.15
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004877	\$ 13.55
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004882	\$ 50.09
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004892	\$ 25.27
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004897	\$ 11.59

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004899	\$ 31.98
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004903	\$ 43.50
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004905	\$ 11.59
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004907	\$ 37.29
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004908	\$ 155.54
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004909	\$ 127.08
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004930	\$ 92.13
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004931	\$ 73.67
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004932	\$ 47.75
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004934	\$ 77.24
2220-61-611-43320	218478	BRODART COMPANY	92	I12-004935	\$ 99.16
2220-61-611-43320	218486	CENTER POINT PUBLISHING	8335	I12-004937	\$ 41.98
2220-61-611-43410	218489	CENTURYLINK - QWEST CORPORATION	81	I12-004952	\$ 363.77
2220-61-611-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 136.23
2220-61-611-42390	218550	MASCO JANITORIAL SUPPLY	198	I12-004960	\$ 171.00
2220-61-611-42390	218568	NATIONAL LAUNDRY	388	I12-004962	\$ 23.00
2220-61-611-43420	218570	NORTHWESTERN ENERGY	82	I12-004735	\$ 1,062.20
2220-61-611-42190	218599	STAPLES CREDIT PLAN-2414	8657	I12-004947	\$ 75.45
2220-61-611-42190	218599	STAPLES CREDIT PLAN-2414	8657	I12-004950	\$ 99.98
2220-61-611-43110	218617	US POSTAL SERVICE POSTAGE BY PHONE	116	I12-004743	\$ 3,000.00

				Fund(2220) Total	\$9,384.09
2221-61-613-43320	218311	BRODART COMPANY	92	I12-004381	\$ 31.87
2221-61-613-43320	218461	BAKER & TAYLOR INC	4335	I12-004938	\$ 132.73
2221-61-613-43320	218462	BARNES & NOBLE BOOKSELLERS INC	5643	I12-004854	\$ 155.89
2221-61-613-43320	218462	BARNES & NOBLE BOOKSELLERS INC	5643	I12-004943	\$ 63.96
2221-61-613-43590	218478	BRODART COMPANY	92	I12-004864	\$ 44.26
2221-61-613-43320	218478	BRODART COMPANY	92	I12-004865	\$ 43.92
2221-61-613-43320	218478	BRODART COMPANY	92	I12-004866	\$ 68.75
2221-61-613-43320	218478	BRODART COMPANY	92	I12-004874	\$ 14.69
2221-61-613-43320	218478	BRODART COMPANY	92	I12-004881	\$ 24.26

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2221-61-613-43320	218478	BRODART COMPANY	92	I12-004882	\$ 57.85
2221-61-613-43320	218478	BRODART COMPANY	92	I12-004883	\$ 34.78
2221-61-613-43320	218478	BRODART COMPANY	92	I12-004891	\$ 25.84
2221-61-613-43320	218478	BRODART COMPANY	92	I12-004903	\$ 22.05
2221-61-613-43320	218478	BRODART COMPANY	92	I12-004907	\$ 30.81
2221-61-613-43320	218478	BRODART COMPANY	92	I12-004909	\$ 42.98
2221-61-613-43320	218478	BRODART COMPANY	92	I12-004930	\$ 18.63
2221-61-613-43320	218478	BRODART COMPANY	92	I12-004931	\$ 179.67
2221-61-613-43320	218552	MCGRAW-HILL COMPANIES	5489	I12-004941	\$ 81.88
2221-61-613-43320	218578	PENWORTHY COMPANY (THE)	10375	I12-004936	\$ 91.68
2221-61-613-43945	218586	RECORDED BOOKS LLC	10204	I12-004959	\$ 33.00

					Fund(2221) Total\$1,199.50
5410-31-585-43410	218330	DEX MEDIA WEST INC	11442	I12-004728	\$ 82.85
5410-31-588-43410	218330	DEX MEDIA WEST INC	11442	I12-004728	\$ 18.41
5410-31-584-43410	218330	DEX MEDIA WEST INC	11442	I12-004728	\$ 82.85
5410-31-588-43420	218400	NORTHWESTERN ENERGY	82	I12-004487	\$ 14.61
5410-31-585-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004463	\$ 2.17
5410-31-584-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004463	\$ 2.17
5410-31-585-43630	218416	SERVICEMASTER ALL PURPOSE CLEANING	2730	I12-004634	\$ 187.00
5410-31-584-43630	218416	SERVICEMASTER ALL PURPOSE CLEANING	2730	I12-004634	\$ 187.00
5410-31-584-43410	218442	WCS TELECOM	11222	I12-004719	\$ 3.54
5410-31-585-43410	218442	WCS TELECOM	11222	I12-004719	\$ 3.54
5410-31-588-43410	218442	WCS TELECOM	11222	I12-004719	\$ 0.78
5410-31-584-42390	218443	WESTERN SYSTEMS & FABRICATION	7953	I12-004567	\$ 1,165.26
5410-31-584-43410	218489	CENTURYLINK - QWEST CORPORATION	81	I12-004885	\$ 50.81
5410-31-585-43410	218489	CENTURYLINK - QWEST CORPORATION	81	I12-004885	\$ 50.81
5410-31-588-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 102.62
5410-31-584-42410	218513	FLEET SUPPLY COMPANY	64	I12-004920	\$ 10.50
5410-31-588-43420	218570	NORTHWESTERN ENERGY	82	I12-004735	\$ 121.16

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5410-31-585-49410	218598	SOLID WASTE SYSTEMS INC	6969	I12-004887	\$ 28,025.50
5410-31-584-43415	218619	VERIZON WIRELESS	10858	I12-004797	\$ 135.72
5410-31-585-43415	218619	VERIZON WIRELESS	10858	I12-004797	\$ 135.74
5410-31-588-43415	218619	VERIZON WIRELESS	10858	I12-004797	\$ 30.16
5410-31-588-43415	218619	VERIZON WIRELESS	10858	I12-004797	\$ 19.98
5410-31-584-43415	218619	VERIZON WIRELESS	10858	I12-004804	\$ 26.73
5410-31-585-43415	218619	VERIZON WIRELESS	10858	I12-004804	\$ 26.75
5410-31-588-43415	218619	VERIZON WIRELESS	10858	I12-004804	\$ 116.04

2420-10-051-43420	218400	NORTHWESTERN ENERGY	82	Fund(5410) Total I12-004648	\$30,602.70 \$ 1,155.62

2890-24-411-43590	218497	DETAILED CONSTRUCTION CO	13556	Fund(2420) Total I12-004986	\$1,155.62 \$ 19,443.60
2890-24-411-43790	218551	MASTERCARD PROCESSING CENTER	8270	I12-004286	\$ 423.92
2890-24-411-43590	218562	MT DEPT OF REVENUE 1% WITHHOLDING	136	I12-004992	\$ 196.40

2414-10-051-43420	218400	NORTHWESTERN ENERGY	82	Fund(2890) Total I12-004651	\$20,063.92 \$ 817.37

2940-71-742-43590	218304	BILL LEWIS CONTRACTOR	13621	Fund(2414) Total I12-004624	\$817.37 \$ 2,111.16
2940-71-742-47330	218314	CASA CAN CHILDRENS ADVOCATE NETWORK	12132	I12-004488	\$ 99.99
2940-71-742-43590	218348	GREAT FALLS REDI-MIX INC	1466	I12-004637	\$ 776.25
2940-71-742-43590	218348	GREAT FALLS REDI-MIX INC	1466	I12-004672	\$ 972.00
2940-71-742-43590	218348	GREAT FALLS REDI-MIX INC	1466	I12-004674	\$ 972.00
2940-71-742-43590	218348	GREAT FALLS REDI-MIX INC	1466	I12-004677	\$ 972.00
2940-71-742-43590	218365	JOHNSON MADISON LUMBER (BLOCK	1578	I12-004635	\$ 1,265.63
2940-71-742-49310	218373	L'HEUREUX PAGE WERNER PC	2986	I12-004846	\$ 128.67
2940-71-741-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004625	\$ -37.50
2940-71-741-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004628	\$ 9.93
2940-71-742-43590	218406	PRECISION EXTERIORS	13618	I12-004626	\$ 5,000.00
2940-71-742-43590	218407	PROBUILD BLOCK GRANT	310	I12-004621	\$ 55.95

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2940-71-742-43590	218407	PROBUILD BLOCK GRANT	310	I12-004623	\$ 989.81
2940-71-741-43415	218439	VERIZON WIRELESS	10858	I12-004622	\$ 22.61
2940-71-742-43590	218447	A T KLEMENS INC	84	I12-005269	\$ 442.74
2940-71-742-47330	218448	ABC ROOFING (STATEWIDE CONTRACTING)	11550	I12-004848	\$ 2,153.00
2940-71-742-43590	218453	ALR CONTRACTING LLC	13608	I12-005101	\$ 3,300.00
2940-71-742-43590	218470	BILL LEWIS CONTRACTOR	13621	I12-005103	\$ 2,119.33
2940-71-742-43590	218483	CASCADE COUNTY CLERK & RECORDER	130	I12-004969	\$ 7.00
2940-71-742-43590	218483	CASCADE COUNTY CLERK & RECORDER	130	I12-004969	\$ 7.00
2940-71-742-43590	218483	CASCADE COUNTY CLERK & RECORDER	130	I12-004969	\$ 21.00
2940-71-742-43590	218483	CASCADE COUNTY CLERK & RECORDER	130	I12-004969	\$ 7.00
2940-71-742-43590	218516	GILLS HEATING & COOLING PLUMBING IN	9518	I12-005104	\$ 9,645.00
2940-71-742-43590	218519	GREAT FALLS LUMBER	3486	I12-005063	\$ 2,255.00
2940-71-741-43210	218522	GREAT FALLS TRIBUNE	77	I12-004904	\$ 171.30
2940-71-741-43210	218522	GREAT FALLS TRIBUNE	77	I12-004904	\$ 171.30

2413-31-536-42390	218344	GLACIER STATE ELECTRIC SUPPLY	67	Fund(2940) Total I12-004627	\$33,638.17 \$ 1,157.00
2413-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004651	\$ 263.49

2989-00-000-21400	218346	GREAT FALLS HOUSING AUTHORITY	169	Fund(2413) Total I12-004486	\$1,420.49 \$ 2,866.14

2416-10-051-43420	218400	NORTHWESTERN ENERGY	82	Fund(2989) Total I12-004483	\$2,866.14 \$ 33.74
2416-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004643	\$ 8,346.44

2415-10-051-43420	218400	NORTHWESTERN ENERGY	82	Fund(2416) Total I12-004651	\$8,380.18 \$ 73.06

2410-10-051-43420	218400	NORTHWESTERN ENERGY	82	Fund(2415) Total I12-004651	\$73.06 \$ 21.07

6055-14-181-42190	218404	PICKWICK'S OFFICE WORKS INC	367	Fund(2410) Total I12-004503	\$21.07 \$ 78.98

				Fund(6055) Total	\$78.98

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2412-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004651	\$ 673.96

					Fund(2412) Total\$673.96
2411-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004651	\$ 218.45

					Fund(2411) Total\$218.45
6052-00-000-10100	0	CITY OF GREAT FALLS HEALTH	5319	I12-004778	\$ 232,519.50
6052-15-267-34198	0	CITY OF GREAT FALLS HEALTH	5319	I12-004778	\$ -232,519.50
6052-15-267-45130	218538	John Almon	13388	I12-004890	\$ 50.00
6052-15-267-43590	218554	MILLIMAN INC	13465	I12-005114	\$ 5,000.00

					Fund(6052) Total\$5,050.00
6050-15-266-45125	218556	MONTANA MUNICIPAL INTERLOCAL AUTHOR	316	I12-004806	\$ 8,924.26
6050-15-266-42190	218580	PICKWICK'S OFFICE WORKS INC	367	I12-004869	\$ 8.70

					Fund(6050) Total\$8,932.96
2430-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004483	\$ 14.48

					Fund(2430) Total\$14.48
2945-71-751-43210	218522	GREAT FALLS TRIBUNE	77	I12-004904	\$ 171.30

					Fund(2945) Total\$171.30
2510-64-635-42330	218359	J & V RESTAURANT & FIRE SUPPLY	6109	I12-004472	\$ 13.00
2510-64-628-42210	218375	Laura Bason	12984	I12-004474	\$ 143.96
2510-64-634-43420	218400	NORTHWESTERN ENERGY	82	I12-004487	\$ 6.68
2510-64-634-42390	218449	ACE HARDWARE	4876	I12-005064	\$ 14.99
2510-64-635-43560	218490	CHEMNET CONSORTIUM INC (THE)	11998	I12-004953	\$ 49.50
2510-64-635-42330	218513	FLEET SUPPLY COMPANY	64	I12-004498	\$ 3.35
2510-64-634-43415	218619	VERIZON WIRELESS	10858	I12-005249	\$ 60.80
2510-64-635-43415	218619	VERIZON WIRELESS	10858	I12-005249	\$ 60.80

					Fund(2510) Total\$353.08
5315-31-575-49330	218378	LIGGETT CONSTRUCTION	3764	I12-004443	\$ 0.00
5315-31-575-49330	218390	MT DEPT OF REVENUE 1% WITHHOLDING	136	I12-004446	\$ 0.00

					Fund(5315) Total\$0.00
2418-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004645	\$ 3,434.07

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2417-10-051-43420	218400	NORTHWESTERN ENERGY	82	Fund(2418) Total I12-004651	\$3,434.07 \$ 1,348.95

