



City Commission Agenda

for

October 4, 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

Down Syndrome Awareness Month
Week Without Violence
Anti-Bullying Day

NEIGHBORHOOD COUNCILS

1. Miscellaneous reports and announcements from Neighborhood Councils.

BOARDS & COMMISSIONS

2. Minor Subdivision with Amended Plat of Lot 6, Track "B" Valley View Homes, Section One. Action: Approve or disapprove Amended Plat and accept the findings of fact. *(Presented by: Mike Haynes)*
3. Miscellaneous reports and announcements from Boards and Commissions.

PUBLIC HEARINGS

OLD BUSINESS

4. Ord. 3080, to rezone four lots located north of Crescent Drive west of 6th Street Southwest. Action: Accept Ord. 3080 on first reading and set public hearing for November 1, 2011. *(Presented by: Mike Haynes)*

NEW BUSINESS

ORDINANCES/RESOLUTIONS

5. Res. 9944, Intention to adopt the Downtown Master Plan as an attachment to the 2005 City of Great Falls Growth Policy. Action: Adopt Res. 9944 and set a public hearing for October 18, 2011. *(Presented by: Mike Haynes)*

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.*

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 \$5000, 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.
12. Award construction contract to Tamietti Construction Company in the amount of \$310,900 for the Lower River Road Landslide.
13. Approve Final Payment to Tamietti Construction Co. and the State Miscellaneous Tax Division in the amount of \$3,235.30 for the Historic 10th Street Bridge Coatings, Phase II.

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.)*

14. Miscellaneous reports and announcements.

CITY MANAGER

15. Miscellaneous reports and announcements from the City Manager.

CITY COMMISSION

16. Miscellaneous reports and announcements from the City Commission.

MOTION TO ADJOURN



Item: Minor Subdivision with Amended Plat of Lot 6, Tract "B" Valley View Homes, Section One, an Addition to the City of Great Falls, Cascade County, Montana.

From: Jana Cooper, RLA, Planner II

Initiated By: Amy Johns, Owner Amy's Morning Perk

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

Action Requested: City Commission to approve Amended Plat and accompanying Findings of Fact

Suggested Motion:

1. Commissioner moves:

"I move that the City Commission (approve/disapprove) the Amended Plat of Lot 6, Tract "B" Valley View Homes, Section One, an Addition to the City of Great Falls, Cascade County, Montana, and accept the findings of fact."

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

Recommendation: The Planning Advisory Board, during a meeting held on September 13, 2011, passed a motion recommending the City Commission approve the Amended Plat of Lot 6, Tract "B" Valley View Homes, Section One, an Addition to the City of Great Falls, Cascade County, Montana, herein referred to as the subject property, and the accompanying Findings of Fact subject to the conditions of approval in the Planning Advisory Board Staff Report comprising:

1. The Amended Plat of Lot 6, Tract "B" Valley View Homes, Section 1 shall incorporate corrections of any errors or omissions noted by Staff.
2. Any future development in the subdivision is subject to review and approval by the City of Great Falls as necessary and applicant shall be required to submit any plans including architectural, landscape, signage and lighting plans as required for review and approval by the Design Review Board.
3. Applicant shall provide easements on Lot 6-A of the Amended Plat for future maintenance of any water or sewer service lines for Lot 6-B that run through Lot 6-A.
4. Each property owner for lots in subdivision shall be responsible for any current or future maintenance of their own property. The City shall not be responsible for any property maintenance in the subdivision.

Background: The Planning and Community Development Department is in receipt of an application from Amy Johns, who is representing the other property owners: Gerald Tuck, Terry Tuck and Jerald Yoneji.

Subdivision Request

The applicant is requesting a minor subdivision of the subject property, which consists of ± 0.61 acres. The proposed Amended Plat subdivides Lot 6 from one lot into two lots. The ± 0.61 acre subject property is generally located west of 9th Street Northwest and south of 10th Avenue Northwest. The proposed northern lot (Lot 6-A) contains an existing dental office and will consist of ± 0.40 acres. The proposed southern lot (Lot 6-B) contains an existing coffee shop, Amy's Morning Perk, and will consist of 0.21 acres. (See attached Draft Amended Plat.)

Subdivision Analysis

The basis for a decision to approve, conditionally approve, or deny a proposed subdivision is whether it is demonstrated that development of the proposed subdivision meets the requirements of the Montana State Code Annotated. Staff has developed findings of fact for the proposed subdivision; Staff concludes the subdivision meets the basic requirements provided by the Montana State Code Annotated (76-3-608(3) MCA). (See attached Findings of Fact)

Zoning Analysis

Both lots in the subdivision meet minimum standards for subdivisions for C-2 General commercial zoning within the City. Both of the existing buildings on the subject property conform to the required setbacks for this district. According to Exhibit 36-1 Non-accessible parking requirements in the Official Code of the City of Great Falls, the existing dental office is required to have a minimum of 5 parking spaces. The existing parking on Lot 6-A is unmarked, but there is approximately 9 parking spaces on the lot. The coffee shop is required to have a minimum of 6 spaces and there are 6 spaces provided on Lot 6-B. Each lot in the subdivision has a separate legal access from a public roadway. It is understood by the property owners that they will coordinate and be responsible for all current and future maintenance issues for their own lots and will not hold the City responsible for any maintenance conflicts.

There is no new development proposed with this application and the single lot subdivision does not require the property owners to comply with the landscaping code; therefore, no additional landscaping is required on the newly created lots.

Any future development of either lot shall meet requirements for C-2 General commercial and shall be reviewed by the Planning and Community Development and Public Works Departments for consistency with all relevant code sections.

Infrastructure

Streets & Utilities

The applicant will not be required to provide improvements to 9th Street Northwest and 10th Avenue Northwest because they are existing roadways that are built to City standards. There are separate water and sewer services provided to the dental office and coffee shop from 10th Avenue Northwest. The services for Lot 6-B are located through Lot 6-A. Owners shall provide easements on Lot 6-A of the Amended Plat, for future maintenance of these services. There is no new infrastructure proposed for the project; any future engineering plans shall be provided to the Public Works Department for review and approval.

Stormwater Management

The request does not include a proposal for any new development; therefore, the applicant is not required to provide a stormwater management plan in compliance with the City of Great Falls Storm Design Manual and City standards.

Traffic Analysis

The request 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.

2005 City of Great Falls Growth Policy

The proposed request is compatible with the 2005 Growth Policy, as it advances themes contained within the Policy, and is generally consistent with the general principles found in the document. The subject property has existing businesses and facilities and is within the City limits.

Goals of the economic element of the Great Falls Growth Policy include:

- Enhance, strengthen, and expand the existing economic base.
- Encourage businesses and industries that will utilize existing infrastructure.

Goals of the land use element of the Great Falls 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.

Neighborhood Council Input

The subject property is within Neighborhood Council District #3. Information about the request was not provided to Neighborhood Council District #3 because this is a Minor Subdivision that will not affect current use or activity on the subject property. No public notice or Neighborhood Council notification is required by Montana Code Annotated and the Official Code of the City of Great Falls (OCCGF 17.16.4.010 Table 16-2).

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

Fiscal Impact: The subdivision will have no fiscal impact on the City.

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

Attachments/Exhibits:

Aerial Photo
Vicinity/Zoning Map
Reduced copy of Draft Amended Plat
Findings of Fact

cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood & Youth Council Coordinator
Amy Johns, 910 9th Street Northwest, Great Falls, MT 59404
Gerald Tuck, 900 10th Avenue Northwest, Great Falls, MT 59404

Aerial Photo

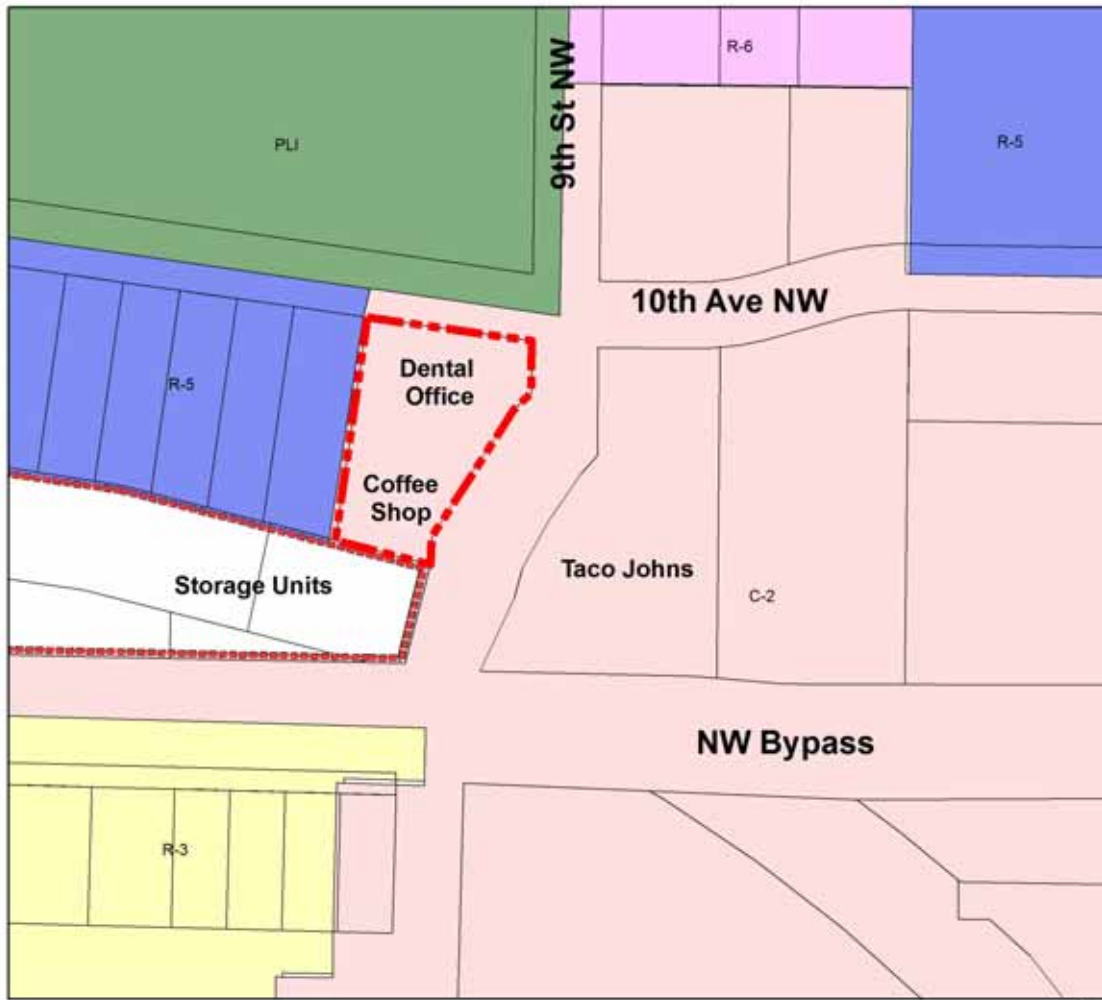


Aerial Photo: May, 2009

-  Subject Property
-  Tracts of Land
-  City Limits

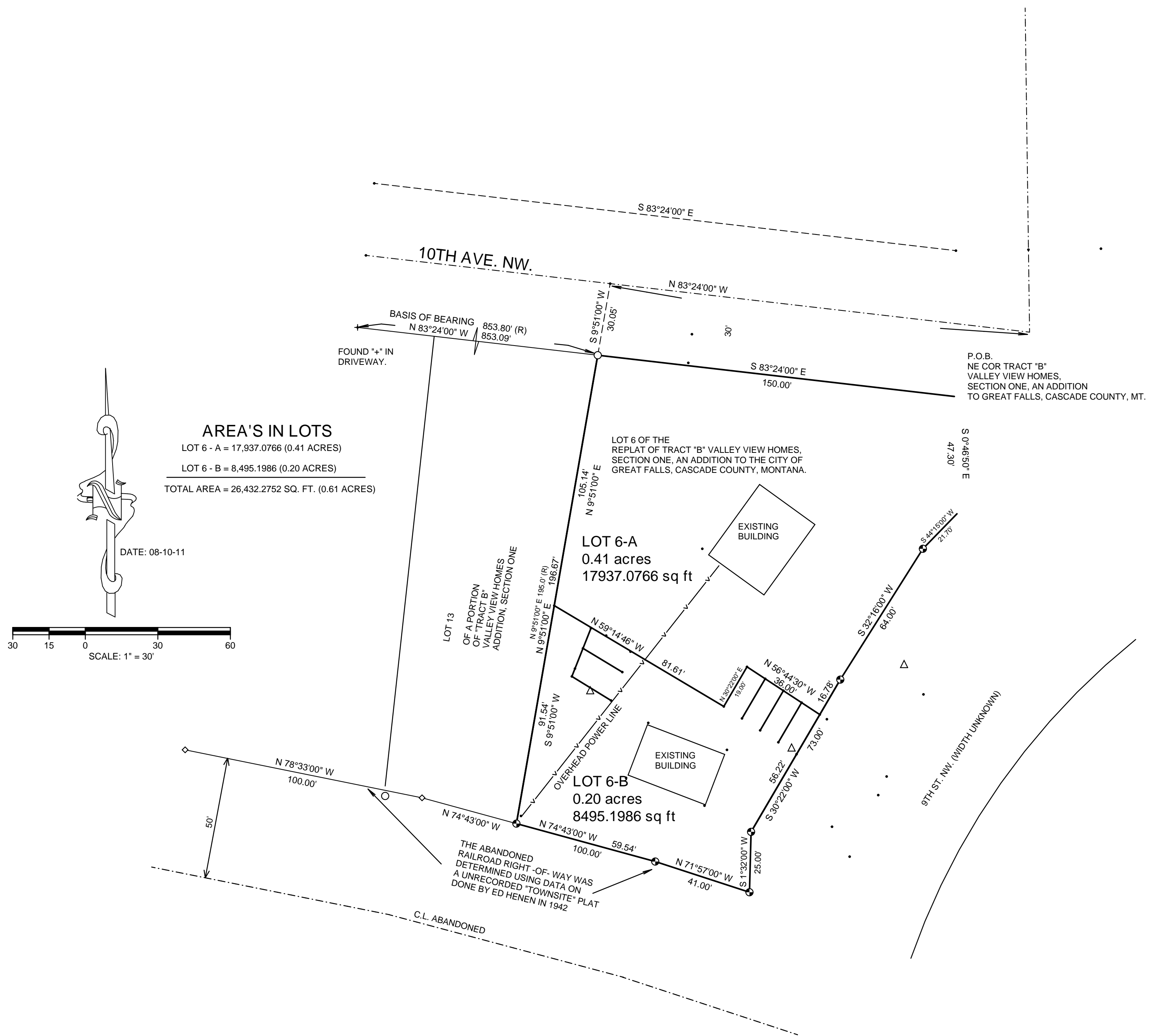


Vicinity/Zoning Map

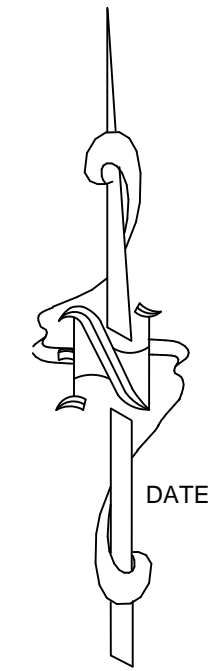


- | | | |
|--------------------------------|--------------------------------|----------------------------------|
| Subject Property | I-1 Light industrial | R-2 Single-family medium density |
| City Limits | I-2 Heavy industrial | R-3 Single-family high density |
| ZONING | M-1 Mixed-use district | R-5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

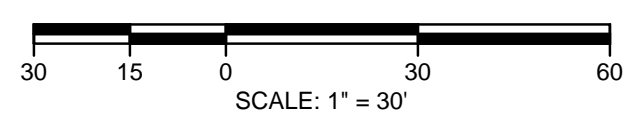
**PROPOSED AMENDED PLAT OF
LOT 6, TRACT "B"
VALLEY VIEW HOMES, SECTION ONE, AN ADDITION TO THE CITY OF GREAT FALLS,
CASCADE COUNTY, MONTANA.**



AREA'S IN LOTS
 LOT 6 - A = 17,937.0766 (0.41 ACRES)
 LOT 6 - B = 8,495.1986 (0.20 ACRES)
 TOTAL AREA = 26,432.2752 SQ. FT. (0.61 ACRES)



DATE: 08-10-11



CERTIFICATE OF OWNERS:

I, Gerald W. Tuck, Terry J. Tuck and Jerry Yoneji, being the undersigned property owners, do hereby certify that I have caused to be surveyed and subdivided into lots, as shown by the plat hereunto included, the following described tract of land, to-wit:

A tract of land located in the the replat of Tract "B" Valley View Homes, Section one, an Addition to the City of Great Falls, Cascade County Montana, said tract being more fully described as follows, to-wit:

Commencing at the Northeastery Corner of said Tract "B", said corner being the True Point Of Beginning; EXTENDING THENCE S. 0°46'50" E. a distance of 47.30 feet; Thence S. 44°15'00" W. a distance of 21.71 feet; Thence S. 32°16'00" W. a distance of 64.00 feet; Thence S. 30°22'00" W. a distance of 73.00 feet; Thence S. 1°32'00" W. a distance of 25.00 feet, the last five courses being along the east line of said Tract "B", to the Southeastery corner thereof; Thence N. 71°57'00" W. a distance of 41.0 feet; Thence N. 74°43'00" W. a distance of 59.54 feet, the last two courses being along the southerly line of said Tract "B"; Thence N. 09°51'00" E. a distance of 196.42 feet, to the point of beginning. Containing an area of 0.61 acres.

The above described tract is to be known and designated as "The Amended Plat of Lot 6, Tract "B" Valley View Homes, Section one, an Addition to the City of Great Falls, Cascade County, Montana".

Property Owner: Gerald W. Tuck Date: _____
 Property Owner: Terry J. Tuck Date: _____
 Property Owner: Jerry Yoneji Date: _____

State of Montana) ss
 County of Cascade)
 On this _____ day of _____, 20____, before me, a Notary Public in for the State of Montana, personally appeared, Gerald W. Tuck, Terry J. Tuck, and Jerry Yoneji, known to me to be the person who executed the forgoing Certificate of Owners, and acknowledged to me that is the same.
 Printed name _____
 Notary Public for the State of Montana
 Residing in Great Falls, Cascade County, Montana
 My Commission expires: _____

CERTIFICATE OF THE GREAT FALLS PLANNING BOARD

We, the undersigned, _____, Chairman of the Great Falls Planning Board, Cascade County, Montana, and _____, Planning Director of said Planning Board, do hereby certify that the accompanying plat has been examined by them and was found by them to conform to law and was approved at a meeting held on the _____ day of _____, 2011.

ATTEST: _____, Planning Director,
 Great Falls Planning Board

CERTIFICATE OF GREAT FALLS CITY COMMISSION

I, _____, being the City Manager of the City of Great Falls, Montana, do hereby certify that the accompanying plat was duly examined and approved by the City Commission of the City of Great Falls, Montana at its regular meeting held on the _____ day of _____, 2011.

_____, City Manager, City of Great Falls, Montana

CERTIFICATE OF AVAILABILITY OF MUNICIPAL SERVICES

I, _____, City Manager of the City of Great Falls, Montana do hereby certify that adequate municipal facilities for the supply of water and disposal of sewage and solid waste are available to the above described property namely the said facilities of the City of Great Falls, Montana, and this certificate is made pursuant to section 76-4-124, M.C.A., thereby permitting the Clerk and Recorder of Cascade County, Montana, to record the accompanying plat.

Date: _____, City manager of the City of Great Falls, Montana.

CERTIFICATE DISPENSING WITH PARK AND PLAYGROUND REQUIREMENTS

Whereas since this is an Amended Plat, the City Commission of the City of Great Falls, Montana, in accordance with Section 76-3-621 (3) (a), M.C.A., dispensed with any and all park or playground requirements, during its regular meeting held on the _____ day of _____, 2011.

_____, City Manager of the City of Great Falls, Montana

CERTIFICATE OF THE PUBLIC SERVICE DIRECTOR.

I, _____, Public Service Director of the City of Great Falls, Cascade County, Montana, do hereby certify that I have examined the accompanying plat, and the survey it represents, and I find that the same conforms to the regulations governing the platting of land, and to the presently platted adjacent land, as near as circumstances will permit, and I do hereby approve the same on this _____ day of _____, 2011.

Date: _____, Public Service Director of Great Falls, Cascade County, Montana.

CERTIFICATE OF THE CASCADE COUNTY TREASURER.

I, Jamie Bailey, Treasurer of Cascade County, Montana, do hereby certify that I have examined the records covering the area included in this plat, and I find that all real taxes, assessed and levied, on said land to be subdivided have been paid to date, and are not delinquent.

Date: _____, Jamie Bailey, County Treasurer of Cascade County, Montana.

CERTIFICATE OF REGISTERED LAND SURVEYOR.

I, Michael E. Henen, Registered Professional Land Surveyor, Montana License No. 9523 L.S., do hereby certify that in August, of 2011, I performed the land survey and created the accompanying plat as shown hereon, and that all was done in accordance with the provisions set forth in Sections 76-3-402 and 403, M.C.A., and that all monuments shown are of the character and occupy the position shown thereon.

Date: _____, Michael E. Henen R. P. L. S., Montana License No. 9523 L.S.

HENEN
LAND SURVEYING
 2822 1st Ave. South, Great Falls, MT. 59401
 TELEPHONE: (406) 453-7820

Michael E. Henen
 MT. Registered Land Surveyor No. 9523 L. S.
 Donald E. Henen
 MT. Registered Land Surveyor No. 2066 L. S.
 Three generations of Land Surveyors

LEGEND

- ◊ = POSITION CALCULATED, NO MONUMENT SET.
- = SET/FOUND 5/8" X 30" REBAR W/O P.C. "M HENEN 9523 LS"
- △ = C.P. SET SPIKE OR 1/2" DIA. REBAR.

SURVEY OF		"B" VALLEY VIEW	
PROJECT NAME:		VALLEY VIEW TRACT B USE PCS	
1/4	SEC.	TWN.	RG.
NW	2	20 N.	3 E.
NE	3	20 N.	3 E.

FINDINGS OF FACT
FOR AMENDED PLAT OF LOT 6, TRACT "B" VALLEY VIEW HOMES, SECTION ONE, AN
ADDITION TO THE CITY OF GREAT FALLS, CASCADE COUNTY, MONTANA
(PREPARED IN RESPONSE TO 76-3-608(3)MCA)

PRIMARY REVIEW CRITERIA

Effect on Agriculture: The lots within the proposed subdivision are in the City of Great Falls and are not currently being utilized for agricultural purposes. The uses on the property are existing uses will not interfere with any irrigation system or present any interference with agricultural operations in the vicinity. The land uses that are existing in the vicinity include Industrial, Commercial and Residential uses.

Effect on Local Services: The proposed subdivision is within the City of Great Falls. City services, including water and sewer systems, are existing on the subject property. The applicant agrees to pay for and install all necessary utilities to the subdivision within two years of the approved Amended Plat. The City should not experience an appreciable increase in maintenance and operating costs by approving the subdivision. The subdivision will be assessed regular water and sewer charges.

The City of Great Falls provides law enforcement and emergency services to the tracts of land in the subdivision. The nearest fire station is approximately 0.17 miles from the subject parcel, which is within sufficient travel time for emergency services. Providing these services to the proposed development is expected to be a negligible cost to the City.