1000-64-633-42330	218282	2M COMPANY INC (RD RR9)	195	Fund(2417) Total I12-003803	\$1,348.95 \$ 1,200.00
1000-64-633-42330	218282	2M COMPANY INC (RD RR9)	195	I12-004724	\$ 266.96
1000-21-315-42290	218283	ACE HARDWARE	4876	I12-004551	\$ 10.99
1000-14-141-42290	218283	ACE HARDWARE	4876	I12-004664	\$ 9.99
1000-00-000-21421	218285	Amanda Dempsey	12707	I12-004709	\$ 15.00
1000-00-000-21422	218285	Amanda Dempsey	12707	I12-004709	\$ 100.00
1000-00-000-21421	218288	ANIMAL MEDICAL CLINIC	506	I12-004726	\$ 15.00
1000-00-000-21421	218291	ASSOCIATED VETERINARY SERVICES	162	I12-004732	\$ 30.00
1000-00-000-21422	218291	ASSOCIATED VETERINARY SERVICES	162	I12-004732	\$ 109.00
1000-21-326-42240	218293	BALCO UNIFORM CO INC	12992	I12-004555	\$ 158.00
1000-64-621-43790	218294	BASTA MARTIN	468	I12-004684	\$ 102.68
1000-21-312-43560	218297	BENEFIS HEALTH SYSTEM (TESTING)	6751	I12-004630	\$ 300.00
1000-21-326-43560	218298	BENEFIS PHYSICIAN ASSOCIATES	9912	I12-004616	\$ 582.10
1000-14-141-42230	218299	BENNETT JAMIE	13012	I12-004660	\$ 107.82
1000-14-141-42290	218299	BENNETT JAMIE	13012	I12-004660	\$ 343.14
1000-21-326-42240	218302	BIG SKY GUNS	13157	I12-004614	\$ 460.00
1000-21-326-42240	218308	BLUMENTHAL UNIFORMS & EQUIP	9347	I12-004613	\$ 698.00
1000-21-323-42250	218312	BVAC INC	12985	I12-004549	\$ 3,940.00
1000-00-000-12400	218313	CARR SHERYL	1302	I12-004708	\$ 676.34
1000-00-000-21422	218316	Casey Taylor	12707	I12-004716	\$ 200.00
1000-21-342-48735	218317	CENTRAL LOCK & KEY PLUS SAFE INC	3805	I12-004544	\$ 32.50
1000-00-000-21422	218320	Christopher Stephenson	12707	I12-004707	\$ 200.00
1000-14-171-43350	218322	COGSWELL AGENCY	164	I12-004837	\$ 126.00
1000-21-314-42390	218324	COMBUSTION SERVICE CO INC	629	I12-004548	\$ 34.86
1000-00-000-12400	218334	DOYON GREGORY T	12958	I12-004696	\$ 273.31
1000-21-326-43560	218350	HESSEL-FALLS NEUROPSYCHOLOGICAL SRV	12104	I12-004590	\$ 435.00
1000-14-141-42290	218352	HILLS PET NUTRITION SALES INC	12934	I12-004704	\$ 105.00

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1000-14-141-42240	218355	IDENTITY SCREENPRINTING & EMB	9468	I12-004659	\$ 420.00
1000-00-000-21421	218356	INDIAN HAMMER VETERINARY SVC	8699	I12-004741	\$ 45.00
1000-21-314-43630	218359	J & V RESTAURANT & FIRE SUPPLY	6109	I12-004546	\$ 16.90
1000-00-000-12400	218360	JACOBSON MIKE	429	I12-004715	\$ 385.00
1000-00-000-21421	218361	Jennifer Wade	12707	I12-004711	\$ 15.00
1000-00-000-21422	218362	Jillian Hicks	12707	I12-004717	\$ 200.00
1000-21-324-43790	218364	JOHN E REID AND ASSOCIATES INC	13653	I12-004588	\$ 1,785.00
1000-14-141-42390	218366	JOHNSON MADISON LUMBER INC	9	I12-004663	\$ 146.46
1000-14-141-45920	218367	Keller's Mobile Vet Clinic	12707	I12-004742	\$ 100.00
1000-00-000-21421	218368	Kelly Touvell	12707	I12-004714	\$ 15.00
1000-00-000-21422	218368	Kelly Touvell	12707	I12-004714	\$ 200.00
1000-21-326-42240	218372	L N CURTIS & SONS	6093	I12-004558	\$ 116.64
1000-21-311-42290	218376	LEHRKINDS INC	6173	I12-004563	\$ 231.00
1000-15-283-43520	218377	LEVEQUE, ERNEST	13647	I12-004451	\$ 140.00
1000-64-633-42230	218379	MASCO JANITORIAL SUPPLY	198	I12-004740	\$ 10.59
1000-15-281-42190	218380	MASTERCARD PROCESSING CENTER	8270	I12-004458	\$ 186.69
1000-21-314-42230	218380	MASTERCARD PROCESSING CENTER	8270	I12-004591	\$ 761.88
1000-21-326-42240	218380	MASTERCARD PROCESSING CENTER	8270	I12-004593	\$ 70.90
1000-21-325-43790	218380	MASTERCARD PROCESSING CENTER	8270	I12-004593	\$ -0.33
1000-21-325-43790	218380	MASTERCARD PROCESSING CENTER	8270	I12-004593	\$ -0.32
1000-21-325-43790	218380	MASTERCARD PROCESSING CENTER	8270	I12-004593	\$ -0.08
1000-21-391-43790	218380	MASTERCARD PROCESSING CENTER	8270	I12-004612	\$ 1,215.00
1000-14-111-43790	218380	MASTERCARD PROCESSING CENTER	8270	I12-004658	\$ 35.00
1000-14-111-43790	218380	MASTERCARD PROCESSING CENTER	8270	I12-004658	\$ 35.00
1000-14-111-43790	218380	MASTERCARD PROCESSING CENTER	8270	I12-004658	\$ 35.25
1000-14-111-43790	218380	MASTERCARD PROCESSING CENTER	8270	I12-004658	\$ 39.00
1000-14-141-43590	218380	MASTERCARD PROCESSING CENTER	8270	I12-004666	\$ 18.61
1000-14-141-43590	218380	MASTERCARD PROCESSING CENTER	8270	I12-004666	\$ 10.00
1000-14-141-42190	218380	MASTERCARD PROCESSING CENTER	8270	I12-004666	\$ 3.44
1000-14-141-42290	218380	MASTERCARD PROCESSING CENTER	8270	I12-004666	\$ 24.09

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1000-14-141-42230	218380	MASTERCARD PROCESSING CENTER	8270	I12-004666	\$ 12.78
1000-14-141-42290	218380	MASTERCARD PROCESSING CENTER	8270	I12-004666	\$ 12.16
1000-14-141-42290	218380	MASTERCARD PROCESSING CENTER	8270	I12-004666	\$ 657.23
1000-21-326-43790	218383	MONTANA LAW ENFORCEMENT ACADEMY	1972	I12-004552	\$ 1,200.00
1000-21-326-43790	218383	MONTANA LAW ENFORCEMENT ACADEMY	1972	I12-004553	\$ 1,200.00
1000-21-326-43790	218383	MONTANA LAW ENFORCEMENT ACADEMY	1972	I12-004554	\$ 1,200.00
1000-14-171-43210	218384	MONTANA LEGISLATIVE SERV DIVISION	533	I12-004468	\$ 640.00
1000-15-281-43320	218384	MONTANA LEGISLATIVE SERV DIVISION	533	I12-004468	\$ 320.00
1000-21-311-43320	218384	MONTANA LEGISLATIVE SERV DIVISION	533	I12-004468	\$ 640.00
1000-14-111-43390	218384	MONTANA LEGISLATIVE SERV DIVISION	533	I12-004468	\$ 320.00
1000-21-311-43320	218384	MONTANA LEGISLATIVE SERV DIVISION	533	I12-004646	\$ 175.00
1000-14-114-43350	218386	MONTANA SECRETARY OF STATE	5793	I12-004647	\$ 25.00
1000-14-171-43350	218386	MONTANA SECRETARY OF STATE	5793	I12-004821	\$ 25.00
1000-21-311-43810	218391	MTLEIRA - MT LAW ENFORCEMENT INFORM	13219	I12-004610	\$ 225.00
1000-21-311-43890	218391	MTLEIRA - MT LAW ENFORCEMENT INFORM	13219	I12-004610	\$ 100.00
1000-21-324-43790	218392	MVCIA MT VIOLENT CRIME INVESTIGATORS ASSOC	13627	I12-004587	\$ 200.00
1000-64-633-42330	218393	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004734	\$ 5.98
1000-64-633-42330	218393	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004736	\$ 7.99
1000-21-314-43620	218394	NATIONAL LAUNDRY	388	I12-004562	\$ 130.57
1000-21-311-43590	218395	NEW WORLD SYSTEMS CORPORATION	7183	I12-004632	\$ 1,120.00
1000-21-311-43590	218395	NEW WORLD SYSTEMS CORPORATION	7183	I12-004633	\$ 1,047.69
1000-64-621-43420	218400	NORTHWESTERN ENERGY	82	I12-004487	\$ 1.36
1000-64-633-43420	218400	NORTHWESTERN ENERGY	82	I12-004487	\$ 777.48
1000-21-311-43420	218400	NORTHWESTERN ENERGY	82	I12-004654	\$ 8.43
1000-64-633-43420	218400	NORTHWESTERN ENERGY	82	I12-004654	\$ 462.80
1000-00-000-21422	218402	Perry Gamache	12707	I12-004705	\$ 91.00
1000-64-633-42290	218403	PETTY CASH/STEIN CINDY	6172	I12-004489	\$ 2.50

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1000-64-633-42330	218403	PETTY CASH/STEIN CINDY	6172	I12-004489	\$ 88.17
1000-14-114-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004475	\$ 14.28
1000-14-171-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004670	\$ 38.40
1000-14-171-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004689	\$ 90.96
1000-14-171-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004691	\$ 72.95
1000-14-171-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004692	\$ 424.88
1000-14-171-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004706	\$ 2.94
1000-64-633-45410	218409	RAILROAD MANAGEMENT COMPANY LLC	12443	I12-004579	\$ 896.12
1000-14-111-43790	218410	REICHEL T JENNIFER	13443	I12-004686	\$ 54.90
1000-00-000-12400	218410	REICHEL T JENNIFER	13443	I12-004694	\$ 440.09
1000-14-141-42290	218411	RYANS CASH & CARRY	191	I12-004661	\$ 89.98
1000-14-141-42290	218411	RYANS CASH & CARRY	191	I12-004662	\$ 537.13
1000-64-621-42190	218413	SAMS CLUB	4909	I12-004504	\$ 32.94
1000-00-000-12400	218414	SCHALIN ARTHUR	1671	I12-004690	\$ 657.36
1000-21-324-43790	218414	SCHALIN ARTHUR	1671	I12-004713	\$ 250.17
1000-21-314-42290	218417	SHOPKO PROPERTIES LLC	30	I12-004592	\$ 19.99
1000-21-327-42290	218418	SLAUGHTER JESSE	10762	I12-004557	\$ 79.35
1000-21-326-42240	218421	STANFORD POLICE & EMERGENCY SUPPLY	11013	I12-004556	\$ 967.25
1000-14-171-43410	218439	VERIZON WIRELESS	10858	I12-004693	\$ 155.28
1000-00-000-12400	218446	RATLIFF ANGELLA	13490	I12-004683	\$ 1,245.68
1000-24-411-43620	218447	A T KLEMENS INC	84	I12-004893	\$ 130.00
1000-24-412-42140	218449	ACE HARDWARE	4876	I12-004964	\$ 11.94
1000-24-411-43620	218449	ACE HARDWARE	4876	I12-004980	\$ 6.99
1000-64-633-43590	218450	ALARM SERVICE INC	177	I12-005231	\$ 50.00
1000-14-141-43590	218452	ALLEGRA PRINT & IMAGING OF GREAT FA	173	I12-005168	\$ 93.38
1000-14-141-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005079	\$ 25.00
1000-21-342-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005079	\$ 25.00
1000-14-141-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005080	\$ 75.00
1000-21-342-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005080	\$ 25.00

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1000-14-141-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005081	\$ 25.00
1000-14-141-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005082	\$ 65.00
1000-14-141-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005083	\$ 137.50
1000-21-342-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005083	\$ 150.00
1000-14-141-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005085	\$ 50.00
1000-21-342-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005086	\$ 300.00
1000-14-141-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005087	\$ 211.50
1000-21-342-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005087	\$ 50.00
1000-21-342-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005088	\$ 25.00
1000-21-342-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005089	\$ 25.00
1000-21-342-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005090	\$ 50.00
1000-14-141-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005091	\$ 180.00
1000-21-342-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005092	\$ 25.00
1000-14-141-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005093	\$ 25.00
1000-21-342-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005093	\$ 25.00
1000-14-141-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005095	\$ 25.00
1000-14-141-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005096	\$ 190.00
1000-14-141-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005098	\$ 25.00
1000-14-141-43590	218457	ANIMAL MEDICAL CLINIC	506	I12-005100	\$ 99.00
1000-21-322-43560	218458	ANIMAL MEDICAL CLINIC	506	I12-004733	\$ 54.00
1000-14-192-42120	218459	AV CAPTURE ALL INC	13517	I12-004911	\$ 199.00
1000-24-411-42260	218464	BATTERIES PLUS OF GREAT FALLS INC	13522	I12-004884	\$ 588.00
1000-24-411-43640	218464	BATTERIES PLUS OF GREAT FALLS INC	13522	I12-004889	\$ 41.99
1000-00-000-21421	218466	BELT VALLEY ANIMAL HOSPITAL	9976	I12-005136	\$ 15.00
1000-24-411-42220	218468	BIG SKY FIRE/AFFIRMED MEDICAL	2129	I12-004965	\$ 144.68
1000-24-411-42240	218468	BIG SKY FIRE/AFFIRMED MEDICAL	2129	I12-005131	\$ 606.20
1000-24-411-42220	218474	BOUND TREE MEDICAL LLC	10455	I12-004894	\$ 133.41
1000-24-411-42220	218474	BOUND TREE MEDICAL LLC	10455	I12-004895	\$ 246.35
1000-24-411-42220	218474	BOUND TREE MEDICAL LLC	10455	I12-004896	\$ 2,257.41
1000-24-411-42220	218474	BOUND TREE MEDICAL LLC	10455	I12-004898	\$ 1,599.94