Adjacent to the subdivision are 9th Street Northwest and 10th Avenue Northwest, which are paved public roadways. Both Roadways will be used to access the proposed subdivision and are maintained by the City of Great Falls. There are no additional roadways or driveways proposed internally for this subdivision. The existing roadways and driveways will be maintained at the property owner's expense.

Effect on the Natural Environment: The subdivision is not expected to adversely affect soils or the quality or quantity of ground water because there is no new development proposed on the subject property.

Effect on Wildlife and Wildlife Habitat: The proposed subdivision is located adjacent to an area containing urbanized development. The project is not in an area of significant wildlife habitat and will not result in closure of public access to hunting or fishing areas, nor to public lands.

Effect on Public Health and Safety: Based on available information, the proposed subdivision is not subject to abnormal potential natural hazards such as flooding, snow or rockslides, wildfire, nor potential man-made hazards such as high voltage power lines.

REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATIONS

The minor subdivision meets the requirements of the Montana Subdivision and Platting Act and the surveying requirements specified in the Uniform Standards for Monumentation, and conforms to the design standards specified in the local subdivision regulations. The local government has complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

EASEMENT FOR UTILITIES

The applicant shall provide all necessary utility easements to accommodate water, stormwater and sanitary sewer mains to serve any future development on the subject property.

LEGAL AND PHYSICAL ACCESS

The subject property is bounded by 9th Street Northwest and 10th Avenue Northwest; these roadways are paved public roadways that are maintained by the City of Great Falls. The proposed subdivision will have direct access from both of these roadways, which provides the legal and physical access required by state statute.



Item: Crescent Drive Lots - Ordinance 3080 to rezone four lots located north of Crescent Drive west of 6th Street Southwest

From: Jana Cooper, RLA, Planner II, Planning and Community Development

Initiated By: Thayer Family Limited Properties, Land Owner

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

Action Requested: City Commission accept Ordinance 3080 on first reading and set a public hearing for November 1, 2011, to consider adoption of Ordinance 3080.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (accept/deny) Ordinance 3080 on first reading and set a public hearing for November 1, 2011.”

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

Recommendation: At the conclusion of a public hearing held July 12, 2011, the Zoning Commission passed a motion recommending the City Commission rezone four lots legally described as:

- Mark 22LA, SE 1/4 Sec. 10, SW Sec. 11, T20N, R4E, P.M.MT, Cascade County, Montana
- Mark 22LB, SE1/4 Sec. 10, T20N, R3E, P.M.MT, Cascade County, Montana
- Lot 2, Block 1, Jewel Addition, SE 1/4 Sec. 10, T20N, R3E, P.M.M., Cascade County, Montana
- Mark 22M, East 1/2 of Sec. 10, T20N, R3E, Cascade County, Montana

In addition to the rezone the Planning Advisory Board recommended the City Commission approve the request of a minor subdivision of Mark 22LA from one lot into two lots.

Staff recommended the combined Planning Advisory Board and Zoning Commission approve the rezoning and minor subdivision of the subject property. One citizen spoke at the public hearing with general questions and comments regarding the proposed project.

City Commission held a public hearing on September 6, 2011, to adopt Ordinance 3080 relating to rezoning the above listed properties. Staff was subsequently informed that the Tribune did not publish the public hearing notice as requested. Thus, the public hearing must be rescheduled to conform to public notice requirements in Montana Codes Annotated. Staff is requesting the Commission again accept Ordinance 3080 on first reading and set a public hearing for November 1, 2011 to take final action on the rezoning request.

At the public hearing on September 6, 2011, City Commission also passed a motion to approve the Minor Plat of Thayer Development consisting of ± 2.53 acres subject to the conditions listed in the Planning Advisory Board Staff Report. Minor plats do not require a public hearing or public notice so there were no issues with approval of the subdivision on September 6, 2011. The request was to subdivide the property into two tracts. The proposed southern tract consists of an existing warehouse/office building and is ± 0.59 acres. Access to this tract will be from Crescent Drive. The northerly tract of the subdivision is ± 1.94 acres and consists of an existing grain elevator and associated building. Access to this tract will also be from Crescent Drive. Both tracts in the subdivision meet minimum standards for subdivisions with I-1 zoning.

Background: The applicants are requesting to rezone four lots which consist of ± 13.32 acres located north of Crescent Drive and west of 6th Street Southwest from the existing C-2 General Commercial to I-1 Light Industrial. This zoning classification is intended to accommodate those types of activities typically associated with manufacturing of finished products, storage, and wholesale operations.

The Official Code of the City of Great Falls was updated in 2005. While care was taken in this update, there were some areas that were assigned zoning that created nonconforming uses throughout the City. Under the previous code the subject properties were zoned 1st Industrial. This zoning permitted, by right, the existing uses on the properties. Currently, the properties are allowed to continue their industrial operations as legal non-conforming uses. If operations were to cease, the property owners would have two years to reestablish the industrial uses. If the uses were not reestablished under the current zoning policies, if redeveloped, the properties would have to come into conformance with the existing C-2 zoning standards.

As the property to the south is zoned R-1 Single-family suburban, the existing C-2 General Commercial zoning could be viewed as a less intense zoning and more compatible to the residential neighbors to the south. However, in this case the rezoning would not have a major effect on the R-1 properties to the south for the following reasons:

- There are already existing industrial uses on the subject properties that would be allowed to maintain in the future.
- Most of the industrial operations are blocked from view to the adjacent residential lots by the existing West Great Falls Flood Control District levee on the north side of Crescent Drive.
- Staff sees no likelihood that a change in use from the existing industrial uses to commercial uses would happen in the near future.
- Neighbors have expressed concern regarding traffic on Crescent Drive. The C-2 zoning district is primarily intended to accommodate high traffic business that focus on vehicle traffic. C-2 uses may permit increased traffic flow on Crescent Drive.

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

Section 76-2-304 Montana Code Annotated lists criteria and guidelines, which must be considered in conjunction with establishing municipal zoning on land:

- (1) Zoning regulations must be:
 - (a) made in accordance with a growth policy; and
 - (b) designed to:
 - (i) secure safety from fire and other dangers;
 - (ii) promote public health, public safety, and the general welfare; and
 - (iii) facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.
- (2) In the adoption of zoning regulations, the municipal governing body shall consider:
 - (a) reasonable provision of adequate light and air;
 - (b) the effect on motorized and nonmotorized transportation systems;
 - (c) promotion of compatible urban growth;
 - (d) the character of the district and its peculiar suitability for particular uses; and
 - (e) conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area.

Rezoning the subject properties would not diminish the character of the neighborhood and would have minimal impact to the surrounding properties; therefore Staff concludes the above-cited criteria are substantially met.

Crescent Drive is a paved roadway that is not constructed to City standards. Currently, there are no curb, gutter or sidewalks on this street. City water mains (8-inch) exist in Crescent Drive from 6th Street Southwest westerly to the eastern boundary of the subject property. City sewer main (8-inch) exist in Crescent Drive from 6th Street Southwest westerly to approximately the western boundary of the Mark 22LB of the subject property.

At this time the City is not requiring any improvements to the existing street, water or sewer mains, but the City reserves the right to require improvements through the development of a special improvement district at the cost to adjacent land owners when deemed necessary by the City's Public Works Department.

The closest storm drain is located in 6th Street Southwest; the developer will not be required to extend the storm drain.

The request does not include a proposal for any new development at this time; therefore, the developer is not required to provide a stormwater management plan in compliance with the City of Great Falls Storm Design Manual and City standards.

The request does not include a proposal for any new development at this time; therefore, it is reasonable to assume that there would be no increased traffic demands caused by this request.

The proposed request is compatible with the 2005 Growth Policy, as it advances themes contained within the Policy, and is generally consistent with the general principles found in the document. Plan Elements related to the request are in the Land Use section. It is stated that

industrial uses were historically located in areas near railroads, the CBD and Black Eagle. Preference is expressed for locating industry in “new industrial parks,” or other “campus-like sites” which the subject properties represent.

Patty Cadwell, Neighborhood & Youth Council Coordinator, provided the information regarding the request to rezone and subdivide to Neighborhood Council #2 on June 28, 2011. There have been two general inquiries regarding the project, but no comments for or against the request.

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

Fiscal Impact: The subject properties are already incorporated into the City limits, no new development is proposed at this time so there should be no increase fiscal impact to the City by providing existing services to the subject properties.

Alternatives: The City Commission could deny Ordinance 3080 on first reading and not set the public hearing. However, such action would deny the applicant due process and consideration of a public hearing, as provided for in City Code and State Statute.

Attachments/Exhibits:

- Ordinance 3080
- Vicinity / Zoning Map
- Aerial Photo
- Minor Plat of Thayer Development

Cc: Jim Rearden, Public Works Director
Dave Dobbs, City Engineer
Patty Cadwell, Neighborhood Council Coordinator
Thayer Family Limited Partnership, 2123 Vaughn Road, Great Falls, MT 59404
Carl Heishman, Caran, Inc., 760 6th St SW, Great Falls, MT 59404
Spencer Woith, Woith Engineering, 1725 41st Ave S, Great Falls, MT 59405
Sandy Mares, West Great Falls, Flood Control District, 429 19th St SW, Great Falls, MT 59404

ORDINANCE 3080

AN ORDINANCE REZONING FOUR LOTS DESCRIBED AS; MARK 22LA, SE 1/4 SECTION 10, SW SECTION 11, T20N, R4E, P.M.MT, CASCADE COUNTY, MONTANA, MARK 22LB, SE1/4 SECTION 10, T20N, R3E, P.M.MT, CASCADE COUNTY, MONTANA, LOT 2, BLOCK 1, JEWEL ADDITION, SE 1/4 SECTION 10, T20N, R3E, P.M.M., CASCADE COUNTY, MONTANA AND MARK 22M, EAST 1/2 OF SECTION 10, T20N, R3E, CASCADE COUNTY, MONTANA FROM C-2 GENERAL COMMERCIAL TO I-1 LIGHT INDUSTRIAL DISTRICT

* * * * *

WHEREAS, said, Mark 22LA, Mark 22LB, Lot 2 and Mark 22M are incorporated tracts of land within the Great Falls City Limits; and,

WHEREAS, the Official Code of City of Great Falls was adopted in September 6, 2005, at that time the City of Great Falls assigned a zoning classification of C-2 General Commercial district to said Mark 22LA, Mark 22LM, Lot 2 and Mark 22M, all located in the City of Great Falls; and,

WHEREAS, Thayer Family, Limited Partnership and Caran Inc, have petitioned the City of Great Falls to rezone said Mark 22LA and Lot 2, to I-1 Light Industrial district classification; and,

WHEREAS, West Great Falls Flood Control District and Crescent Land Holdings, LLC, have been notified and are not opposed to rezone said Mark 22M and Mark 22LB, to I-1 Light Industrial district classification; and,

WHEREAS, notice of assigning said zoning classification to said Mark 22LA, Mark 22LB, Lot 2 and Mark 22M, was published in the Great Falls Tribune advising that a public hearing on this zoning designation would be held on the 6th day of September, 2011, before final passage of said Ordinance herein; and,

WHEREAS, the approval of said zoning classification is subject to the land owners fulfilling the conditions of approval in the Planning Advisory Board / Zoning Commission agenda report dated July 12, 2011; and,

WHEREAS, following said public hearing, it was found and decided that the said rezoning designation 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 requested 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 classification of said Mark 22LA, Mark 22LB, Lot 2 and Mark 22M, be designated as I-1 Light Industrial district.

Section 3. This ordinance shall be in full force and effect thirty (30) days after its passage and adoption by the City Commission.

APPROVED by the City Commission of the City of Great Falls, Montana, on first reading August 2, 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)

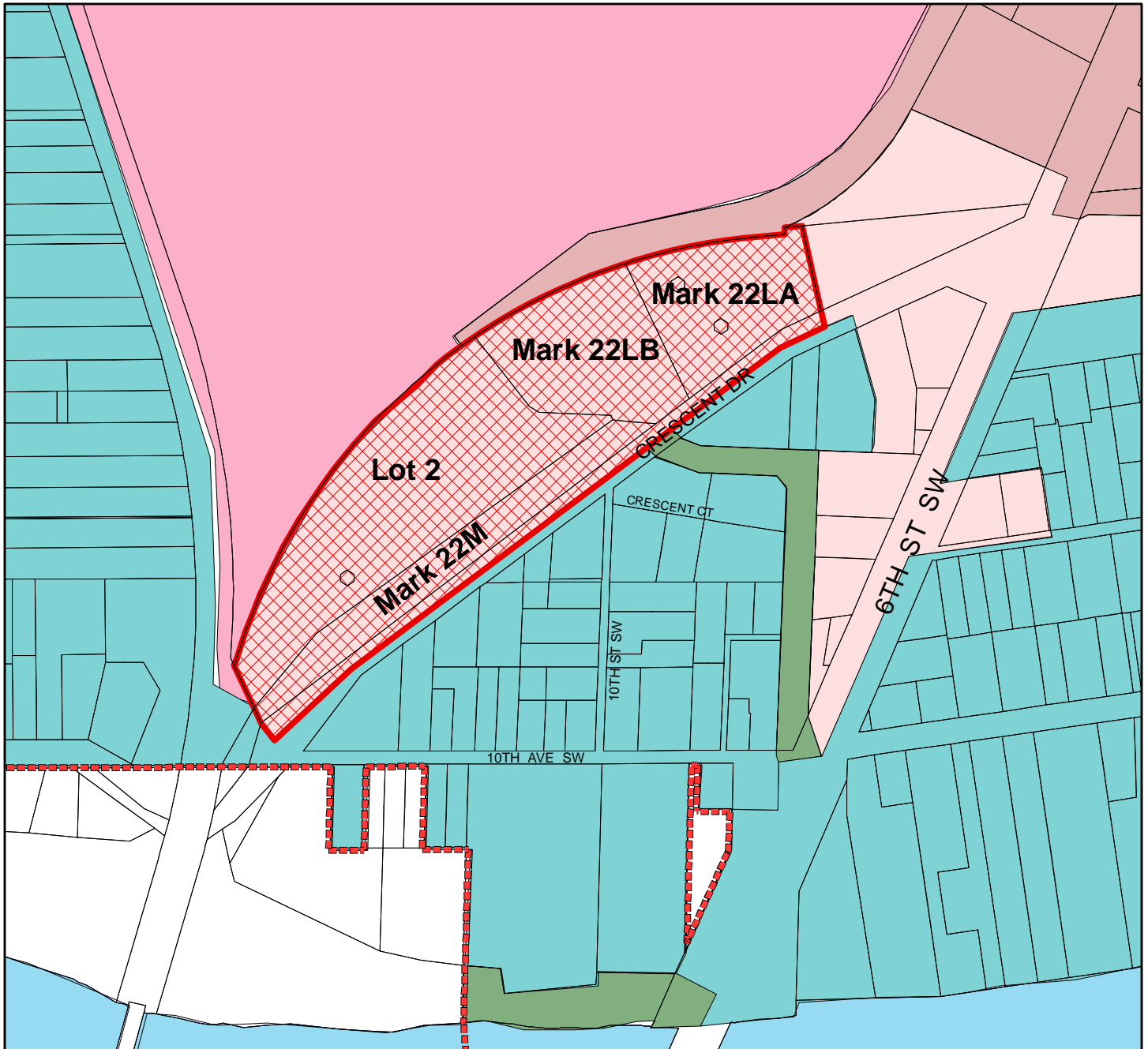
I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do hereby certify that I did post, as required by law and as prescribed and directed by the City Commission, Ordinance 3080 in three conspicuous places within the limits of said City to-wit:

- 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

(CITY SEAL)

Lisa Kunz, City Clerk

Vicinity/Zoning Map





 Subject Property	 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

-  Subject Property
-  Tracts of Land

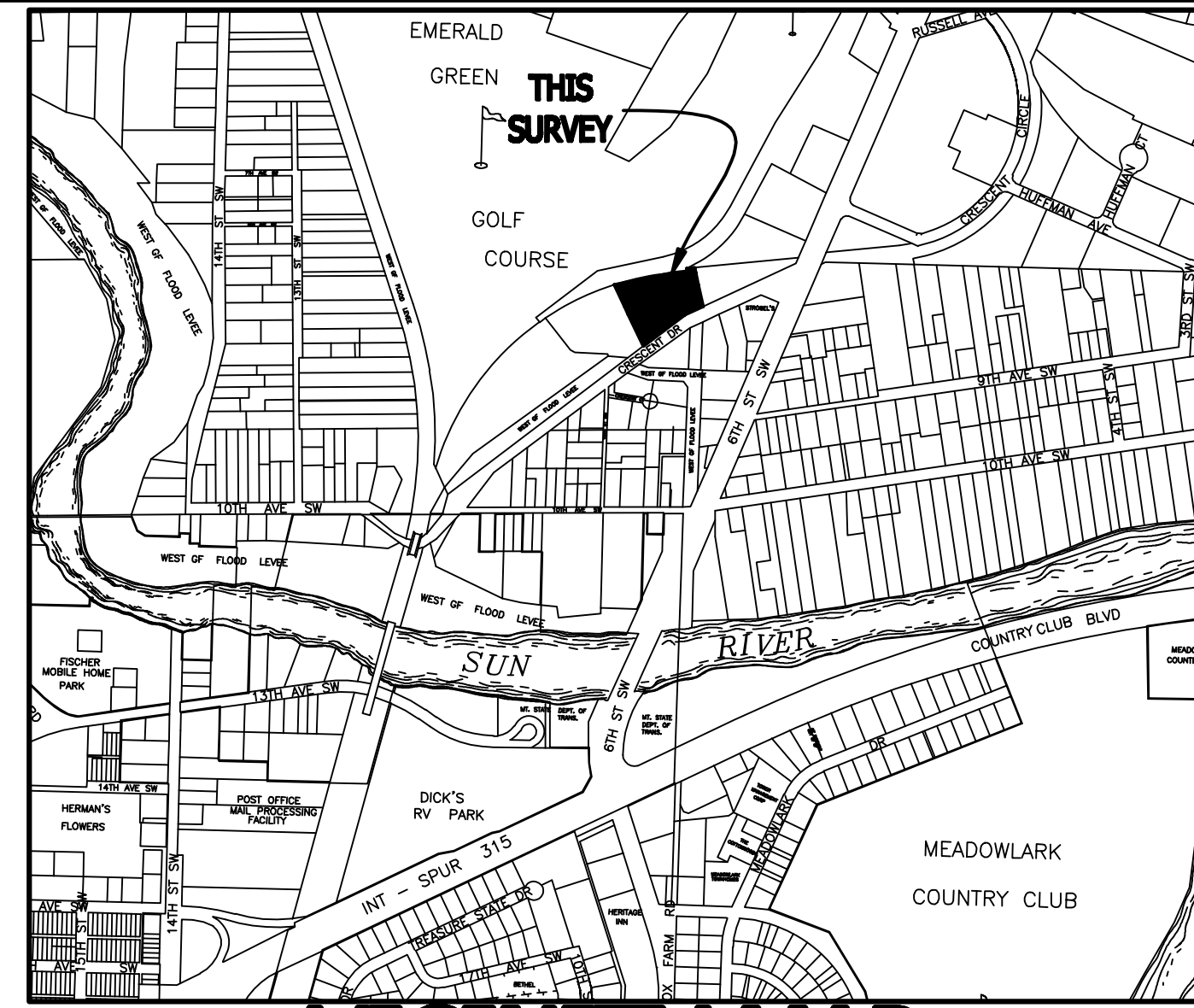
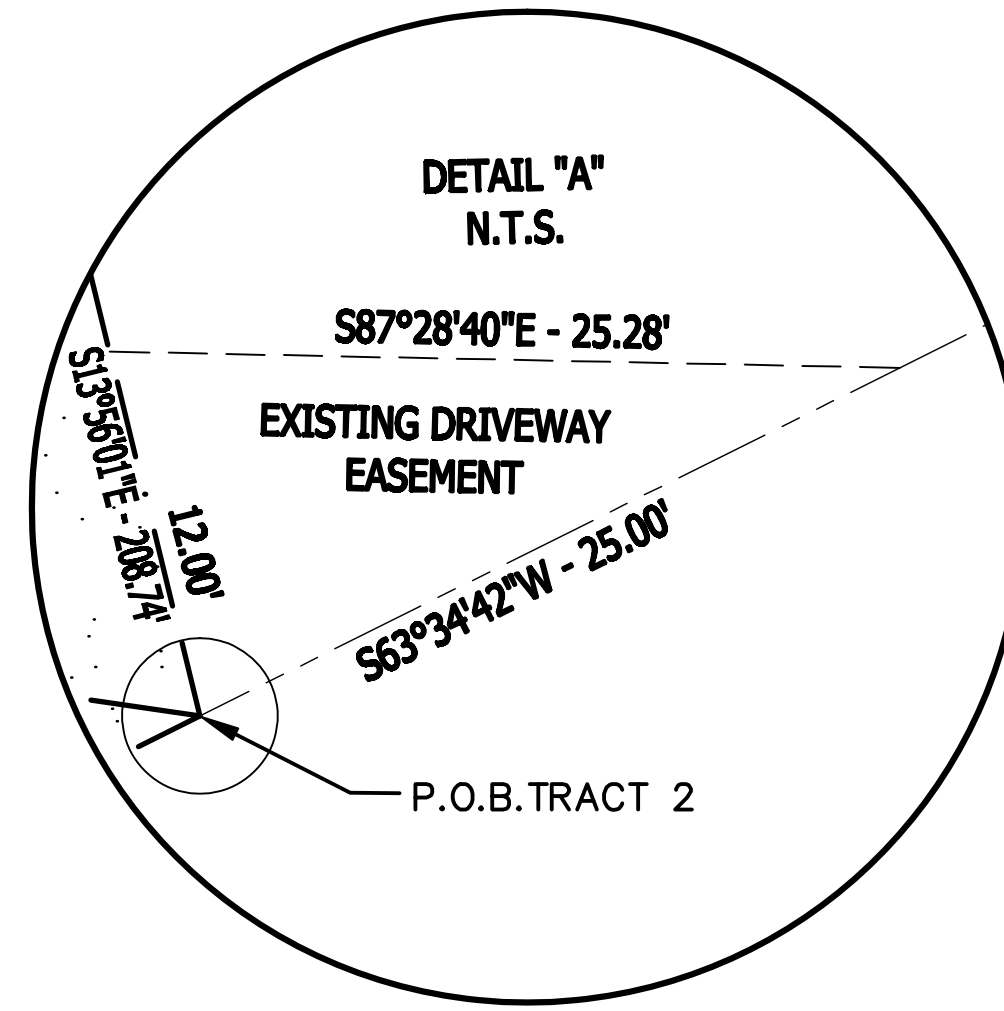
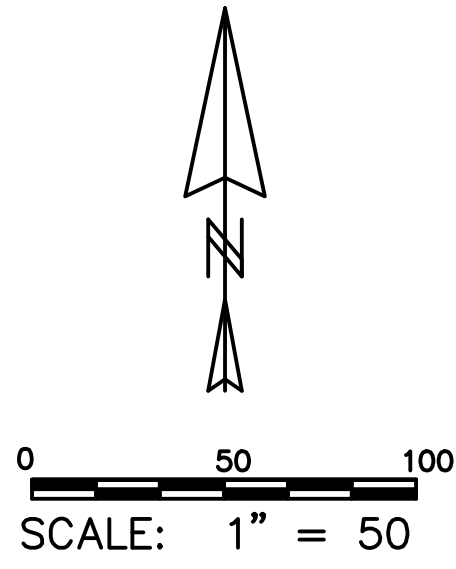


MINOR PLAT OF THAYER DEVELOPMENT

A SUBDIVISION LOCATED WITHIN SE 1/4, SECTION 10, SW 1/4, SECTION 11, T. 20 N., R. 3E., P.M.MT, CASCADE COUNTY, MONTANA

LEGEND

- CURRENT ADDITION BOUNDARY
- ++++ RAILROAD CENTERLINE
- EXISTING PROPERTY LINE
- - - EASEMENT BOUNDARY
- SECTION LINE
- P.O.B. POINT OF BEGINNING
- sf SQUARE FEET
- FOUND 5/8" REBAR
- FOUND YPC "LINDSETH"
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "5206ES"



VICINITY MAP

BASIS OF BEARING: The Basis of Bearing for this survey is N51°23'00"E along the north boundary of Crescent Drive as shown on the Certificate of Survey Number 2569, as filed in the Office of the Clerk and Recorder, Cascade County, Montana on December 3, 1990.