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1000-00-000-21422	218475	Bradley Gauvin	12707	I12-005138	\$ 200.00
1000-00-000-12400	218476	BRAGG JEFF	10800	I12-005237	\$ 646.08
1000-00-000-21421	218477	Brian Rogers	12707	I12-005139	\$ 30.00
1000-64-633-43590	218479	BUG DOCTOR	10435	I12-005234	\$ 36.00
1000-64-621-43590	218479	BUG DOCTOR	10435	I12-005234	\$ 42.00
1000-14-141-43590	218481	CAREER QUEST	13466	I12-005076	\$ 2,158.65
1000-14-141-43590	218481	CAREER QUEST	13466	I12-005175	\$ 3,761.75
1000-14-171-43210	218484	CASCADE COUNTY PRINT SHOP	8479	I12-005073	\$ 8.00
1000-21-311-43210	218484	CASCADE COUNTY PRINT SHOP	8479	I12-005073	\$ 96.00
1000-00-000-21421	218487	CENTRAL WEST ANIMAL CLINIC	1599	I12-005137	\$ 15.00
1000-64-622-43410	218488	CENTURY LINK - QWEST COMMUNICATIONS COMPANY LLC	9903	I12-004944	\$ 148.57
1000-15-281-43410	218489	CENTURYLINK - QWEST CORPORATION	81	I12-004976	\$ 49.68
1000-64-621-43410	218489	CENTURYLINK - QWEST CORPORATION	81	I12-005236	\$ 222.45
1000-64-633-42290	218492	CONSOLIDATED ELECTRICAL DIST INC	52	I12-004923	\$ 156.60
1000-15-283-43520	218494	CRUM DARCY	13095	I12-004975	\$ 140.00
1000-64-621-45320	218496	DAVIS BUSINESS MACHINES	293	I12-005226	\$ 42.67
1000-24-411-43620	218502	EKLUNDS APPLIANCE & TV INC	547	I12-005113	\$ 60.00
1000-21-311-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 117.05
1000-21-341-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 872.37
1000-24-411-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 936.92
1000-64-621-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 123.08
1000-64-622-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 22.94
1000-64-633-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 209.29
1000-64-633-42330	218513	FLEET SUPPLY COMPANY	64	I12-004919	\$ 18.60
1000-14-141-42290	218513	FLEET SUPPLY COMPANY	64	I12-005173	\$ 25.90
1000-14-141-42290	218513	FLEET SUPPLY COMPANY	64	I12-005174	\$ 69.55
1000-64-633-42410	218515	GENERAL DISTRIBUTING CO	65	I12-004922	\$ 95.00
1000-24-411-43640	218515	GENERAL DISTRIBUTING CO	65	I12-005128	\$ 37.20
1000-21-312-43590	218518	GREAT FALLS INTERPRETING SERV	13589	I12-004731	\$ 50.00

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
1000-15-285-43521	218520	GREAT FALLS PRE-RELEASE SERVICES IN	4851	I12-005044	\$ 1,872.83
1000-15-281-43210	218521	GREAT FALLS SCHOOL DISTRICT 1 & A	563	I12-004979	\$ 47.70
1000-15-281-43210	218521	GREAT FALLS SCHOOL DISTRICT 1 & A	563	I12-004982	\$ 99.45
1000-15-281-43210	218521	GREAT FALLS SCHOOL DISTRICT 1 & A	563	I12-004983	\$ 99.45
1000-15-281-43210	218521	GREAT FALLS SCHOOL DISTRICT 1 & A	563	I12-004985	\$ 143.50
1000-15-281-43210	218521	GREAT FALLS SCHOOL DISTRICT 1 & A	563	I12-004988	\$ 143.50
1000-64-621-43320	218523	GREAT FALLS TRIBUNE -SUBSCRIPTIONS	13273	I12-005268	\$ 216.25
1000-00-000-12400	218524	HALFERTY, PAM	13662	I12-005228	\$ 298.18
1000-00-000-21461	218525	Halftime Sports Bar	12646	I12-005048	\$ 70.00
1000-24-411-42330	218526	HARRIS TIMOTHY	8653	I12-005102	\$ 17.00
1000-24-411-43790	218527	HESTER STEVE	11732	I12-005242	\$ 195.70
1000-14-141-42290	218529	HILLS PET NUTRITION SALES INC	12934	I12-004912	\$ 70.00
1000-24-411-42520	218531	IDENTITY SCREENPRINTING & EMB	9468	I12-004978	\$ 432.00
1000-24-412-42140	218531	IDENTITY SCREENPRINTING & EMB	9468	I12-005111	\$ 273.50
1000-14-141-42120	218533	ISLAND BUSINESS GROUP INC	13015	I12-005177	\$ 400.00
1000-24-412-42140	218534	JARACZESKI BRANDON	10249	I12-004900	\$ 9.98
1000-00-000-21421	218535	Jeanne Tonkovich	12707	I12-005141	\$ 15.00
1000-24-411-43810	218539	JOHN E REID AND ASSOCIATES INC	13653	I12-005126	\$ 350.00
1000-64-633-42290	218540	JOHNSON MADISON LUMBER INC	9	I12-004921	\$ 47.82
1000-21-326-42240	218545	L N CURTIS & SONS	6093	I12-004682	\$ 28.41
1000-64-633-42290	218546	LAWSON PRODUCTS INC	6589	I12-004939	\$ 36.03
1000-64-633-42290	218546	LAWSON PRODUCTS INC	6589	I12-004939	\$ 13.81
1000-15-283-43790	218549	LUTH NANCY	2345	I12-005239	\$ 655.87
1000-24-412-42120	218551	MASTERCARD PROCESSING CENTER	8270	I12-004286	\$ 105.56
1000-24-411-42120	218551	MASTERCARD PROCESSING CENTER	8270	I12-004286	\$ 244.90
1000-24-411-43810	218551	MASTERCARD PROCESSING CENTER	8270	I12-004286	\$ 640.00
1000-24-411-43110	218551	MASTERCARD PROCESSING CENTER	8270	I12-004286	\$ 88.00
1000-24-412-42140	218551	MASTERCARD PROCESSING CENTER	8270	I12-004286	\$ 25.93
1000-24-412-42140	218551	MASTERCARD PROCESSING CENTER	8270	I12-004286	\$ 92.97
1000-24-411-42330	218551	MASTERCARD PROCESSING CENTER	8270	I12-004286	\$ 2,249.97

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
1000-21-342-43790	218551	MASTERCARD PROCESSING CENTER	8270	I12-004697	\$ 291.18
1000-21-324-43790	218551	MASTERCARD PROCESSING CENTER	8270	I12-004697	\$ 250.17
1000-21-342-42240	218551	MASTERCARD PROCESSING CENTER	8270	I12-004697	\$ -34.88
1000-21-342-42240	218551	MASTERCARD PROCESSING CENTER	8270	I12-004697	\$ -25.49
1000-21-311-43320	218551	MASTERCARD PROCESSING CENTER	8270	I12-004697	\$ 9.00
1000-21-323-42250	218551	MASTERCARD PROCESSING CENTER	8270	I12-004697	\$ 299.76
1000-21-391-43590	218551	MASTERCARD PROCESSING CENTER	8270	I12-005025	\$ 117.42
1000-14-141-42230	218551	MASTERCARD PROCESSING CENTER	8270	I12-005178	\$ 310.02
1000-24-411-42230	218555	MONTANA BROOM & BRUSH COMPANY	7828	I12-004977	\$ 577.73
1000-64-633-43350	218561	MT DEPT OF AGRICULTURE	517	I12-005146	\$ 15.00
1000-14-141-42290	218564	MWI VETERINARY SUPPLY CO	12981	I12-005172	\$ 742.50
1000-24-411-42330	218565	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004945	\$ 7.52
1000-24-411-42310	218565	NAPA AUTO PARTS OF GREAT FALLS	68	I12-005129	\$ 15.96
1000-64-633-42240	218568	NATIONAL LAUNDRY	388	I12-004918	\$ 6.44
1000-64-633-42240	218568	NATIONAL LAUNDRY	388	I12-005266	\$ 8.90
1000-21-323-43420	218570	NORTHWESTERN ENERGY	82	I12-004729	\$ 12.92
1000-21-341-43420	218570	NORTHWESTERN ENERGY	82	I12-004729	\$ 203.49
1000-64-622-43420	218570	NORTHWESTERN ENERGY	82	I12-004729	\$ 75.08
1000-64-633-43420	218570	NORTHWESTERN ENERGY	82	I12-004729	\$ 610.59
1000-21-311-43420	218570	NORTHWESTERN ENERGY	82	I12-004735	\$ 781.96
1000-24-411-43420	218570	NORTHWESTERN ENERGY	82	I12-004735	\$ 618.09
1000-64-633-43420	218570	NORTHWESTERN ENERGY	82	I12-004735	\$ 84.66
1000-64-621-43420	218570	NORTHWESTERN ENERGY	82	I12-004735	\$ 329.89
1000-64-621-43420	218570	NORTHWESTERN ENERGY	82	I12-005040	\$ 21.08
1000-64-633-43350	218571	NRPA	4422	I12-004946	\$ 150.00
1000-24-411-43630	218572	OFFICE CENTER INC (THE)	2499	I12-004910	\$ 64.10
1000-64-621-45320	218572	OFFICE CENTER INC (THE)	2499	I12-005212	\$ 91.61
1000-15-281-43790	218575	PANCICH ALEXIS	13298	I12-005240	\$ 14.68
1000-64-633-43590	218576	PATTE ROY	12306	I12-004948	\$ 400.00
1000-21-314-42190	218580	PICKWICK'S OFFICE WORKS INC	367	I12-004685	\$ 110.99

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1000-21-311-42190	218580	PICKWICK'S OFFICE WORKS INC	367	I12-004687	\$ 742.84
1000-24-461-42120	218580	PICKWICK'S OFFICE WORKS INC	367	I12-004902	\$ 282.99
1000-24-417-42120	218580	PICKWICK'S OFFICE WORKS INC	367	I12-004961	\$ 223.99
1000-21-315-42190	218580	PICKWICK'S OFFICE WORKS INC	367	I12-005019	\$ 31.47
1000-21-315-42190	218580	PICKWICK'S OFFICE WORKS INC	367	I12-005021	\$ 19.49
1000-14-114-42190	218580	PICKWICK'S OFFICE WORKS INC	367	I12-005149	\$ 223.99
1000-64-621-42190	218580	PICKWICK'S OFFICE WORKS INC	367	I12-005207	\$ 13.96
1000-64-621-42190	218580	PICKWICK'S OFFICE WORKS INC	367	I12-005208	\$ 63.75
1000-24-411-42220	218582	PLAZA UNITED PHARMACY	7938	I12-005112	\$ 374.93
1000-24-412-42140	218585	PROBUILD	25	I12-004966	\$ 15.96
1000-24-412-42140	218585	PROBUILD	25	I12-004967	\$ 25.18
1000-24-412-42140	218585	PROBUILD	25	I12-004968	\$ 21.52
1000-24-412-42140	218585	PROBUILD	25	I12-005105	\$ 19.99
1000-21-315-43350	218588	ROCKY MOUNTAIN INFO NETWORK (RMIN)	1758	I12-004681	\$ 200.00
1000-24-412-42140	218590	RUSSELL, JOE	13657	I12-004954	\$ 221.51
1000-24-412-42140	218590	RUSSELL, JOE	13657	I12-005214	\$ 35.00
1000-14-141-42290	218591	RYANS CASH & CARRY	191	I12-005170	\$ 86.99
1000-21-324-43790	218595	SHANKS TIMOTHY	1144	I12-005235	\$ 174.75
1000-24-411-43110	218596	SHIP-IT	137	I12-005133	\$ 16.30
1000-15-283-43520	218603	SUTTON MEGHAN	11443	I12-004973	\$ 440.00
1000-64-633-42350	218605	TC GLASS DISTRIBUTOR INC	34	I12-004933	\$ 20.00
1000-24-411-43640	218611	TRI AIR TESTING INC	12357	I12-005121	\$ 442.00
1000-24-411-43640	218613	TY LINE COMMUNICATIONS LLC	11381	I12-005124	\$ 102.00
1000-64-633-42290	218615	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004925	\$ 856.38
1000-21-311-43110	218616	UNITED PARCEL SERVICE INC	6169	I12-004680	\$ 47.07
1000-24-411-43415	218619	VERIZON WIRELESS	10858	I12-004955	\$ 23.28
1000-24-412-43415	218619	VERIZON WIRELESS	10858	I12-004955	\$ 23.28
1000-24-461-43415	218619	VERIZON WIRELESS	10858	I12-004955	\$ 170.55
1000-24-411-43415	218619	VERIZON WIRELESS	10858	I12-004958	\$ 255.18

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1000-24-412-43415	218619	VERIZON WIRELESS	10858	I12-004958	\$ 93.55
1000-24-461-43415	218619	VERIZON WIRELESS	10858	I12-004958	\$ 85.04
1000-14-111-43415	218619	VERIZON WIRELESS	10858	I12-005074	\$ 123.20
1000-14-112-43415	218619	VERIZON WIRELESS	10858	I12-005074	\$ 61.54
1000-64-633-43415	218619	VERIZON WIRELESS	10858	I12-005238	\$ 125.21
1000-64-633-43415	218619	VERIZON WIRELESS	10858	I12-005241	\$ 125.21
1000-64-633-43415	218619	VERIZON WIRELESS	10858	I12-005245	\$ 126.55
1000-64-621-43415	218619	VERIZON WIRELESS	10858	I12-005256	\$ 139.55
1000-64-621-43410	218621	WCS TELECOM	11222	I12-005267	\$ 41.22
1000-24-411-42220	218622	ZOLL MEDICAL CORP	10314	I12-004970	\$ 380.00
1000-24-411-42220	218622	ZOLL MEDICAL CORP	10314	I12-004972	\$ 1,080.00

6010-31-513-42290	218283	ACE HARDWARE	4876	Fund(1000) Total I12-004535	\$74,660.94 \$ 17.28
6010-31-513-42320	218296	BEARING SALES INC	37	I12-004442	\$ 43.84
6010-31-513-42320	218296	BEARING SALES INC	37	I12-004444	\$ 6.05
6010-00-000-15110	218296	BEARING SALES INC	37	I12-004539	\$ 82.32
6010-31-513-42320	218301	BEST OIL DISTRIBUTING	8163	I12-004445	\$ 124.00
6010-31-513-42320	218303	BIG SKY HYDRAULICS & MACHINING INC	11168	I12-004447	\$ 68.08
6010-31-513-42320	218303	BIG SKY HYDRAULICS & MACHINING INC	11168	I12-004448	\$ 36.80
6010-31-513-42320	218303	BIG SKY HYDRAULICS & MACHINING INC	11168	I12-004532	\$ 64.59
6010-31-513-42320	218306	BISON MOTOR CO INC	42	I12-004529	\$ 114.84
6010-31-513-42320	218306	BISON MOTOR CO INC	42	I12-004533	\$ 52.70
6010-31-513-42320	218306	BISON MOTOR CO INC	42	I12-004534	\$ -52.70
6010-31-513-43640	218315	CASCADE MACHINE & SUPPLY	12753	I12-004450	\$ 37.50
6010-31-513-42320	218321	CITY MOTOR CO INC	267	I12-004439	\$ 459.44
6010-31-513-42320	218331	DIRECT AUTOMOTIVE DISTRIBUTING	13156	I12-004453	\$ 415.84
6010-31-513-42320	218331	DIRECT AUTOMOTIVE DISTRIBUTING	13156	I12-004456	\$ 56.19
6010-31-513-42320	218336	ELECTRIC CITY BRAKE	134	I12-004465	\$ 57.96
6010-31-513-42290	218339	FASTENAL COMPANY	7664	I12-004464	\$ 44.17
6010-31-513-42320	218353	HOLTZ INDUSTRIES INC	10770	I12-004568	\$ 5,899.65

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6010-31-513-42320	218354	I STATE TRUCK CENTER INC	11353	I12-004466	\$ 21.38
6010-31-513-42320	218354	I STATE TRUCK CENTER INC	11353	I12-004467	\$ 111.54
6010-31-513-42320	218354	I STATE TRUCK CENTER INC	11353	I12-004528	\$ 151.25
6010-31-513-42320	218370	KOIS BROTHERS EQUIPMENT CO	643	I12-004531	\$ 66.05
6010-31-513-42320	218381	MIDLAND IMPLEMENT COMPANY INC	106	I12-004469	\$ 133.89
6010-31-513-42320	218381	MIDLAND IMPLEMENT COMPANY INC	106	I12-004470	\$ 291.76
6010-31-513-42320	218381	MIDLAND IMPLEMENT COMPANY INC	106	I12-004471	\$ 132.86
6010-31-513-43640	218382	MILLER AUTO INTERIOR INC	11	I12-004440	\$ 175.00
6010-16-513-49410	218389	MOODIE IMPLEMENT	8656	I12-004412	\$ 49,546.35
6010-31-513-42320	218389	MOODIE IMPLEMENT	8656	I12-004473	\$ 295.82
6010-31-513-42320	218393	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004433	\$ 8.51
6010-31-513-42320	218393	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004434	\$ -3.82
6010-31-513-42290	218393	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004435	\$ 17.72
6010-31-513-42320	218393	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004436	\$ 22.14
6010-00-000-15110	218393	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004505	\$ 72.86
6010-00-000-15110	218393	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004506	\$ 861.38
6010-31-513-42320	218393	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004524	\$ 10.41
6010-31-513-42320	218393	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004525	\$ 14.46
6010-31-513-42320	218393	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004526	\$ 27.96
6010-31-513-45390	218394	NATIONAL LAUNDRY	388	I12-004518	\$ 56.97
6010-31-513-45390	218394	NATIONAL LAUNDRY	388	I12-004520	\$ 85.57
6010-31-513-42320	218397	NORTHERN HYDRAULICS INC	2387	I12-004538	\$ 78.74
6010-31-513-42320	218401	OREILLY AUTO PARTS	12052	I12-004429	\$ 111.96
6010-31-513-42320	218401	OREILLY AUTO PARTS	12052	I12-004432	\$ 54.52
6010-00-000-15110	218401	OREILLY AUTO PARTS	12052	I12-004507	\$ 58.47
6010-31-513-42320	218401	OREILLY AUTO PARTS	12052	I12-004523	\$ 118.02
6010-31-513-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004463	\$ 4.35
6010-31-513-42320	218412	SAFELITE FULFILLMENT INC	8371	I12-004476	\$ 200.00
6010-31-513-43630	218416	SERVICEMASTER ALL PURPOSE CLEANING	2730	I12-004634	\$ 306.00

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
6010-31-513-43640	218426	SUPERIOR TIRE INC	10829	I12-004477	\$ 62.40
6010-31-513-43640	218426	SUPERIOR TIRE INC	10829	I12-004478	\$ 86.00
6010-31-513-43640	218426	SUPERIOR TIRE INC	10829	I12-004480	\$ -21.80
6010-31-513-42320	218426	SUPERIOR TIRE INC	10829	I12-004481	\$ 60.00
6010-31-513-43640	218426	SUPERIOR TIRE INC	10829	I12-004536	\$ 46.50
6010-31-513-42320	218431	TNT SPRINGS INC / TNT TRUCK PARTS	12089	I12-004537	\$ 377.90
6010-00-000-15110	218431	TNT SPRINGS INC / TNT TRUCK PARTS	12089	I12-004540	\$ 374.85
6010-31-513-42320	218433	TRACTOR & EQUIPMENT CO	69	I12-004482	\$ 119.89
6010-31-513-42320	218434	TRI STATE TRUCK & EQUIPMENT INC	266	I12-004484	\$ 2,610.52
6010-31-513-42320	218434	TRI STATE TRUCK & EQUIPMENT INC	266	I12-004485	\$ -467.06
6010-31-513-42320	218438	VALLEY MOTOR SUPPLY CO INC	71	I12-004437	\$ 56.76
6010-31-513-42320	218438	VALLEY MOTOR SUPPLY CO INC	71	I12-004438	\$ -47.30
6010-31-513-42290	218438	VALLEY MOTOR SUPPLY CO INC	71	I12-004527	\$ 27.82
6010-31-513-43410	218442	WCS TELECOM	11222	I12-004719	\$ 7.41
6010-31-513-42290	218463	BARNES DISTRIBUTION	11012	I12-004834	\$ 287.58
6010-31-513-42320	218465	BEARING SALES INC	37	I12-004814	\$ 179.89
6010-31-513-42320	218465	BEARING SALES INC	37	I12-004820	\$ 43.35
6010-31-513-42320	218465	BEARING SALES INC	37	I12-004836	\$ 24.90
6010-31-513-42320	218465	BEARING SALES INC	37	I12-004843	\$ 77.19
6010-31-513-42290	218467	BIG R STORES (CSWW INC)	40	I12-004825	\$ 33.89
6010-31-513-42320	218469	BIG SKY HYDRAULICS & MACHINING INC	11168	I12-004822	\$ 5.54
6010-31-513-42320	218469	BIG SKY HYDRAULICS & MACHINING INC	11168	I12-004823	\$ 156.12
6010-31-513-42320	218469	BIG SKY HYDRAULICS & MACHINING INC	11168	I12-004839	\$ 186.84
6010-31-513-42320	218472	BISON MOTOR CO INC	42	I12-004824	\$ 31.30
6010-31-513-43640	218482	CARNAHAN TOWING & REPAIR INC	3263	I12-004799	\$ 175.00
6010-31-513-43640	218482	CARNAHAN TOWING & REPAIR INC	3263	I12-004800	\$ 175.00
6010-31-513-43355	218485	CASCADE COUNTY TREASURER	1239	I12-005265	\$ 22.00
6010-31-513-43410	218489	CENTURYLINK - QWEST CORPORATION	81	I12-004885	\$ 101.62
6010-31-513-42320	218491	CITY MOTOR CO INC	267	I12-004798	\$ 56.54
6010-31-513-42320	218491	CITY MOTOR CO INC	267	I12-004810	\$ 46.03

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6010-31-513-42320	218491	CITY MOTOR CO INC	267	I12-004811	\$ 214.26
6010-31-513-42320	218498	DIRECT AUTOMOTIVE DISTRIBUTING	13156	I12-004826	\$ 48.18
6010-31-513-42320	218498	DIRECT AUTOMOTIVE DISTRIBUTING	13156	I12-004842	\$ 203.27
6010-31-513-42320	218507	FASTENAL COMPANY	7664	I12-004828	\$ 9.81
6010-31-513-42290	218507	FASTENAL COMPANY	7664	I12-004828	\$ 55.68
6010-31-513-42320	218507	FASTENAL COMPANY	7664	I12-004830	\$ 6.21
6010-00-000-15110	218511	FIRESTONE COMPLETE AUTO CARE	63	I12-004913	\$ 1,742.74
6010-31-513-42320	218513	FLEET SUPPLY COMPANY	64	I12-004831	\$ 16.80
6010-31-513-42320	218513	FLEET SUPPLY COMPANY	64	I12-004832	\$ 1.28
6010-31-513-42320	218513	FLEET SUPPLY COMPANY	64	I12-004833	\$ 10.95
6010-31-513-42320	218530	I STATE TRUCK CENTER INC	11353	I12-004835	\$ 165.00
6010-31-513-42320	218530	I STATE TRUCK CENTER INC	11353	I12-004838	\$ 49.63
6010-31-513-42320	218536	JERRYS RADIATOR SERVICE INC	7	I12-004801	\$ 855.00
6010-31-513-42320	218540	JOHNSON MADISON LUMBER INC	9	I12-004841	\$ 840.00
6010-00-000-15110	218543	KOIS BROTHERS EQUIPMENT CO	643	I12-004915	\$ 342.76
6010-31-513-42320	218548	LITHIA OF GREAT FALLS INC	11378	I12-003327	\$ -17.70
6010-31-513-42320	218548	LITHIA OF GREAT FALLS INC	11378	I12-003328	\$ 10.57
6010-31-513-42320	218548	LITHIA OF GREAT FALLS INC	11378	I12-004816	\$ 87.00
6010-31-513-42320	218548	LITHIA OF GREAT FALLS INC	11378	I12-004818	\$ 43.95
6010-31-513-42320	218557	MONTANA RADIATOR WORKS	13223	I12-004844	\$ 209.00
6010-00-000-15120	218560	MOUNTAIN VIEW CO-OP	972	I12-005246	\$ 25,504.64
6010-31-513-42320	218565	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004753	\$ 18.74
6010-31-513-42320	218565	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004790	\$ 28.69
6010-31-513-42320	218565	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004794	\$ -8.33
6010-31-513-42320	218565	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004795	\$ 4.69
6010-31-513-42320	218565	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004802	\$ 11.88
6010-31-513-42320	218565	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004803	\$ -214.18
6010-31-513-42320	218565	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004805	\$ 125.84
6010-31-513-42320	218565	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004807	\$ 303.77
6010-31-513-42320	218565	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004809	\$ -5.05

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6010-31-513-42290	218565	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004812	\$ 17.00
6010-31-513-42320	218565	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004815	\$ 72.56
6010-00-000-15110	218565	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004914	\$ 603.36
6010-31-513-42320	218567	NATIONAL COATINGS & SUPPLIES	13264	I12-004850	\$ 31.79
6010-00-000-15110	218573	OREILLY AUTO PARTS	12052	I12-004995	\$ 28.22
6010-00-000-15110	218573	OREILLY AUTO PARTS	12052	I12-004996	\$ 21.50
6010-31-513-42320	218574	PACIFIC STEEL	22	I12-004851	\$ 98.99
6010-31-513-42320	218589	ROCKY MOUNTAIN TRUCK SERVICE INC	9846	I12-004840	\$ 1,557.67
6010-31-513-42320	218592	SAFELITE FULFILLMENT INC	8371	I12-004853	\$ 185.04
6010-31-513-42290	218597	SMITH EQUIPMENT CO	2317	I12-004827	\$ 10.50
6010-31-513-43640	218602	SUPERIOR TIRE INC	10829	I12-004856	\$ 120.00
6010-31-513-42320	218602	SUPERIOR TIRE INC	10829	I12-004857	\$ 1,008.54
6010-31-513-42320	218602	SUPERIOR TIRE INC	10829	I12-004859	\$ 2,200.00
6010-31-513-42320	218608	TITAN MACHINERY INC	75	I12-004860	\$ 98.72
6010-31-513-42320	218609	TNT SPRINGS INC / TNT TRUCK PARTS	12089	I12-004819	\$ 411.45
6010-31-513-42320	218609	TNT SPRINGS INC / TNT TRUCK PARTS	12089	I12-004861	\$ 737.76
6010-00-000-15110	218609	TNT SPRINGS INC / TNT TRUCK PARTS	12089	I12-004917	\$ 749.70
6010-31-513-42320	218610	TRACTOR & EQUIPMENT CO	69	I12-004829	\$ 9.21
6010-31-513-42320	218610	TRACTOR & EQUIPMENT CO	69	I12-004863	\$ 141.70
6010-31-513-42320	218612	TRI STATE TRUCK & EQUIPMENT INC	266	I12-004845	\$ 681.74
6010-00-000-15110	218614	UNITED FIRE SERVICE INC	7841	I12-004916	\$ 1,011.15
6010-31-513-43415	218619	VERIZON WIRELESS	10858	I12-004797	\$ 49.97
6010-31-513-43415	218619	VERIZON WIRELESS	10858	I12-004804	\$ 377.87

2419-10-051-43420	218400	NORTHWESTERN ENERGY	82	Fund(6010) Total I12-004483	\$106,346.87 \$ 197.78
2419-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004665	\$ 60,004.49

6080-71-761-42230	218287	ANDERSON STEEL SUPPLY INC	36	Fund(2419) Total I12-004491	\$60,202.27 \$ 160.00
6080-71-761-42230	218323	COLUMBIA PAINT & COATINGS	50	I12-004493	\$ 98.43
6080-71-761-42230	218328	CRESCENT ELECTRIC SUPPLY CO	405	I12-004492	\$ 109.90

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6080-71-761-42230	218328	CRESCENT ELECTRIC SUPPLY CO	405	I12-004618	\$ 39.30
6080-71-761-43620	218332	DOORS & HARDWARE UNLIMITED INC	6731	I12-004494	\$ 408.00
6080-71-761-43620	218332	DOORS & HARDWARE UNLIMITED INC	6731	I12-004495	\$ 160.00
6080-71-761-42230	218344	GLACIER STATE ELECTRIC SUPPLY	67	I12-004490	\$ 11.15
6080-71-761-42230	218379	MASCO JANITORIAL SUPPLY	198	I12-004615	\$ 18.30
6080-71-761-43420	218400	NORTHWESTERN ENERGY	82	I12-004487	\$ 10.54
6080-71-761-43420	218400	NORTHWESTERN ENERGY	82	I12-004654	\$ 85.15
6080-71-761-42230	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004629	\$ 25.99
6080-71-761-43415	218439	VERIZON WIRELESS	10858	I12-004622	\$ 22.61
6080-71-761-42230	218449	ACE HARDWARE	4876	I12-004928	\$ 31.16
6080-71-761-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 259.17
6080-71-761-42230	218517	GLACIER STATE ELECTRIC SUPPLY	67	I12-005116	\$ 11.15
6080-71-761-43420	218570	NORTHWESTERN ENERGY	82	I12-004729	\$ 49.10
6080-71-761-43420	218570	NORTHWESTERN ENERGY	82	I12-004735	\$ 1,195.09

				Fund(6080) Total	\$2,695.04
5310-31-564-43790	218380	MASTERCARD PROCESSING CENTER	8270	I12-004576	\$ 150.80
5310-31-565-43630	218416	SERVICEMASTER ALL PURPOSE CLEANING	2730	I12-004634	\$ 212.75
5310-31-565-43410	218442	WCS TELECOM	11222	I12-004719	\$ 7.15
5310-31-565-43590	218483	CASCADE COUNTY CLERK & RECORDER	130	I12-004969	\$ 14.00
5310-31-565-43590	218483	CASCADE COUNTY CLERK & RECORDER	130	I12-004969	\$ 21.00
5310-31-565-43415	218619	VERIZON WIRELESS	10858	I12-004804	\$ 372.27