- NOTES**
Easements of sight and record not shown hereon may exist.
No underground utilities or subsurface improvements were mapped as part of this survey, except where specifically indicated hereon.
- DEED/RECORD**
(DEED-1) Thayer Family Limited Partners, 14 January 1999, Book 316, Page 828
(REC-A) Certificate of Survey filed in the Office of the Clerk and Recorder with the filing number of "CS 2569", filed on December 3, 1990, in the Office of the Clerk and Recorder, Cascade County, Montana.
(REC-B) Certificate of Survey filed in the Office of the Clerk and Recorder with the filing number of "CS 2615", filed on April 11, 1991, in the Office of the Clerk and Recorder, Cascade County, Montana.
(REC-C) Plat on file in the Office of the Clerk and Recorder titled "NORTH TRACTS", Dated February 1941.
(REC-D) Great Northern Railway Plans on file in the Office of the Clerk and Recorder titled "GREAT FALLS No. 11" Dated July 1964.

PURPOSE
The purpose of this Minor Plat is to create two tracts of land located in the SE 1/4, Section 10, SW 1/4, Section 11, T20N, R3E, P.M., MT, Cascade County, Montana.

CERTIFICATE OF SURVEY
We, the undersigned property owners, do hereby certify that we have caused to be surveyed as shown by this Minor Plat, tracts of land in the SE 1/4, Section 10, SW 1/4, Section 11, T20N, R3E, P.M., MT, Cascade County, Montana, as shown by this MINOR PLAT OF THAYER DEVELOPMENT an addition to Cascade County, Montana and more fully described as follows:

TRACT 1: Commencing at the south sixteenth corner in common to sections 10 and 11, T20N, R3E, P.M., MT; THENCE S07°44'14"W, 47.60 feet to the POINT OF BEGINNING; THENCE S13°56'01"E, 208.74 feet to a point of intersection with the north boundary of Crescent Drive; THENCE N81°45'19"W, 90.59 feet to a point; THENCE N87°00'55"W, 85.92 feet to a point; THENCE S56°02'23"W, 167.47 feet to a point; THENCE S26°49'51"E, 117.25 feet to a point of intersection with the north boundary of Crescent Drive; THENCE along the north boundary of Crescent Drive S51°23'00"W, 61.29 feet to a point; THENCE N26°49'51"W, 358.51 feet to a point of intersection of the centerline of the railroad main track; THENCE along the centerline of the railroad main track on a curve to the right with an arc length of 309.99 feet, a radius of 1432.40 feet, and whose chord bears N76°44'32"E, 309.38 feet to a point; THENCE along the centerline of said track N82°38'14"E, 80.21 feet; THENCE N83°56'09"W, 15.20 feet to a point of intersection with the south boundary of the 1st Supplement of Garden Home Tracts; THENCE along the southern boundary of said addition N83°00'05"E, 42.41 feet to the POINT OF BEGINNING, a tract containing 1.94 acres.

TRACT 2: Commencing at the south sixteenth corner in common to sections 10 and 11, T20N, R3E, P.M., MT; THENCE S07°44'14"W, 47.60 feet to a point; THENCE S13°56'01"E, 208.74 feet to a point of intersection with the north boundary of Crescent Drive and the POINT OF BEGINNING; THENCE N81°45'19"W, 90.59 feet to a point; THENCE N87°00'55"W, 85.92 feet to a point; THENCE S56°02'23"W, 167.47 feet to a point; THENCE S26°49'51"E, 117.25 feet to a point of intersection with the north boundary of Crescent Drive; THENCE along the north boundary of Crescent Drive N51°23'00"E, 214.27 feet to a point; THENCE along boundary of said Drive N63°33'13"E, 105.14 feet to the POINT OF BEGINNING, a tract containing 0.59 acres.

Dated the _____ day of _____, 2011

THAYER FAMILIES LIMITED PARTNERS

GENE THAYER, PARTNER

STATE OF MONTANA)

County of Cascade)

On this _____ day of _____, 2011, before me, a Notary public, in and for the State of Montana, personally appeared GENE THAYER, and known to me to be the person who executed the foregoing Minor Plat and acknowledged to me that he executed the same.

NOTARY PUBLIC, State of Montana
Residing at _____
My Commission Expires _____

CERTIFICATE OF GREAT FALLS PLANNING BOARD

We, the undersigned, JOHN HARDING, President of the said Great Falls Planning Board, Great Falls, Cascade County, Montana, and MIKE HAYNES Secretary of said Great Falls Planning Board, do hereby certify that the accompanying MINOR PLAT OF THAYER DEVELOPMENT an addition to the City of Great Falls, Cascade County, Montana, has been submitted to the said Great Falls Planning Board for examination by them and was found by them to conform to law and was approved at a meeting held on the _____ day of _____, 2011.

ATTEST:

JOHN HARDING, President, Great Falls Planning Board

MIKE HAYNES, Secretary, Great Falls Planning Board

CERTIFICATE OF PUBLIC SERVICE DIRECTOR

I, JIM REARDEN, Public Service Director for the City of Great Falls, Montana, do hereby certify that I have examined the accompanying MINOR PLAT OF THAYER DEVELOPMENT an addition to the City of Great Falls, Cascade County, Montana, and the survey that it represents, and I find the same conforms to the regulations governing the platting of land and to presently platted adjacent land, as near as circumstances will permit and I do hereby approve the same on this _____ day of _____, 2011.

JIM REARDEN, Public Service Director, City of Great Falls

CERTIFICATE OF CITY COMMISSION

I, GREGORY T. DOYON, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that this MINOR PLAT OF THAYER DEVELOPMENT an addition to the City of Great Falls, Cascade County, Montana, was duly examined and approved by the Commission of the City of Great Falls at its regular meeting held on the _____ day of _____, 2011.

GREGORY T. DOYON, City Manager, City of Great Falls, Montana

CERTIFICATE OF AVAILABILITY OF MUNICIPAL SERVICES

I, GREGORY T. DOYON, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that the City Commission of the City of Great Falls, Montana, found that adequate municipal facilities for the supply of water and disposal of sewage and solid waste are available to the above described property, namely, the facilities of the City of Great Falls, Cascade County, Montana, and that this certificate is made pursuant to Section 76-4-124, MCA, thereby permitting the Clerk and Recorder of Cascade County, Montana to record the accompanying minor plat. Dated this _____ day of _____, 2011.

GREGORY T. DOYON, City Manager, City of Great Falls, Montana

CERTIFICATE OF SURVEYOR

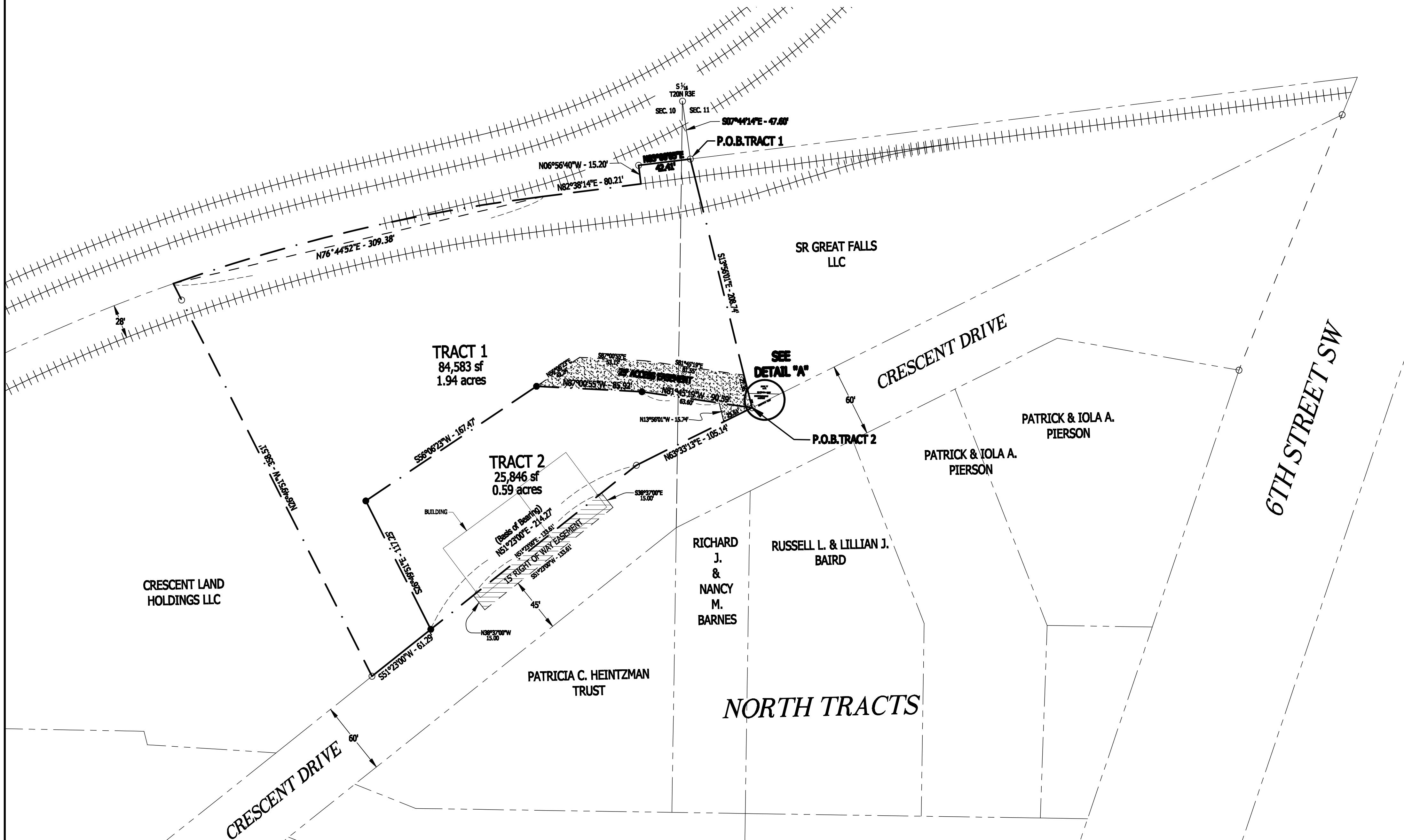
I, DALE E. SCHAEFFER, Professional Land Surveyor, Montana Reg. No. 5206ES, do hereby certify that in January, 2011, I supervised the survey of the tract of land in the SE 1/4, Section 10, SW 1/4, Section 11, T20N, R3E, P.M., MT, Cascade County, Montana, as shown on the accompanying map.

DALE E. SCHAEFFER, ES
Montana Reg. No. 5206ES

CERTIFICATE OF COUNTY TREASURER

I, JAMIE BAILEY, County Treasurer of Cascade County, Montana, do hereby certify that I have examined the records covering the areas included in the accompanying Minor Plat of MINOR PLAT OF THAYER DEVELOPMENT and find that the taxes on the same have been paid for the last five years. Dated this _____ day of _____, 2011.