				Fund(5310) Total	\$777.97
5710-32-195-43590	218326	COURT REPORTER SUPPORT SERV	13656	I12-004746	\$ 606.00
5710-10-031-46320	218500	DORSEY & WHITNEY LLP (MINNESOTA)	3104	I12-004872	\$ 6,581.02
5710-32-195-43590	218558	MOULTON BELLINGHAM PC	13512	I12-004695	\$ 3,012.67

				Fund(5710) Total	\$10,199.69
2314-14-195-43590	218333	DORSEY & WHITNEY LLP (MINNESOTA)	3104	I12-004502	\$ 800.00

				Fund(2314) Total	\$800.00
5711-64-671-42520	0	SCHEERS WHOLESALE INC	12310	I12-003661	\$ -310.50

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5711-64-671-42520	0	SCHEERS WHOLESALE INC	12310	I12-003662	\$ 262.50
5711-64-671-42520	0	SCHEERS WHOLESALE INC	12310	I12-004479	\$ 48.00
5711-64-673-42390	218339	FASTENAL COMPANY	7664	I12-004413	\$ 6.68
5711-64-671-42390	218339	FASTENAL COMPANY	7664	I12-004413	\$ 6.68
5711-64-675-42390	218339	FASTENAL COMPANY	7664	I12-004413	\$ 6.67
5711-64-673-43810	218380	MASTERCARD PROCESSING CENTER	8270	I12-004428	\$ 158.15
5711-64-675-42290	218380	MASTERCARD PROCESSING CENTER	8270	I12-004428	\$ 35.14
5711-64-671-43810	218380	MASTERCARD PROCESSING CENTER	8270	I12-004428	\$ 158.16
5711-64-671-43640	218397	NORTHERN HYDRAULICS INC	2387	I12-004014	\$ 2.21
5711-64-671-43420	218400	NORTHWESTERN ENERGY	82	I12-004487	\$ 873.88
5711-64-671-42190	218403	PETTY CASH/STEIN CINDY	6172	I12-004489	\$ 7.16
5711-64-673-42190	218403	PETTY CASH/STEIN CINDY	6172	I12-004489	\$ 7.15
5711-64-675-42290	218403	PETTY CASH/STEIN CINDY	6172	I12-004489	\$ 4.00
5711-64-671-42290	218403	PETTY CASH/STEIN CINDY	6172	I12-004489	\$ 20.00
5711-64-673-43610	218449	ACE HARDWARE	4876	I12-005205	\$ 9.15
5711-64-673-43610	218479	BUG DOCTOR	10435	I12-005234	\$ 42.00
5711-64-671-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 5,111.95
5711-64-673-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 1,511.41
5711-64-675-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 186.76
5711-64-673-42290	218540	JOHNSON MADISON LUMBER INC	9	I12-005200	\$ 17.90
5711-64-673-42350	218540	JOHNSON MADISON LUMBER INC	9	I12-005202	\$ 18.00
5711-64-673-42350	218541	K-MART	10	I12-005204	\$ 29.48
5711-64-673-42290	218541	K-MART	10	I12-005204	\$ 41.10
5711-64-673-42350	218569	NORTHWEST PIPE FITTINGS INC	142	I12-005199	\$ 115.86
5711-64-671-43420	218570	NORTHWESTERN ENERGY	82	I12-004729	\$ 1,313.39
5711-64-673-43420	218570	NORTHWESTERN ENERGY	82	I12-004735	\$ 324.68
5711-64-675-43420	218570	NORTHWESTERN ENERGY	82	I12-005040	\$ 17.64
5711-64-673-42290	218593	SAMS CLUB	4909	I12-005203	\$ 34.98
5711-64-673-43415	218619	VERIZON WIRELESS	10858	I12-005256	\$ 27.80

Fund(5711) Total\$10,087.98

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5210-31-555-42380	218284	AG WEST DISTRIBUTING CO INC	1334	I12-004509	\$ 35.39
5210-31-555-42290	218289	APPLIED INDUSTRIAL TECHNOLOGIES INC	9196	I12-004510	\$ 15.13
5210-31-555-42290	218295	BATTERIES PLUS OF GREAT FALLS INC	13522	I12-004511	\$ 98.97
5210-31-555-42290	218296	BEARING SALES INC	37	I12-004512	\$ 27.34
5210-00-000-21430	218300	BERT OKSNESS	1679	I12-004547	\$ 2.18
5210-31-555-42390	218325	CONSOLIDATED ELECTRICAL DIST INC	52	I12-004513	\$ 5.23
5210-31-555-42330	218327	CRAMER DECKER INDUSTRIES	8937	I12-004514	\$ 2,046.71
5210-31-555-42390	218328	CRESCENT ELECTRIC SUPPLY CO	405	I12-004515	\$ 6.25
5210-31-555-42290	218339	FASTENAL COMPANY	7664	I12-004516	\$ 3.24
5210-31-555-42390	218339	FASTENAL COMPANY	7664	I12-004737	\$ 21.81
5210-31-555-42290	218340	FASTENERS INC	62	I12-004158	\$ 58.68
5210-31-555-42290	218342	GENERAL DISTRIBUTING CO	65	I12-004517	\$ 58.23
5210-31-555-42290	218342	GENERAL DISTRIBUTING CO	65	I12-004519	\$ 25.23
5210-31-555-42390	218344	GLACIER STATE ELECTRIC SUPPLY	67	I12-004530	\$ 25.75
5210-31-555-42290	218357	INDUSTRIAL TOWEL & COVER SUPPLY CO	104	I12-004738	\$ 30.74
5210-31-555-43690	218369	KENCO ENTERPRISES INC	7497	I12-004542	\$ 24.00
5210-31-555-43690	218369	KENCO ENTERPRISES INC	7497	I12-004543	\$ 41.50
5210-31-555-43690	218369	KENCO ENTERPRISES INC	7497	I12-004564	\$ 41.50
5210-31-555-43690	218369	KENCO ENTERPRISES INC	7497	I12-004565	\$ 41.50
5210-31-555-43690	218369	KENCO ENTERPRISES INC	7497	I12-004569	\$ 41.50
5210-31-556-49310	218378	LIGGETT CONSTRUCTION	3764	I12-004443	\$ 112,945.59
5210-31-555-42290	218379	MASCO JANITORIAL SUPPLY	198	I12-004571	\$ 49.59
5210-31-555-43790	218380	MASTERCARD PROCESSING CENTER	8270	I12-004576	\$ 150.00
5210-31-556-43810	218380	MASTERCARD PROCESSING CENTER	8270	I12-004668	\$ 330.96
5210-31-556-49310	218390	MT DEPT OF REVENUE 1% WITHHOLDING	136	I12-004446	\$ 1,140.86
5210-31-555-42290	218398	NORTHWEST PIPE FITTINGS INC	142	I12-004596	\$ 4.20
5210-31-555-42290	218398	NORTHWEST PIPE FITTINGS INC	142	I12-004597	\$ 42.68
5210-31-553-42290	218399	NORTHWEST SCIENTIFIC INC	13649	I12-004599	\$ 59.88
5210-31-553-42290	218399	NORTHWEST SCIENTIFIC INC	13649	I12-004600	\$ 23.24
5210-31-553-42290	218399	NORTHWEST SCIENTIFIC INC	13649	I12-004601	\$ 53.23

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5210-31-555-43420	218400	NORTHWESTERN ENERGY	82	I12-004487	\$ 16.78
5210-31-556-43630	218416	SERVICEMASTER ALL PURPOSE CLEANING	2730	I12-004634	\$ 362.25
5210-31-555-42290	218424	STEEL ETC	9522	I12-004603	\$ 24.80
5210-31-555-42390	218425	SULLIVANS COMPUTERS & ELECTRONICS	39	I12-004604	\$ 3.00
5210-31-555-42220	218428	THATCHER COMPANY OF MONTANA	2003	I12-004192	\$ 4,437.84
5210-31-555-42410	218432	TOOL BOX INC	2886	I12-004200	\$ 39.76
5210-31-555-42410	218432	TOOL BOX INC	2886	I12-004605	\$ 38.75
5210-31-555-42410	218432	TOOL BOX INC	2886	I12-004606	\$ 43.35
5210-31-555-42390	218441	WATERJET EXTREME TECHNOLOGIES	13584	I12-004608	\$ 170.00
5210-31-556-43410	218442	WCS TELECOM	11222	I12-004719	\$ 8.27
5210-31-555-42390	218445	WILLIAMSON FENCING	133	I12-004609	\$ 275.00
5210-00-000-21482	218460	BAERS CONSTRUCTION	11196	I12-004679	\$ 1,500.00
5210-31-555-42390	218492	CONSOLIDATED ELECTRICAL DIST INC	52	I12-004747	\$ 52.05
5210-31-555-42390	218492	CONSOLIDATED ELECTRICAL DIST INC	52	I12-004750	\$ -52.05
5210-00-000-21430	218495	CYR, JASON	1679	I12-005162	\$ 95.88
5210-00-000-21482	218503	ELECTRIC CITY SPEEDWAY	6567	I12-004792	\$ 1,500.00
5210-31-553-43590	218504	ENERGY LABORATORIES INC	813	I12-004751	\$ 82.00
5210-31-555-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 757.22
5210-31-555-42390	218508	FASTENERS INC	62	I12-004752	\$ 17.75
5210-31-555-42410	218508	FASTENERS INC	62	I12-004752	\$ 121.79
5210-31-553-43110	218509	FEDERAL EXPRESS CORPORATION	127	I12-003235	\$ 7.02
5210-31-553-43110	218510	FEDERAL EXPRESS CORPORATION	127	I12-003236	\$ 6.78
5210-00-000-21430	218512	FITZGERALD, JAMES	1679	I12-005163	\$ 39.12
5210-00-000-21430	218547	LAWSON, JERRY & SHEILA	1679	I12-005158	\$ 97.67
5210-31-555-42190	218551	MASTERCARD PROCESSING CENTER	8270	I12-004739	\$ 66.92
5210-31-555-43790	218551	MASTERCARD PROCESSING CENTER	8270	I12-004739	\$ 205.20
5210-31-553-43790	218551	MASTERCARD PROCESSING CENTER	8270	I12-004739	\$ 205.20
5210-31-555-42390	218551	MASTERCARD PROCESSING CENTER	8270	I12-004739	\$ 54.04
5210-00-000-21430	218553	MCMANUS, CHRISTINA R	1679	I12-005160	\$ 34.00

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5210-31-555-43420	218570	NORTHWESTERN ENERGY	82	I12-004729	\$ 27.86
5210-31-555-43420	218570	NORTHWESTERN ENERGY	82	I12-004735	\$ 23,082.79
5210-31-555-43420	218570	NORTHWESTERN ENERGY	82	I12-005040	\$ 8.78
5210-31-555-43690	218572	OFFICE CENTER INC (THE)	2499	I12-004813	\$ 50.00
5210-00-000-21482	218577	PENHALL COMPANY	6567	I12-004927	\$ 1,500.00
5210-31-555-43790	218579	PETTY CASH/DEB MCNEESE	13558	I12-004793	\$ 38.00
5210-31-553-42290	218579	PETTY CASH/DEB MCNEESE	13558	I12-004793	\$ 7.47
5210-31-556-43735	218581	PIZZA HUT	3714	I12-004906	\$ 63.35
5210-00-000-21430	218583	POULSEN, HAROLD	1679	I12-005155	\$ 27.13
5210-00-000-21430	218584	PRIDDY, CAMPBELL E & MICHAEL	1679	I12-005156	\$ 26.98
5210-31-555-42390	218600	STEEL ETC	9522	I12-004808	\$ 19.41
5210-00-000-21430	218601	SULLIVAN, TRACY L	1679	I12-004997	\$ 21.15
5210-00-000-21430	218604	SWENSON, MARGO	1679	I12-005153	\$ 35.84
5210-31-555-42220	218607	THATCHER COMPANY OF MONTANA	2003	I12-004876	\$ 4,495.93
5210-31-555-42220	218607	THATCHER COMPANY OF MONTANA	2003	I12-004879	\$ 4,485.24
5210-31-555-42220	218607	THATCHER COMPANY OF MONTANA	2003	I12-004880	\$ 4,257.37
5210-31-555-43415	218619	VERIZON WIRELESS	10858	I12-004804	\$ 429.17
5210-31-556-43415	218619	VERIZON WIRELESS	10858	I12-004804	\$ 220.77

2320-71-761-43420	218400	NORTHWESTERN ENERGY	82	Fund(5210) Total I12-004654	\$166,458.74 \$ 131.99
2320-71-761-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 17.00

5010-64-653-43350	218387	MONTANA STATE GOLF ASSOC	1272	Fund(2320) Total I12-004228	\$148.99 \$ 200.00
5010-64-651-43350	218387	MONTANA STATE GOLF ASSOC	1272	I12-004228	\$ 150.00
5010-64-654-43420	218400	NORTHWESTERN ENERGY	82	I12-004487	\$ 9.60
5010-64-652-43420	218400	NORTHWESTERN ENERGY	82	I12-004654	\$ 7.42
5010-64-651-34633	218403	PETTY CASH/STEIN CINDY	6172	I12-004489	\$ 13.67
5010-64-651-42190	218403	PETTY CASH/STEIN CINDY	6172	I12-004489	\$ 21.99
5010-64-653-42190	218403	PETTY CASH/STEIN CINDY	6172	I12-004489	\$ 14.74
5010-00-000-15121	218430	TITLEIST	6713	I12-004638	\$ 158.76

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
5010-64-654-42210	218449	ACE HARDWARE	4876	I12-005107	\$ 41.99
5010-64-653-42290	218449	ACE HARDWARE	4876	I12-005108	\$ 13.98
5010-64-653-43510	218450	ALARM SERVICE INC	177	I12-005230	\$ 50.00
5010-64-651-43510	218450	ALARM SERVICE INC	177	I12-005232	\$ 50.00
5010-64-651-43620	218479	BUG DOCTOR	10435	I12-005234	\$ 35.00
5010-64-653-43620	218479	BUG DOCTOR	10435	I12-005234	\$ 50.00
5010-00-000-15121	218480	CALLAWAY GOLF SALES CO	13615	I12-005143	\$ 188.84
5010-64-651-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 17.01
5010-64-652-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 44.25
5010-64-653-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 17.86
5010-64-652-43420	218570	NORTHWESTERN ENERGY	82	I12-004729	\$ 26.70
5010-64-654-43420	218570	NORTHWESTERN ENERGY	82	I12-004729	\$ 1,003.48
5010-64-654-43420	218570	NORTHWESTERN ENERGY	82	I12-005039	\$ 696.25
5010-64-652-43420	218570	NORTHWESTERN ENERGY	82	I12-005039	\$ 2,020.04
5010-64-654-43420	218570	NORTHWESTERN ENERGY	82	I12-005040	\$ 315.48
5010-64-651-43350	218618	USGA CLUB MEMBERSHIP	12646	I12-004942	\$ 110.00
5010-64-652-43415	218619	VERIZON WIRELESS	10858	I12-005256	\$ 45.24
5010-64-654-43415	218619	VERIZON WIRELESS	10858	I12-005256	\$ 35.11
5010-64-653-43415	218619	VERIZON WIRELESS	10858	I12-005256	\$ 36.72
5010-64-651-43415	218619	VERIZON WIRELESS	10858	I12-005256	\$ 36.72

2520-31-531-42290	218347	GREAT FALLS ICE COMPANY	1486	I12-004652	\$ 26.30
2520-31-531-42290	218366	JOHNSON MADISON LUMBER INC	9	I12-004653	\$ 11.58
2520-31-531-49310	218371	KUGLIN CONSTRUCTION	8547	I12-004441	\$ 1,152.00
2520-31-531-42390	218385	MONTANA REFINING COMPANY INC	338	I12-004409	\$ 1,488.00
2520-31-531-43690	218388	MONTANA WASTE SYSTEMS INC	8467	I12-004410	\$ 23.21
2520-31-531-42290	218396	NORMONT EQUIPMENT CO	15	I12-004411	\$ 274.00
2520-31-531-42290	218396	NORMONT EQUIPMENT CO	15	I12-004427	\$ 556.00
2520-31-536-43420	218400	NORTHWESTERN ENERGY	82	I12-004487	\$ 277.89
2520-31-531-43420	218400	NORTHWESTERN ENERGY	82	I12-004651	\$ 66.99
				Fund(5010) Total	\$5,410.85

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
2520-31-531-43420	218400	NORTHWESTERN ENERGY	82	I12-004654	\$ 409.27
2520-31-536-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004463	\$ 2.17
2520-31-531-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004463	\$ 2.17
2520-31-536-43630	218416	SERVICEMASTER ALL PURPOSE CLEANING	2730	I12-004634	\$ 68.00
2520-31-531-43630	218416	SERVICEMASTER ALL PURPOSE CLEANING	2730	I12-004634	\$ 374.00
2520-31-531-42290	218432	TOOL BOX INC	2886	I12-004650	\$ 26.80
2520-31-531-42390	218437	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004718	\$ 129.56
2520-31-531-42390	218437	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004720	\$ 9,507.60
2520-31-531-42390	218437	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004720	\$ 169.05
2520-31-531-42390	218437	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004721	\$ 7,752.00
2520-31-531-42390	218437	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004721	\$ 289.80
2520-31-531-42390	218437	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004722	\$ 6,589.20
2520-31-531-42390	218437	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004722	\$ 700.36
2520-31-531-42390	218437	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004723	\$ 11,126.40
2520-31-531-42390	218437	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004723	\$ 881.48
2520-31-531-42390	218437	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004725	\$ 700.35
2520-31-531-42390	218437	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004727	\$ 456.00
2520-31-531-42390	218437	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004727	\$ 1,424.85
2520-31-531-43410	218442	WCS TELECOM	11222	I12-004719	\$ 9.60
2520-31-536-43410	218442	WCS TELECOM	11222	I12-004719	\$ 18.20
2520-31-531-43590	218483	CASCADE COUNTY CLERK & RECORDER	130	I12-004969	\$ 14.00
2520-31-531-43590	218483	CASCADE COUNTY CLERK & RECORDER	130	I12-004969	\$ 28.00
2520-31-536-43410	218489	CENTURYLINK - QWEST CORPORATION	81	I12-004885	\$ 50.81
2520-31-531-43410	218489	CENTURYLINK - QWEST CORPORATION	81	I12-004885	\$ 50.81
2520-31-531-43560	218490	CHEMNET CONSORTIUM INC (THE)	11998	I12-004951	\$ 49.50
2520-31-536-42435	218513	FLEET SUPPLY COMPANY	64	I12-004748	\$ 9.40
2520-31-536-42430	218517	GLACIER STATE ELECTRIC SUPPLY	67	I12-004749	\$ 24.85
2520-31-531-43420	218570	NORTHWESTERN ENERGY	82	I12-004729	\$ 19.45
2520-31-536-43420	218570	NORTHWESTERN ENERGY	82	I12-004729	\$ 204.04

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2520-31-531-43420	218570	NORTHWESTERN ENERGY	82	I12-005040	\$ 18.08
2520-31-536-43415	218619	VERIZON WIRELESS	10858	I12-004797	\$ 29.98
2520-31-531-43415	218619	VERIZON WIRELESS	10858	I12-004797	\$ 49.97
2520-31-531-43415	218619	VERIZON WIRELESS	10858	I12-004804	\$ 452.89
2520-31-536-43415	218619	VERIZON WIRELESS	10858	I12-004804	\$ 297.34

2442-10-051-43420	218400	NORTHWESTERN ENERGY	82	I12-004483	\$ 23.13

Fund(2520) Total					\$45,811.95

Fund(2442) Total					\$23.13
2394-71-728-43415	218439	VERIZON WIRELESS	10858	I12-004622	\$ 300.29
2394-71-728-43415	218439	VERIZON WIRELESS	10858	I12-004641	\$ 245.62
2394-71-012-32310	218447	A T KLEMENS INC	84	I12-004940	\$ 35.09
2394-71-728-42290	218580	PICKWICK'S OFFICE WORKS INC	367	I12-005115	\$ 22.16

Fund(2394) Total					\$603.16
6070-31-521-43410	218319	CENTURYLINK - QWEST CORPORATION	81	I12-004521	\$ 157.23
6070-31-521-43412	218319	CENTURYLINK - QWEST CORPORATION	81	I12-004522	\$ 43.12
6070-31-521-43630	218394	NATIONAL LAUNDRY	388	I12-004518	\$ 21.65
6070-31-521-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004418	\$ 15.74
6070-31-521-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004422	\$ 11.99
6070-31-521-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004425	\$ -10.49
6070-31-521-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004675	\$ 19.47
6070-31-521-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004678	\$ 3.89
6070-31-521-42120	218415	SELBYS ESSCO	707	I12-004416	\$ 504.77
6070-31-521-43630	218416	SERVICEMASTER ALL PURPOSE CLEANING	2730	I12-004634	\$ 578.00
6070-31-521-42190	218440	WAMBACH KARI	12295	I12-004673	\$ 69.53
6070-31-521-43410	218442	WCS TELECOM	11222	I12-004719	\$ 17.32
6070-31-521-43210	218484	CASCADE COUNTY PRINT SHOP	8479	I12-005073	\$ 16.00
6070-31-521-43415	218619	VERIZON WIRELESS	10858	I12-004804	\$ 731.29

Fund(6070) Total					\$2,179.51
6075-31-511-43790	218380	MASTERCARD PROCESSING CENTER	8270	I12-004667	\$ 275.00

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
6075-31-511-43420	218400	NORTHWESTERN ENERGY	82	I12-004654	\$ 381.51
6075-31-511-43410	218442	WCS TELECOM	11222	I12-004719	\$ 21.01
6075-31-511-43690	218455	AMERICAN SWING PRODUCTS INC	9073	I12-004990	\$ 77.91
6075-31-511-43350	218456	AMERICAN WATER WORKS ASSOC	200	I12-004991	\$ 165.00
6075-31-511-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 518.78
6075-31-511-43590	218542	KENCO ENTERPRISES INC	7497	I12-004971	\$ 29.00
6075-31-511-43590	218542	KENCO ENTERPRISES INC	7497	I12-004974	\$ 29.00
6075-31-511-43590	218542	KENCO ENTERPRISES INC	7497	I12-004981	\$ 29.00
6075-31-511-43590	218542	KENCO ENTERPRISES INC	7497	I12-004984	\$ 29.00
6075-31-511-43590	218542	KENCO ENTERPRISES INC	7497	I12-004987	\$ 29.00
6075-31-511-43590	218542	KENCO ENTERPRISES INC	7497	I12-004989	\$ 29.00
6075-31-511-43420	218570	NORTHWESTERN ENERGY	82	I12-004729	\$ 10.30
6075-31-511-43420	218570	NORTHWESTERN ENERGY	82	I12-004735	\$ 725.95
6075-31-511-43415	218619	VERIZON WIRELESS	10858	I12-004804	\$ 80.99

Fund(6075) Total					\$2,430.45
5720-21-313-43417	218319	CENTURYLINK - QWEST CORPORATION	81	I12-004572	\$ 5,727.82
5720-21-313-43417	218319	CENTURYLINK - QWEST CORPORATION	81	I12-004577	\$ 31.50
5720-21-313-43417	218319	CENTURYLINK - QWEST CORPORATION	81	I12-004580	\$ 51.81
5720-21-313-43417	218319	CENTURYLINK - QWEST CORPORATION	81	I12-004582	\$ 86.24
5720-21-313-43417	218319	CENTURYLINK - QWEST CORPORATION	81	I12-004584	\$ 43.12
5720-21-313-43420	218400	NORTHWESTERN ENERGY	82	I12-004654	\$ 2.11
5720-21-313-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004602	\$ 24.99
5720-21-313-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 29.26
5720-21-313-43420	218570	NORTHWESTERN ENERGY	82	I12-004735	\$ 195.49

Fund(5720) Total					\$6,192.34
5725-71-725-42290	218286	AMSAN	47	I12-004461	\$ 120.90
5725-71-725-43410	218319	CENTURYLINK - QWEST CORPORATION	81	I12-004459	\$ 115.58
5725-71-725-43690	218335	DUNCAN PARKING TECHNOLOGIES INC	7193	I12-004620	\$ 6.95
5725-71-725-43690	218337	ENTERPRISE ELECTRIC INC	2370	I12-004457	\$ 896.53
5725-71-725-43620	218338	FALLS WINDOWS & DOORS	13152	I12-004449	\$ 1,840.00

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
5725-71-725-43210	218358	INNOVATIVE POSTAL SERVICE INC	7796	I12-004455	\$ 244.20
5725-71-725-43420	218400	NORTHWESTERN ENERGY	82	I12-004487	\$ 95.53
5725-71-725-43420	218400	NORTHWESTERN ENERGY	82	I12-004654	\$ 32.10
5725-71-725-42290	218405	POWER PRO EQUIPMENT CO	8197	I12-004452	\$ 20.20
5725-71-725-42290	218492	CONSOLIDATED ELECTRICAL DIST INC	52	I12-004929	\$ 60.00
5725-71-725-43690	218501	DUNCAN PARKING TECHNOLOGIES INC	7193	I12-005106	\$ 106.15
5725-71-725-43690	218544	KONE INC	8920	I12-005109	\$ 195.21
5725-71-725-43420	218570	NORTHWESTERN ENERGY	82	I12-004729	\$ 412.89
5725-71-725-43420	218570	NORTHWESTERN ENERGY	82	I12-004735	\$ 443.50
5725-71-725-42190	218580	PICKWICK'S OFFICE WORKS INC	367	I12-005115	\$ 12.74

				Fund(5725) Total	\$4,602.48
5730-64-662-49310	218342	GENERAL DISTRIBUTING CO	65	I12-004656	\$ 58.73
5730-64-662-49310	218342	GENERAL DISTRIBUTING CO	65	I12-004657	\$ 25.23
5730-64-662-42230	218379	MASCO JANITORIAL SUPPLY	198	I12-004424	\$ 35.00
5730-64-662-42230	218379	MASCO JANITORIAL SUPPLY	198	I12-004499	\$ 41.70
5730-64-662-42230	218394	NATIONAL LAUNDRY	388	I12-004500	\$ 30.02
5730-64-662-49310	218398	NORTHWEST PIPE FITTINGS INC	142	I12-004642	\$ 116.65
5730-64-662-49310	218398	NORTHWEST PIPE FITTINGS INC	142	I12-004644	\$ 1,285.11
5730-64-661-43420	218400	NORTHWESTERN ENERGY	82	I12-004487	\$ 1.93
5730-64-662-43420	218400	NORTHWESTERN ENERGY	82	I12-004654	\$ 29.60
5730-64-661-42290	218403	PETTY CASH/STEIN CINDY	6172	I12-004489	\$ 22.80
5730-64-661-43590	218403	PETTY CASH/STEIN CINDY	6172	I12-004489	\$ 40.50
5730-64-662-42290	218403	PETTY CASH/STEIN CINDY	6172	I12-004489	\$ 55.06
5730-64-662-43590	218427	TEMP TRACK LLC	3182	I12-004420	\$ 307.78
5730-64-662-43590	218450	ALARM SERVICE INC	177	I12-005134	\$ 20.00
5730-64-662-43590	218450	ALARM SERVICE INC	177	I12-005227	\$ 50.00
5730-64-662-43590	218479	BUG DOCTOR	10435	I12-005234	\$ 30.00
5730-64-662-42350	218499	DOORS & HARDWARE UNLIMITED INC	6731	I12-005065	\$ 135.00
5730-64-662-43430	218505	ENERGY WEST RESOURCES INC	83	I12-005206	\$ 277.44
5730-64-662-43210	218522	GREAT FALLS TRIBUNE	77	I12-004901	\$ 430.84