JAMIE BAILEY, Cascade County Treasurer



Minor Plat - Crescent Drive

FINDINGS OF FACT
FOR MINOR PLAT OF THAYER DEVELOPMENT A SUBDIVISION LOCATED WITHIN SE ¼,
SECTION 10, SW ¼, SECTION 11, T20N, R3E, P.M.MT, CASCADE COUNTY, MONTANA
(PREPARED IN RESPONSE TO 76-3-608(3)MCA)

PRIMARY REVIEW CRITERIA

Effect on Agriculture: The tracts of land within the proposed subdivision are not currently being utilized for agricultural purposes. There are no new proposed uses on the property and the existing uses will not interfere with any irrigation system or present any interference with agricultural operations in the vicinity. The land uses that are existing in the vicinity include Industrial, Commercial and Residential uses.

Effect on Local Services: The area within the proposed subdivision is currently annexed into the City of Great Falls. City services, including water and sewer systems, are nearby the subject property. The applicant agrees to pay for and install all necessary utilities to the subdivision when deemed necessary by the applicant or the City of Great Falls. The City should not experience an appreciable increase in maintenance and operating costs by approving the subdivision. The subdivision will be assessed regular water and sewer charges.

The City of Great Falls will provide law enforcement and emergency services to the tracts of land in the subdivision. The nearest fire station is approximately 0.9 miles from the subject parcel which is within sufficient travel time for emergency services. Providing these services to the proposed development is expected to be a negligible cost to the City.

Crescent Drive is a paved public roadway adjacent to the subdivision. Crescent Drive will be used to access the proposed subdivision and this road will be maintained by the City of Great Falls. Additional roadways or driveways, if necessary, will be built and maintained at the property owner's expense internally in the subdivision. There are currently no new internal roads proposed.

Effect on the Natural Environment: The subdivision is not expected to adversely affect soils or the quality or quantity of ground water. There is no new development proposed at this time on the subject property. If new development were to occur on the subject property, the proposal would be subject to review by the City of Great Falls for all applicable codes and policies.

Effect on Wildlife and Wildlife Habitat: The proposed subdivision is located adjacent to an area containing urbanized development. The project is not in an area of significant wildlife habitat and will not result in closure of public access to hunting or fishing areas, nor to public lands.

Effect on Public Health and Safety: Based on available information, the proposed subdivision is not subject to abnormal potential natural hazards such as flooding, snow or rockslides, wildfire, nor potential man-made hazards such as high voltage power lines.

REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATIONS

The minor subdivision meets the requirements of the Montana Subdivision and Platting Act and the surveying requirements specified in the Uniform Standards for Monumentation, and conforms to the design standards specified in the local subdivision regulations. The local government has complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

EASEMENT FOR UTILITIES

The applicant shall provide all necessary utility easements to accommodate water, stormwater and sanitary sewer mains to serve any future development on the subject property.

LEGAL AND PHYSICAL ACCESS

The subdivision is bounded by Crescent Drive; this road is a paved public roadway that is maintained by the City of Great Falls. The proposed subdivision will have direct access from this roadway, which provides the legal and physical access required by state statute



Item: Resolution 9944, Intention 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 adopt Resolution of Intent, setting a public hearing for October 18, 2011.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 9944.”

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

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 “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 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 a 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.

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: The City Commission could deny Resolution 9944 and not set the public hearing.

Attachments/Exhibits:

Resolution 9944

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 9944

A RESOLUTION OF INTENTION 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, MCA 76-1-604 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, Montana 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, MCA 76-1-601(2) states that “the extent to which a growth policy addresses the elements listed in [the statute] 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,

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

That Tuesday, the 18th day of October, 2011, at 7:00 P.M. in the Commission Chambers of the Civic Center, Great Falls, Montana, be and the same is hereby set as the time and place at which the City Commission shall hear all persons relative to the proposed Downtown Master Plan; and,

BE IT FURTHER RESOLVED BY SAID CITY COMMISSION that the City Clerk of the City shall forthwith cause notice of the Resolution to adopt the Downtown Master Plan be: (1) published in the Great Falls Tribune, the newspaper published nearest such land; and (2) posted in three public places.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on this 4th day October, 2011.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

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-

Chapter 1



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:

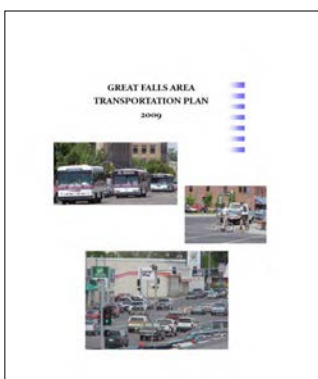
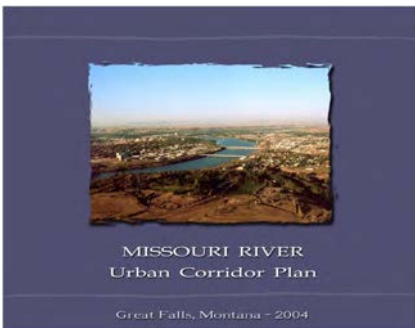
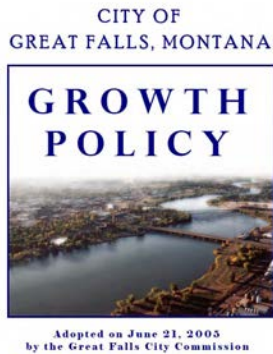
"Prepare, adopt, and implement a Downtown Revitalization Plan. Like the Missouri River corridor, Downtown Great Falls is a vitally important component of the community in need of special attention. A Downtown plan would focus on specific issues to bring people and activity back into the Downtown and 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



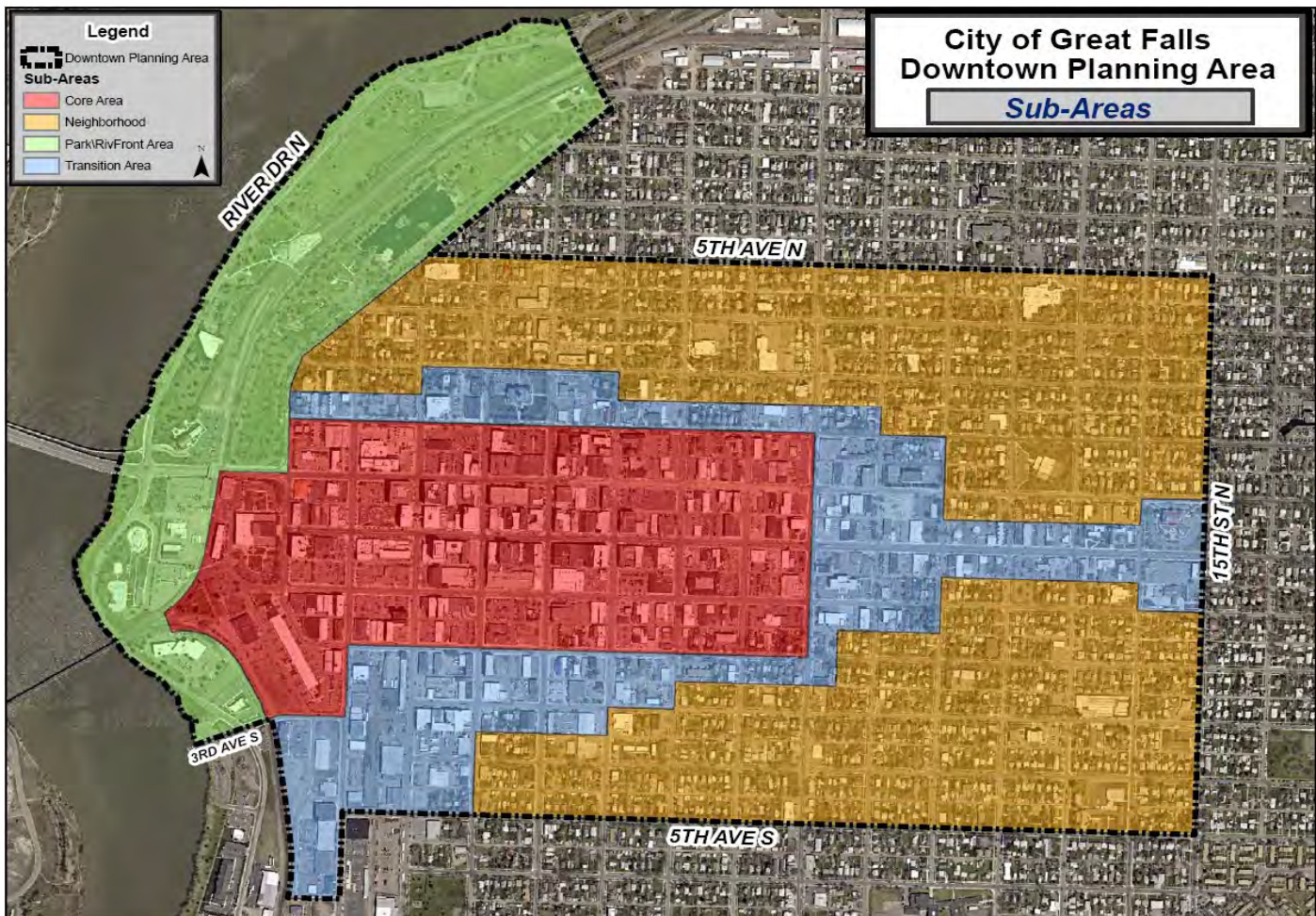
Downtown Planning Area

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



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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.

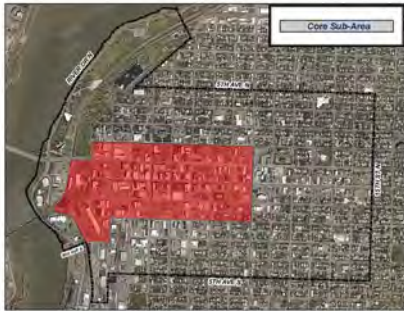
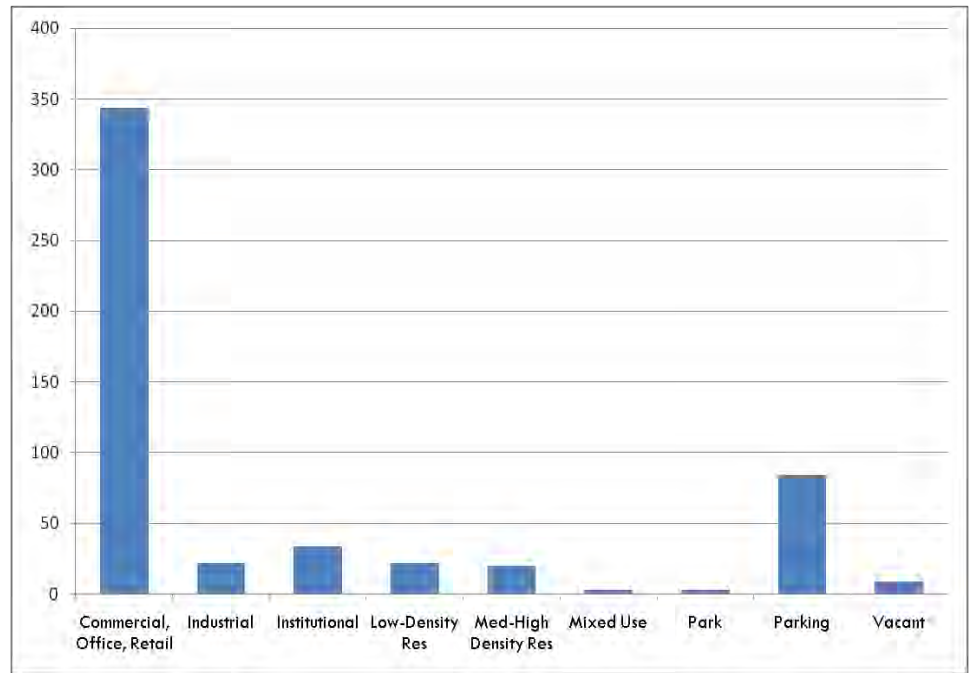


Figure 2: Core Sub-area Land Use by Parcel



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.