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
5730-64-661-43340	218522	GREAT FALLS TRIBUNE	77	I12-004901	\$ 212.20
5730-64-662-43620	218540	JOHNSON MADISON LUMBER INC	9	I12-005047	\$ 60.07
5730-64-662-42350	218540	JOHNSON MADISON LUMBER INC	9	I12-005248	\$ 106.32
5730-64-662-42230	218550	MASCO JANITORIAL SUPPLY	198	I12-005264	\$ 24.54
5730-64-662-42230	218568	NATIONAL LAUNDRY	388	I12-005070	\$ 124.75
5730-64-662-42350	218569	NORTHWEST PIPE FITTINGS INC	142	I12-005041	\$ -160.00
5730-64-662-42350	218569	NORTHWEST PIPE FITTINGS INC	142	I12-005042	\$ -41.88
5730-64-662-42350	218569	NORTHWEST PIPE FITTINGS INC	142	I12-005043	\$ 160.00
5730-64-662-42350	218569	NORTHWEST PIPE FITTINGS INC	142	I12-005045	\$ 77.52
5730-64-662-49310	218569	NORTHWEST PIPE FITTINGS INC	142	I12-005094	\$ 109.50
5730-64-662-43420	218570	NORTHWESTERN ENERGY	82	I12-004735	\$ 785.73
5730-64-662-42190	218580	PICKWICK'S OFFICE WORKS INC	367	I12-005066	\$ 35.98
5730-64-662-42190	218580	PICKWICK'S OFFICE WORKS INC	367	I12-005068	\$ 56.68
5730-64-662-42190	218580	PICKWICK'S OFFICE WORKS INC	367	I12-005069	\$ -43.19
5730-64-662-49310	218594	SELSTAD'S SOD FARM	9248	I12-005097	\$ -8.00
5730-64-662-49310	218594	SELSTAD'S SOD FARM	9248	I12-005099	\$ 67.50
5730-64-662-49220	218605	TC GLASS DISTRIBUTOR INC	34	I12-005056	\$ 265.00
5730-64-662-43590	218606	TEMP TRACK LLC	3182	I12-005071	\$ 203.61
5730-64-662-43415	218619	VERIZON WIRELESS	10858	I12-005256	\$ 45.78

7910-00-000-20902	0	1ST INTERSTATE BANK	5320	I12-004779	\$ 88,619.56
7910-00-000-20905	0	1ST INTERSTATE BANK	5320	I12-004780	\$ 87,755.38
7910-00-000-20908	0	FIREFIGHTER RETIREMENT SYS	4271	I12-004774	\$ 43,935.26
7910-00-000-20944	0	ICMA RETIREMENT TRUST-457	4245	I12-004759	\$ 11,162.44
7910-00-000-20945	0	NATIONWIDE RETIREMENT SOLUTIONS	13276	I12-004788	\$ 3,570.46
7910-00-000-20907	0	PUBLIC EMPLOYEE RETIREMENT SYS	4273	I12-004776	\$ 97,165.90
7910-00-000-20906	0	STATEWIDE POLICE RESERVE FUND	4272	I12-004775	\$ 55,467.95
7910-00-000-20947	0	CITY OF GREAT FALLS HEALTH	5319	I12-004778	\$ 232,519.50
7910-00-000-10100	0	CITY OF GREAT FALLS HEALTH	5319	I12-004778	\$ -232,519.50
7910-00-000-20933	218260	LIUNA LOCAL 1686	4242	I12-004617	\$ 450.00

Fund(5730) Total\$5,075.50

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
7910-00-000-20915	218261	8TH DISTRICT ELECTRICAL	4256	I12-003942	\$ 730.40
7910-00-000-20915	218261	8TH DISTRICT ELECTRICAL	4256	I12-004768	\$ 737.04
7910-00-000-20953	218262	AFLAC	6735	I12-004781	\$ 4,999.16
7910-00-000-20955	218262	AFLAC	6735	I12-004782	\$ 5,673.41
7910-00-000-20958	218262	AFLAC	6735	I12-004783	\$ 426.58
7910-00-000-20959	218262	AFLAC	6735	I12-004784	\$ 1,276.15
7910-00-000-20941	218263	IAFF LOCAL #8 INT'L ASSOC FIRE FIG	4299	I12-004777	\$ 2,065.00
7910-00-000-20935	218264	IAM & AW LOCAL #88	4249	I12-004762	\$ 234.30
7910-00-000-20920	218265	IAM NATIONAL PENSION FUND	9514	I12-003962	\$ 668.80
7910-00-000-20920	218265	IAM NATIONAL PENSION FUND	9514	I12-004785	\$ 668.80
7910-00-000-20937	218266	IBEW LOCAL 233	4251	I12-003938	\$ 339.92
7910-00-000-20937	218266	IBEW LOCAL 233	4251	I12-004764	\$ 157.00
7910-00-000-20917	218267	IBPAT PENSION FUND	4269	I12-003948	\$ 211.20
7910-00-000-20917	218267	IBPAT PENSION FUND	4269	I12-004773	\$ 211.20
7910-00-000-20938	218268	INT'L BROTHERHOOD TEAMSTERS LOCAL 2	4259	I12-004771	\$ 25.00
7910-00-000-20950	218269	LINCOLN NATIONAL LIFE INS CO	11479	I12-003963	\$ 754.61
7910-00-000-20950	218269	LINCOLN NATIONAL LIFE INS CO	11479	I12-004786	\$ 1,665.78
7910-00-000-20933	218270	LIUNA LOCAL 1686	4242	I12-004757	\$ 92.00
7910-00-000-20912	218271	LIUNA NATIONAL (INDUSTRIAL)	4248	I12-003936	\$ 9,924.20
7910-00-000-20912	218271	LIUNA NATIONAL (INDUSTRIAL)	4248	I12-004761	\$ 10,040.80
7910-00-000-20914	218272	MONTANA CHAPTER NECA INC	4255	I12-003941	\$ 309.84
7910-00-000-20914	218272	MONTANA CHAPTER NECA INC	4255	I12-004767	\$ 314.00
7910-00-000-20916	218273	MONTANA OE - CI TRUST FUND	4257	I12-003943	\$ 9,336.68
7910-00-000-20916	218273	MONTANA OE - CI TRUST FUND	4257	I12-004769	\$ 8,717.70
7910-00-000-20949	218274	MONTANA POLICE PROTECTIVE ASSO	4258	I12-004770	\$ 2,835.00
7910-00-000-20921	218275	MONTANA VEBA HRA	13159	I12-004787	\$ 9,794.44
7910-00-000-20904	218276	MT STATE TREASURER PAYROLL	4244	I12-004758	\$ 38,609.00
7910-00-000-20934	218277	PAINTERS LOCAL 260	4247	I12-003935	\$ 69.80
7910-00-000-20932	218278	PLUMBERS & FITTERS LOCAL 41	4237	I12-003928	\$ 582.92

City of Great Falls

Check Details Report (Date: 10/12/2011)

Account#	Check#	VendorName	Vendor#	Invoice#	Amount
7910-00-000-20932	218278	PLUMBERS & FITTERS LOCAL 41	4237	I12-004754	\$ 385.16
7910-00-000-20910	218279	PPNPF PLUMBERS & PIPEFITTERS	4239	I12-003930	\$ 1,883.00
7910-00-000-20910	218279	PPNPF PLUMBERS & PIPEFITTERS	4239	I12-004756	\$ 1,904.00
7910-00-000-20922	218280	UNITED FUND	4264	I12-004772	\$ 524.44
7910-00-000-20913	218281	WESTERN CONF OF TEAMSTERS	4254	I12-003940	\$ 7,845.66
7910-00-000-20913	218281	WESTERN CONF OF TEAMSTERS	4254	I12-004766	\$ 7,607.50

6030-15-212-43410	218319	CENTURYLINK - QWEST CORPORATION	81	I12-004585	\$ 43.12
					Fund(7910) Total\$519,747.44
6030-15-213-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004581	\$ 76.98
6030-15-213-42190	218404	PICKWICK'S OFFICE WORKS INC	367	I12-004583	\$ 34.56
6030-15-212-43790	218420	SQL CONSULTING INC	13651	I12-004575	\$ 4,455.00
6030-15-212-43790	218420	SQL CONSULTING INC	13651	I12-004578	\$ 1,415.34
6030-15-212-43415	218439	VERIZON WIRELESS	10858	I12-004573	\$ 118.76
6030-15-213-43415	218439	VERIZON WIRELESS	10858	I12-004573	\$ 20.88
6030-15-214-42120	218528	HEWLETT-PACKARD COMPANY	5771	I12-004586	\$ 9,855.80
6030-15-214-42120	218528	HEWLETT-PACKARD COMPANY	5771	I12-005018	\$ -2,741.88

					Fund(6030) Total\$13,278.56

					Grand Total\$1,201,405.98

CITY OF GREAT FALLS, MONTANA

AGENDA: 11

COMMUNICATION TO THE CITY COMMISSION

DATE: October 18, 2011

ITEM: CONTRACTS LIST
Itemizing contracts not otherwise approved or ratified by City Commission Action
(Listed contracts are available for inspection in the City Clerk's Office.)

PRESENTED BY: Lisa Kunz, City Clerk

ACTION REQUESTED: Ratification of Contracts through the Consent Agenda

MAYOR'S SIGNATURE: _____

CONTRACTS LIST

	DEPARTMENT	OTHER PARTY (PERSON OR ENTITY)	PERIOD	FUND	AMOUNT	PURPOSE
A	Public Works	Great Falls Sand & Gravel	Fall 2011	Water Capital Funds	\$11,002	Water Treatment Plant Road Repairs OF 1638.0

B	Public Works – Engineering	Benefis Health System	Permanent	N/A	(other party to pay for recording fees)	Utility easement for public storm drain improvements associated with Grandview at Benefis Phase I OF 1612.1 (A 20 foot wide easement in Lot 1, Block 2 of the Amended Plat of Lots 1A and IB, of the Amended Plat of Lot 1, Block 1, Mount Olivet Minor Subdivision, located in the SW¼ of Section 17, Township 20 North, Range 4 East, P.M.M.
C	Public Works – Engineering	Roman Catholic Bishop of Great Falls, Montana	Permanent	N/A	(other party to pay for recording fees)	Utility easement for public storm drain improvements associated with Grandview at Benefis Phase I OF 1612.1 (A 25 foot wide easement in Lot 1, Block 1, of the Amended Minor Subdivision Plat (#794) of Stites Memorial Addition No. 1, located in the SW¼ of Section 17, Township 20 North, Range 4 East, P.M.M.
D	Great Falls Police Department	Great Falls Public Schools	Perpetual		\$55/hour @ 4 hour minimum for 2011/2012 school year	Contract Extension for School Security by police officers for extracurricular school sponsored events during the school year.



Item: Set Public Hearing for Lease of Park Land to Westside Little League Association

From: Park and Recreation Department

Initiated By: Westside Little League Association

Presented By: Marty Basta, Park and Recreation Director

Action Requested: Set a Public Hearing

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission set a public hearing for the Westside Little League Association Lease Agreement for November 1, 2011.”

2. Mayor calls for a second, discussion, inquiries from the public, and calls the vote.

Staff Recommendation: Staff recommends that the City Commission set a public hearing for the Westside Little League Association Lease Agreement for November 1, 2011.

Background: The proposed lease with the Westside Little League Association would be for three (3) years. The leased park land is located in Grande Vista Park, 10 Ferguson Drive, Great Falls, Montana.

The rental would be two hundred dollars (\$200) per year, and is due May 1 of each year. The Westside Little League Association would be responsible for improvements, repairs and maintenance. The City would be responsible for water costs for irrigation, up to a maximum of one thousand five hundred dollars (\$1,500) per year. The Westside Little League Association facility occupies 30% of Grande Vista Park; the Association is responsible for 30% of the water bill for the Park less the \$1,500 deduction. This has been accepted policy with other baseball programs.

The Park and Recreation Master Plan recommended that the City's responsibility should be to provide land for youth sport organizations. The Westside Little League Association has provided improvements to the City park land including fencing, backstops, irrigation, turf, parking lots, buildings and restrooms. Loss of playing fields would be detrimental to the Westside Little League Association programs.

As required by Title 3, Chapter 4, OCCGF, before final consideration of a lease of City property, the City Commission shall hold a public hearing. Bids were not solicited for this lease since City ordinance provides an exception "where the use is to continue for a public purpose and the same is subject to a revision to the City should use ever be changed to any other purpose".

Concurrences: The Park and Recreation Advisory Board recommended approval of the lease at its October 10, 2011 meeting.

Fiscal Impact: The \$200.00 annual lease payment will go into the Park Maintenance Fund.

Alternatives: The alternative would be to deny the lease to the Westside Little League Association and displace their youth program.

Attachments/Exhibits: Lease Agreement

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this _____ day of _____, 2011, by and between the Westside Little League Association, of Great Falls, Montana, hereinafter referred to as "*The Association*", and the City of Great Falls, Montana, a municipal corporation, hereinafter referred to as "*City*";

WHEREAS, *The Association* desires to enter into a Lease of City park land for the purpose of conducting a youth baseball/softball recreation program; and

WHEREAS, the *City* deems it to be in the public interest to promote recreation of all types including youth baseball/softball in its park system under the rules and regulations and conditions as hereinafter set forth; and

WHEREAS, the parties do hereby covenant and agree as follows:

LEASE HOLD

The *City*, for and in consideration of the rents to be paid and the covenants to be performed by *The Association*, does hereby demise, use, and let unto *The Association* a portion of Grande Vista park for the sole purpose of youth baseball/softball recreation.

TERM

The term of this Lease shall be from January 1, 2011 and terminate on December 31, 2014.

RENTAL

In consideration therefore, *The Association* shall pay \$200 to the City of Great Falls on or before May 1st of each year with the first payment due May 1, 2011. Failure of *The Association* to pay rent by requested date shall void this Permit immediately upon the due date.

COVENANTS OF THE ASSOCIATION

The Association does hereby covenant and agree with the *City* that *The Association* will:

1. Maintain fields in a playable condition; inspect fields and facilities on a regular basis to determine any hazardous conditions which may exist; and take immediate action to correct such condition if they exist; and
2. Use and occupy said premises in a careful and proper manner and in particular shall provide materials and labor for the repair and upkeep of *The Association's* equipment and facilities inclusive of irrigation system, fence line, backstops and other baseball/softball related facilities; shall maintain all surface area within the designated lease area inclusive of turf and parking area; shall not establish any improvements outside the lease area; and
3. Shall not erect or establish any signs without written permission from the Park and Recreation Director. Any such signage must comply with the City's sign ordinance; and
4. Make no alteration or additions in or to said premises without the written consent of the *City*, any such alterations or additions shall be the sole responsibility of *The Association*, inclusive of any and all financial, material, or labor consideration; and
5. Not use or occupy said premises for any unlawful purpose; and will conform and obey all present and future laws, ordinances, and all rules and regulations of all

governmental authorities or agencies, respecting the use and occupation of the premises; and

6. Not assign the lease, nor sublet the premises, nor any part thereof, without a written consent of the *City*; and

7. Not use or occupy said premises or Permit the same to be used or occupied, for any purpose deemed extra-hazardous on account of fire or otherwise; and

8. The Association shall furnish to the Park and Recreation Director on or before April 1 of each year the following insurance coverage's. All policies shall be issued by companies licensed to do business in the State of Montana and having at least an "A" rating in the current Best's Manual. All such policies of insurance shall be endorsed to be primary of all other valid and collectible coverage's maintained by the Association with respect to this agreement. All applicable policies will be written on an occurrence basis. Claims made policies are not acceptable and do not constitute compliance with the Association's obligation under this paragraph.

➤ **Commercial General Liability** – Said coverage shall include and have the following limits:

- Each Occurrence \$1,000,000.
- Damage to Rented premises 300,000.
- Med Exp (any one person) 5,000.
- Personal & Adv Injury 1,000,000.
- General Aggregate 2,000,000.
- Products-Comp/Op Agg 2,000,000.

The Association shall furnish to the Park and Recreation Director on or before April 1 of each year a certificate of insurance including a copy of the Additional Insured Endorsement as evidence that the required coverage is in effect. The City and the Association hereby grant to each other, on behalf of any insurance company providing insurance under this agreement, a waiver of any right of subrogation which any insurer or party may acquire against the other party by virtue of payment of any loss under any insurance policy;

Should the Association fail to provide such certificate(s) or make other arrangements as required by the Agreement, the City of Great Falls may cancel the Agreement.

9. *The Association* shall allow participation in the youth baseball/softball recreation program for all interested persons regardless of race, creed, sexual gender, economic or social status and will encourage such participation without discrimination of any kind or nature; and

10. Allow the *City* the right to inspect the premises at all times during the term of this Lease; and

11. *The Association* further agrees that all volunteers, including coaches and officials, have received sufficient training to ensure the safety and welfare of all participants, spectators, and others involved in *The Associations* program.

COVENANTS OF LESSOR

The *City* does hereby covenant and agree with *The Association* that the *City* will:

1. In year one of the Permit, the City will provide water costs for irrigation of the park up to a maximum of one thousand five hundred dollars (\$1,500). Any additional water

costs over this amount will be billed to the *Association*; and will be due and payable upon receipt of billing. This maximum amount will be negotiable in subsequent years based on usage; any change will be made as an addendum to and made a part of this Permit; and

2. Provide for winterization of concession building and any irrigation attached to water supplied to the concession building.

MUTUAL COVENANTS

It is mutually agreed by and between the *City* and *The Association* that:

1. If *The Association* shall pay the rental as herein provided and shall keep, observe, and perform all of the other covenants of this Lease by *The Association* to be kept, performed and observed, *The Association* shall and may, peaceably and quietly, have, hold, and enjoy the said premises for the term aforesaid; and

2. The agreed upon park, or portion of it, is owned and held by the City of Great Falls for the use and benefit of the general public, and that should the *City* determine that said premises are needed for any other purpose whatsoever, to be used by the general public or for public good, the *City* shall have the right and privilege of canceling and terminating this Permit upon giving *The Association* ninety (90) days notice in writing of it's intention so to cancel and terminate this Permit; and

3. If *The Association* shall at any time be in default in the payment of rent herein reserved, or in performance of any of the covenants or provisions of the Lease, and *The Association* shall fail to remedy such default within ten (10) days after written notice thereof from the *City*, it shall be lawful for the *City* to enter upon the premises, and again, repossess and enjoy the same as if this Permit had not been made, and thereupon this Permit and everything herein contained on the part of the *City* to be done and performed shall cease and terminate, without prejudice, however, to the right of the *City* to recover from *The Association* all rent due up to the time of such entry; in the case of any such default and entry by the *City*, the *City* may relet said premises for remainder of said term for the highest rent obtainable and may recover from *The Association* any deficiency between the amount so obtained and the rent herein reserved; and

4. In the event said Permit is terminated by *The Association*, then and in that event, *The Association* shall have the right to remove any buildings, improvements, or equipment constructed or installed and maintained by *The Association* on said premises within one hundred eighty (180) days after the termination of said Permit; *The Association* further understands that any such buildings or improvements that have not been removed by *The Association* on, or within one hundred eighty (180) days after, expiration or sooner by termination shall be deemed abandoned by *The Association* and shall thereupon become the absolute property of *City* without compensation to *The Association*; and

5. This Permit and all the covenants and provisions herein contained, shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto; provided, however, that no assignment by, from, through or under *The Association* in violation of any of the provisions hereof shall rest in the assigns any right, title or interest whatsoever.

IN WITNESS WHEREOF, the parties hereto have caused their hands and seals to be fixed the day and year first hereinabove written.

WESTSIDE LITTLE LEAGUE

CITY OF GREAT FALLS

Westside Little League Vice-President

Gregory T. Doyon, City Manager

Print Name

ATTEST:

Address

Lisa Kunz, City Clerk

Phone Number

(Seal of the City of Great Falls)

APPROVED FOR LEGAL CONTENT:

James W. Santoro, City Attorney

STATE OF MONTANA)
County of Cascade : ss.
City of Great Falls)



Item: Agreement for Professional Services: South Great Falls Storm Drainage Master Plan – O.F. 1554

From: Engineering Division

Initiated By: Public Works Department

Presented By: Jim Rearden, Public Works Director

Action Requested: Approve Agreement for Professional Services

Suggested Motion:

1. Commissioner moves:

"I move the City Commission approve the Agreement for Professional Services in the amount of \$85,000.00 to DOWL HKM for the South Great Falls Storm Drainage Master Plan - O. F. 1554, and authorize the City Manager to execute the Agreement."

2. Mayor calls for a second, discussion, inquiries from the public, and calls for the vote.

Staff Recommendation: Approve Agreement for Professional Services for South Great Falls Storm Drainage Master Plan - O. F. 1554.

Background:

Significant Impacts

The South Great Falls Storm Drainage Master Plan will complete an evaluation of flooding problems along with a storm runoff analysis of an area of the City and the County that generally lies between the Missouri River, 17th Avenue South, 40th Avenue South and 20th Street South. Basic services in the Agreement include collecting information and data, conducting a field investigation, surveying, hydrological and hydraulic modeling and preparing preliminary and final reports. The final report will include improvement options and cost estimates to correct flooding at several locations.

Citizen Participation

The services include coordination with local property owners, including a stakeholders meeting. Services will also include consideration and planning for alternate right-of-way routes across private, county, railroad, and school properties.

Workload Impacts

DOWL HKM has indicated they have the available resources to perform the engineering work scope and complete the master plan by April 15, 2012.

Purpose

Several locations in the lower lying area of the drainage basin (mostly along both sides of Upper River Road) have a history of uncontrolled storm runoff flowing from natural drainage channels across residential areas. Most of this area was formerly in the County and has very little or no storm drainage improvements. Furthermore, much of the area lies on a river plain that is very flat with poor drainage. Therefore, minor flooding has occurred on private property during periods of high precipitation and snow melt. Earlier this year, the area experienced more runoff than usual due to record winter and spring precipitation. This master plan will evaluate hydrological and hydraulic characteristics of the drainage basin and the sub basins and identify improvement alternatives to manage storm runoff from the drainage basin.

Project Work Scope

Services include gathering background information and data including mapping, as-built plans, survey information, and soils information; field investigation including identifying runoff flow patterns, verifying existing channels, piping, culverts and other conveyances; surveying including setting control points, global position surveys of the adjacent river banks, roadways, railroad, and existing utilities, and computer aided drafting of base maps and exhibits; computer hydrological and hydraulic modeling for an approximate 1,300 acre drainage basin including three sub basins, 18,500 lineal feet of pipe conveyance and detention/retention storage; preparation of preliminary and final reports with recommended improvements options and cost estimates.

Evaluation and Selection Process

DOWL HKM has been selected on a rotational basis to provide the professional services in accordance with the City's Architect, Engineer and Surveyor Selection Policy and also based on their ability to perform the engineering work scope in an acceptable time frame.

Conclusion

City staff recommends awarding the Professional Services contract to DOWL HKM for the South Great Falls Storm Drainage Master Plan in the amount of \$85,000.00.

Fiscal Impact:

The South Great Falls Storm Drainage Master Plan will identify storm drainage improvements that will lead to future projects to improve drainage in this area of the City and reduce flooding risk to private property.

City storm drainage funding is programmed to fund the cost of the project.

Alternatives:

The City Commission could vote to disapprove the Engineering Services Contract

Attachments/Exhibits:

1. Agreement for Professional Services (Not available online; on file in City Clerk's Office)



Item: Northeast Regional Stormwater Pond Pumping Station and Drain - O. F. 1476.3

From: Engineering Division

Initiated By: Public Works Department

Presented By: Jim Rearden, Public Works Director

Action Requested: Consider Bids and Approve Contract

Suggested Motion:

1. Commissioner moves:

"I move the City Commission award a contract in the amount of \$445,973.00 to United Materials of Great Falls, Inc. for the Northeast Regional Stormwater Pond Pumping Station and Drain, O. F. 1476.3, and authorize the City Manager to execute the construction contract documents."

2. Mayor calls for a second, discussion, inquiries from the public, and calls for the vote.

Staff Recommendation: Approve construction contract award.

Background:

Significant Impacts

This project was initiated to provide a permanent drain to better control and manage the storage capacity of the Northeast Regional Stormwater Retention Pond. The drain will maintain the pond at a lower pool level which will accommodate stormwater runoff from large storms and high precipitation periods. Improvements include a new pump station and installation of new force and gravity storm drains between the pump station and an existing storm drain system located at the intersection of 5th Street NE and 29th Avenue NE.

Citizen Participation

Meetings have been held between City staff and area property owners to discuss the project scope and design and bid status. Press releases regarding road closures and any other pertinent construction related disruptions will be issued to the public prior to the

project startup. All disturbed property will be restored. Local access to residences will be maintained while through traffic will be detoured around the construction zone.

Workload Impacts

Morrison Maierle, Inc. assisted City staff with design phase engineering and prepared plans and specifications. City engineering staff will provide construction phase engineering services and project inspection.

Purpose

The objective of the project is to construct a pumping system and storm drain to drain the existing retention pond, provide additional pond storage capacity, and better manage stormwater runoff within the existing closed drainage basin, which has no natural outlet. At present, all storm and irrigation runoff from the closed basin is conveyed to the retention pond where it can only be controlled by natural evaporation and infiltration, or when at capacity, by manual pumping.

Project Work Scope

This project consists of a pumping station that will include a new intake, two submersible pumps, piping and electrical controls and apparatus; 2,700 lineal feet of 8-inch diameter force main; 700 lineal feet of 15-inch diameter gravity storm main; three new manholes; a new gravel access roadway between 36th Avenue NE and the pump station; and restoration of the utility trench along the roadway and park areas, including gravel base, asphalt pavement and sod. The contract provisions require any disturbed pavement in the public roadways be replaced before winter shut down, substantial completion within 90-calendar days, and that the improvements shall be fully operational no later than May 15, 2012.

Evaluation and Selection Process

Six bids were received on October 5, 2011 with the bids ranging between \$445,973.00 and \$670,105.00. United Materials submitted the low bid.

Conclusion

City staff recommends awarding the contract to United Materials in the amount of \$445,973.00.

Fiscal Impact:

The attached bid tabulation summarizes bids that were received. City storm drain funding is programmed to fund this project.

Alternatives:

The City Commission could vote to deny award of the construction contract and re-bid or cancel the project.

Attachments/Exhibits:

1. Bid tabulation is attached.



Item: School Resource Officer Services Agreement with the Great Falls Public School District

From: Chief Grove

Initiated By: Chief Grove

Presented By: Chief Grove

Action Requested: Approve the Agreement

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (approve/not approve) the School Resource Officer Services Agreement with the Great Falls Public School District for the 2011/2012 school year and authorize the City Manager to sign the Agreement.”

2. Mayor calls for a second, discussion, inquiries from the public, and calls the vote.

Staff Recommendation: Staff recommends that the City Commission accept the terms of the agreement and authorize the City Manager to sign the agreement.

Background: The Great Falls Public School District and the Police Department have had a partnership for over fifteen years where the Police Department has provided the School District police services on a contract basis. This year is a continuation of the ongoing partnership where the Police Department has agreed to provide four confirmed police officers and equipment necessary to provide school resource officer services. The School District has agreed to pay the city quarterly for the cost of these services as detailed in the agreement.

Fiscal Impact: The city agreed to maintain the cost of the police services at the same rate as last year for one hundred eighty- seven (187) days. The school district will be billed quarterly in the amount of Fifty- eight Thousand Two Hundred Twenty- eight dollars (\$58,228) for a total of Two Hundred Thirty -two Thousand Nine Hundred Twelve dollars (\$232,912).

Alternatives: The City Commission could vote to deny the contract.

Attachments/Exhibits: Agreement

ATTENDANCE/SCHOOL RESOURCE OFFICER

AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2011 by and between the City of Great Falls, a municipal corporation of the State of Montana, hereinafter referred to as "City"; and School District Number 1 and A, hereinafter referred to as "District";

WHEREAS, District desires the services of the City's Police Department for one hundred eighty-seven (187) days to enforce compulsory attendance provisions of Title Twenty, Chapter Five, Part One MCA; and

NOW THEREFORE, the parties mutually covenant and agree as follows:

The city does hereby agree to provide District with four confirmed Police Officers and equipment necessary to provide school resource officer services. In consideration, District shall pay the City quarterly installments in the amount of Fifty-eight Thousand Two Hundred Twenty-eight dollars (\$58,228) for a total amount of Two Hundred Thirty two Thousand Nine Hundred Twelve Dollars (\$232,912). Quarterly payments will be due by September 30, 2011; December 31, 2011; March 31, 2012 and on or before June 30, 2012.

The aforesaid charges are based on a full one hundred eighty-seven (187) day school session and the same shall be adjusted on a pro rata basis to reflect any additional school days.

If the assigned Police Officers or temporary replacements are not available to the District for longer than two weeks the District payment will be pro-rated for the period of time that an officer was not available.

INDEMNIFICATION The City shall indemnify the Great Falls School District against, and hold the Great Falls School District harmless from, any and all liability, costs, damages, claims or causes of action which may arise out of performance of this agreement by the City, its' officers and employees; provided, however, that the City, its' officers and employees shall not assume any liability for acts of the Great Falls School District, or any of its officers or employees.

The term of this agreement shall commence on August 24, 2011 and extend through June 7, 2012.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by the persons duly authorized on the day and year first herein above written.

EXECUTED BY:

Greg Doyon
City Manager
City of Great Falls

Cheryl Crawley
Superintendent
Great Falls Public Schools

Cloyd A. Grove
Chief of Police
Great Falls Police Department

Melissa Kinzler
Fiscal Controller
City of Great Falls