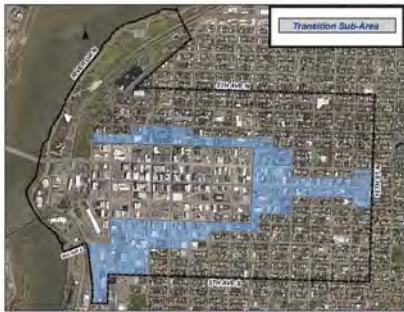
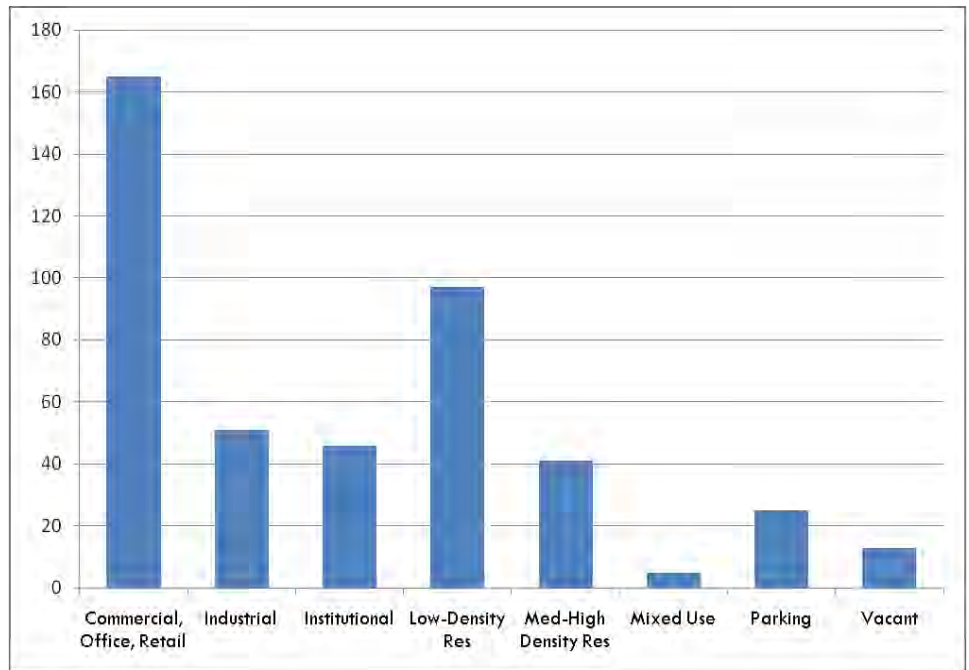
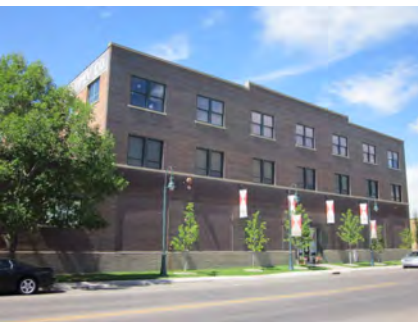


Figure 3: Transition Sub-area Land Use by Parcel



The History Museum



Med-High Density Housing



Great Falls Public Library Plaza



Commercial Facility



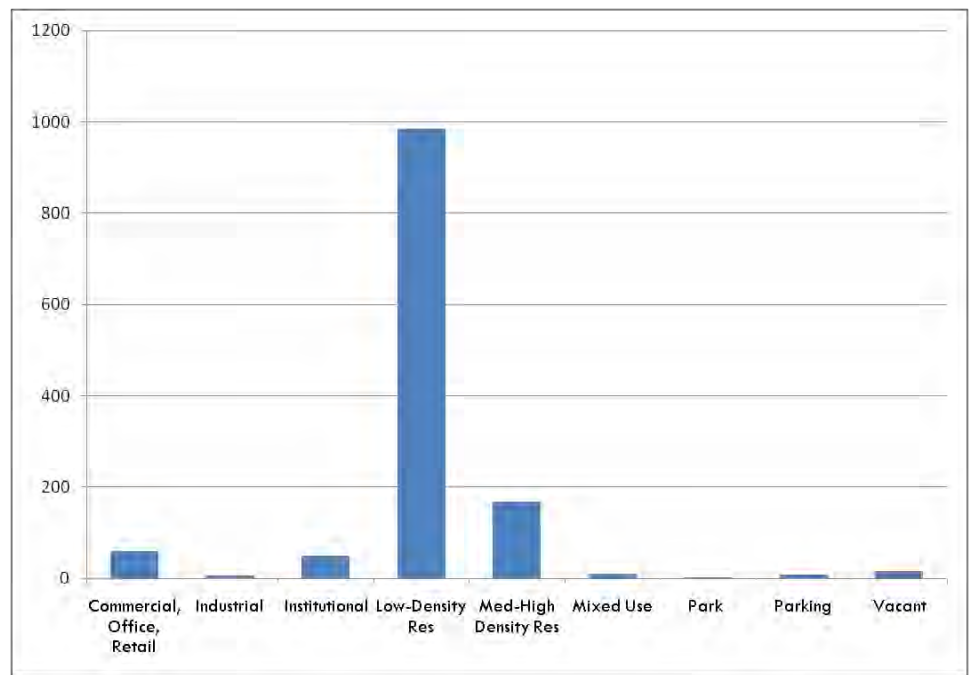
Chapter 2

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



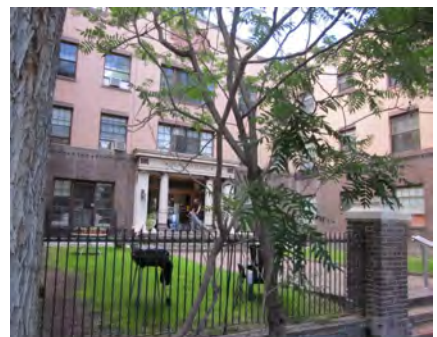
Homes on the National Registry



Traditional Neighborhoods



Med-High Density Residential

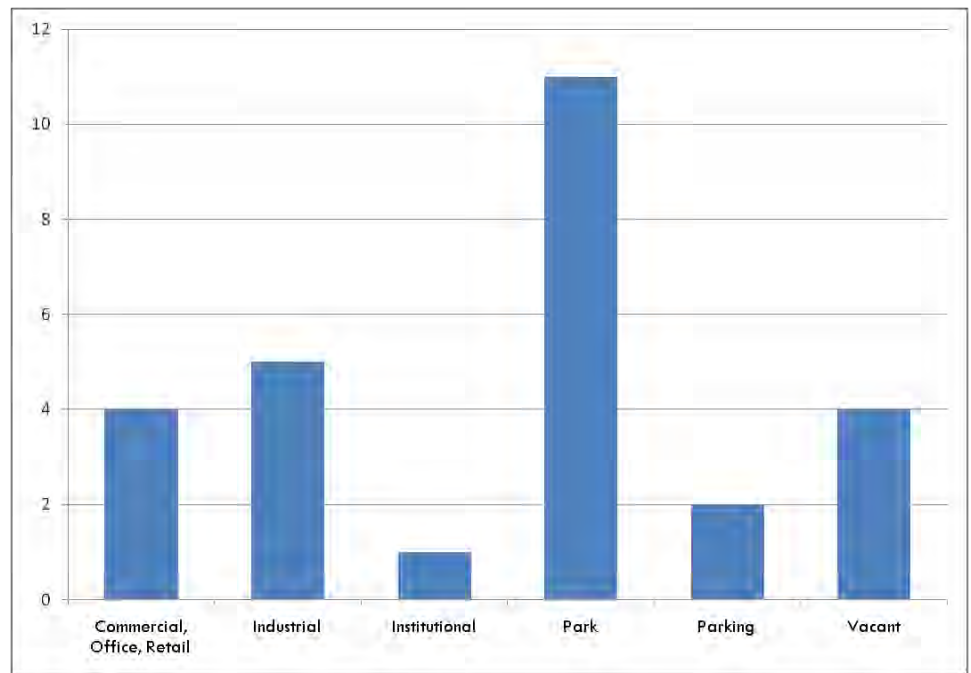


Park and Riverfront Sub-area

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.

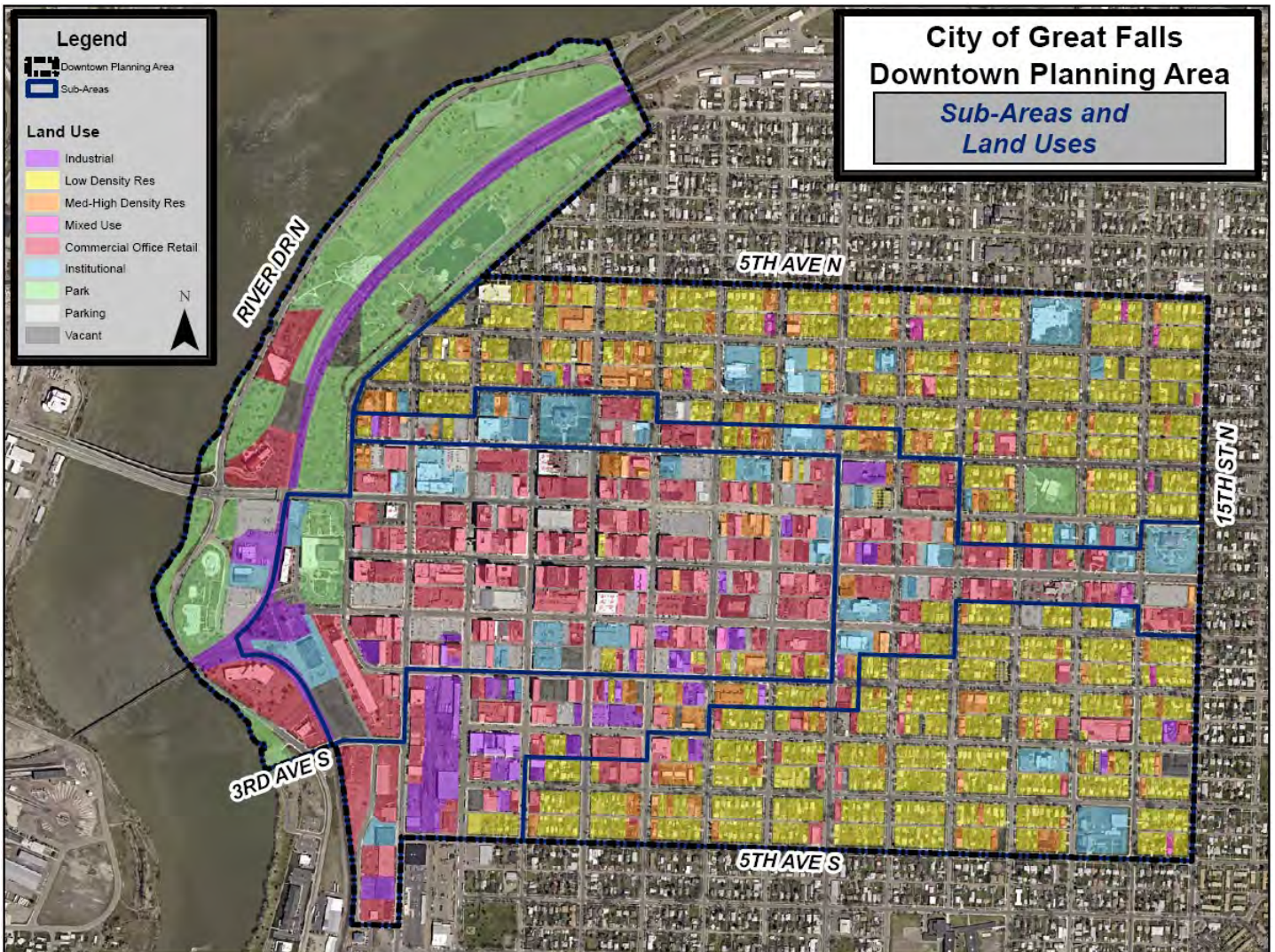
Large Downtown employers include: NEW Corporation - which accounts for approximately 650 jobs Downtown - Cascade County, Davidson Companies, the United States Postal Service, J.C.C.S. Certified Public Accountants and the City of Great Falls, to name a few.

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

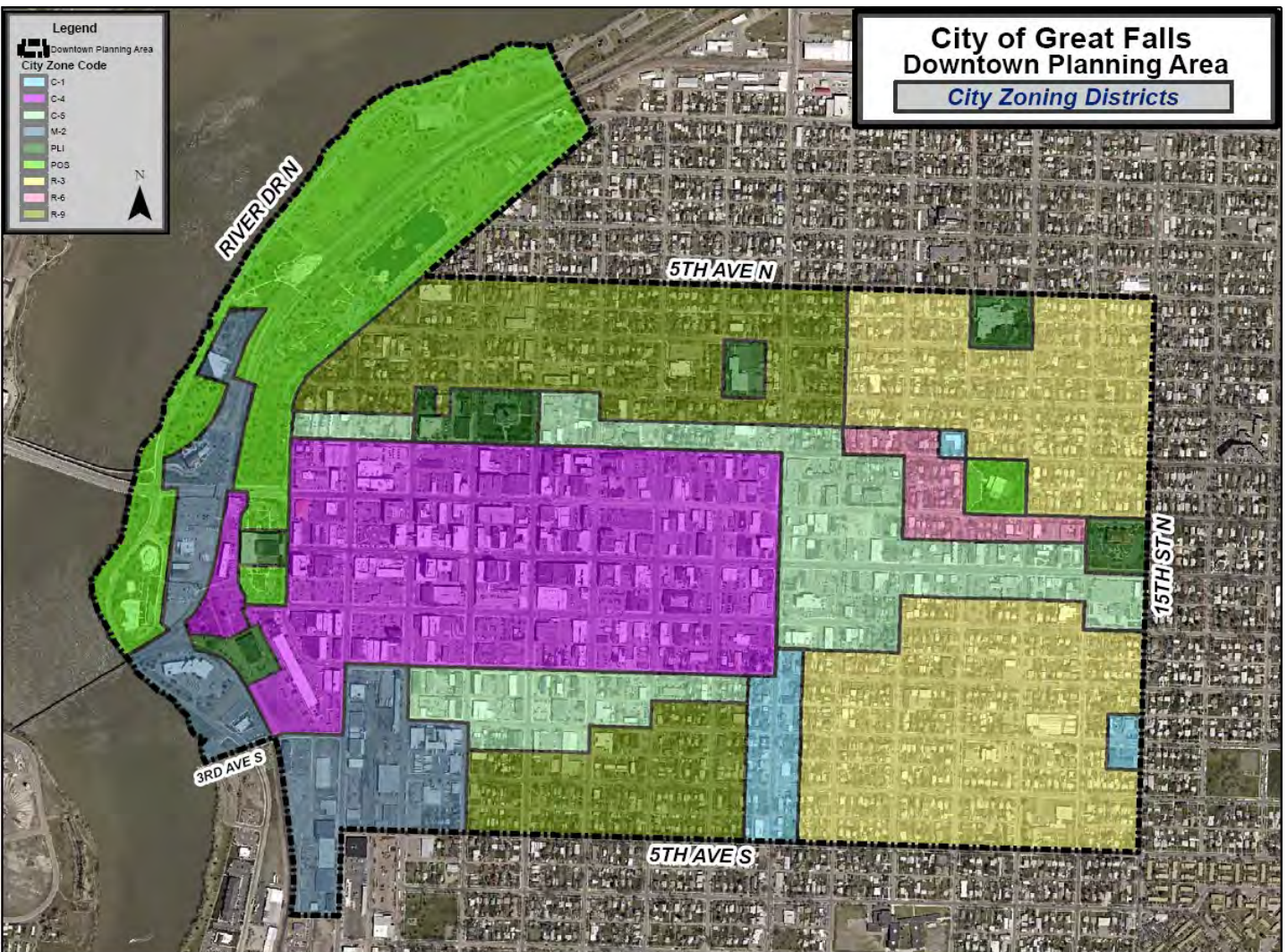


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Zoning

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.

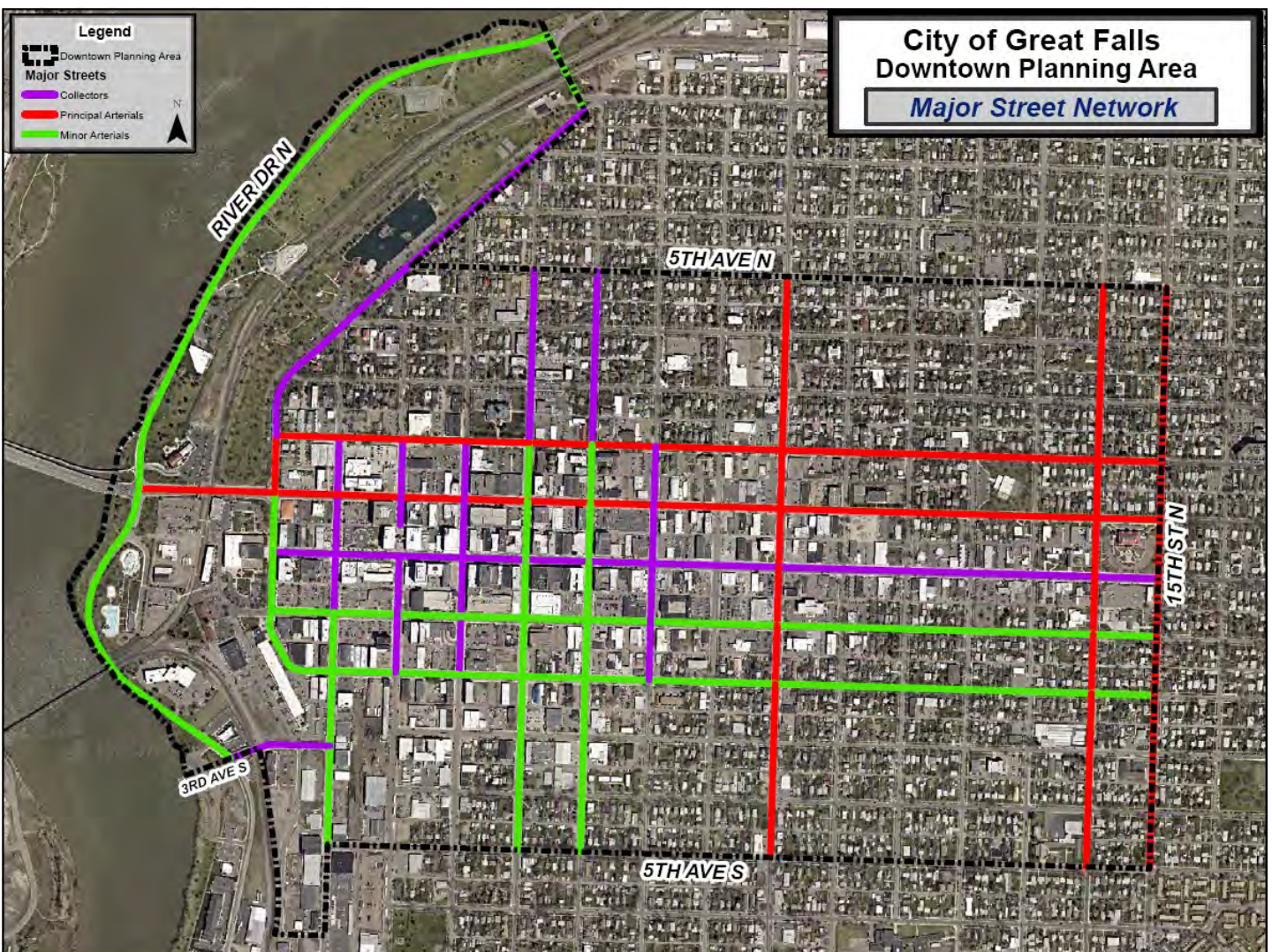
EXHIBIT C: Downtown Zoning



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

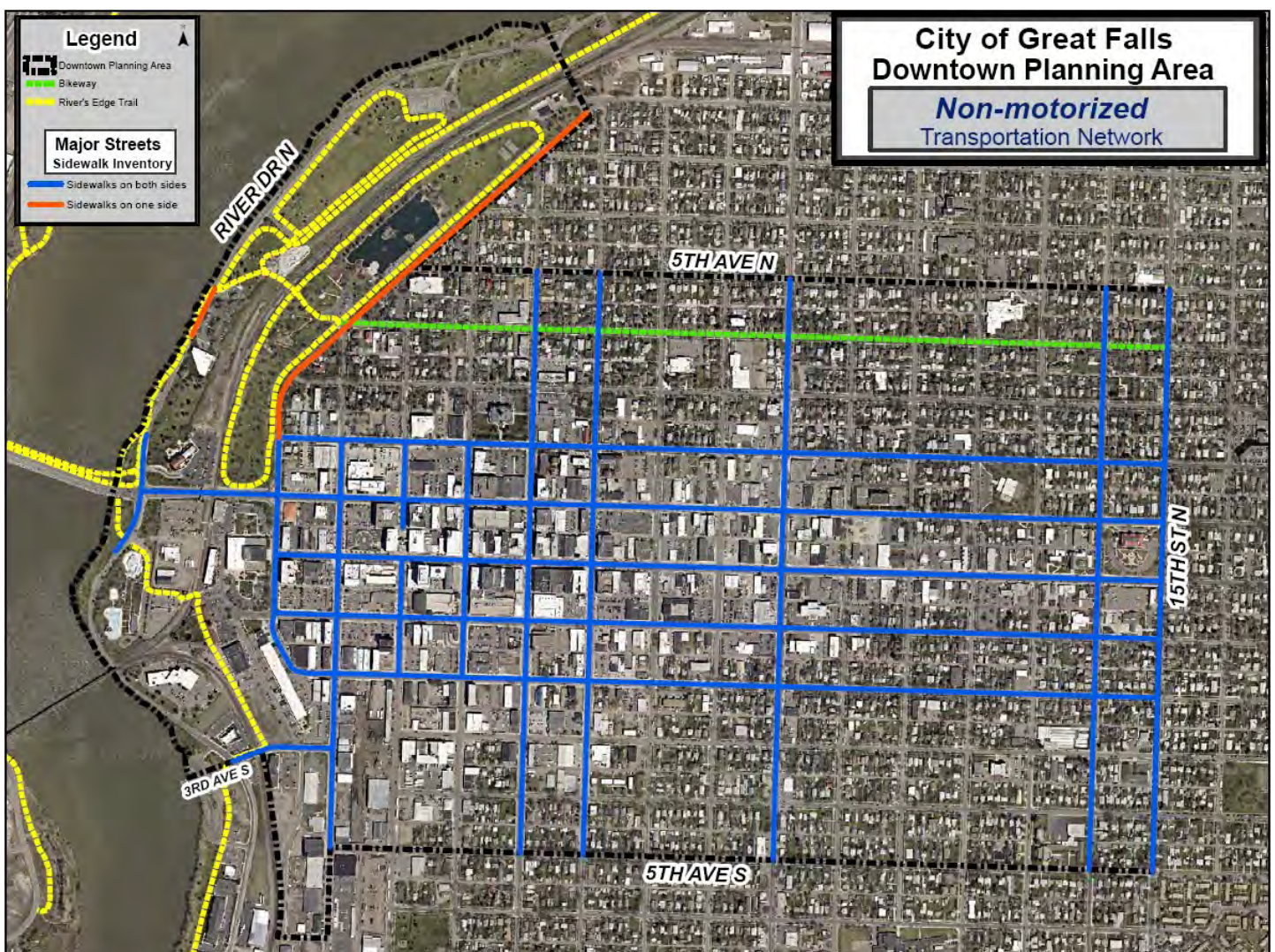


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Non-Motorized Transportation Network

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.

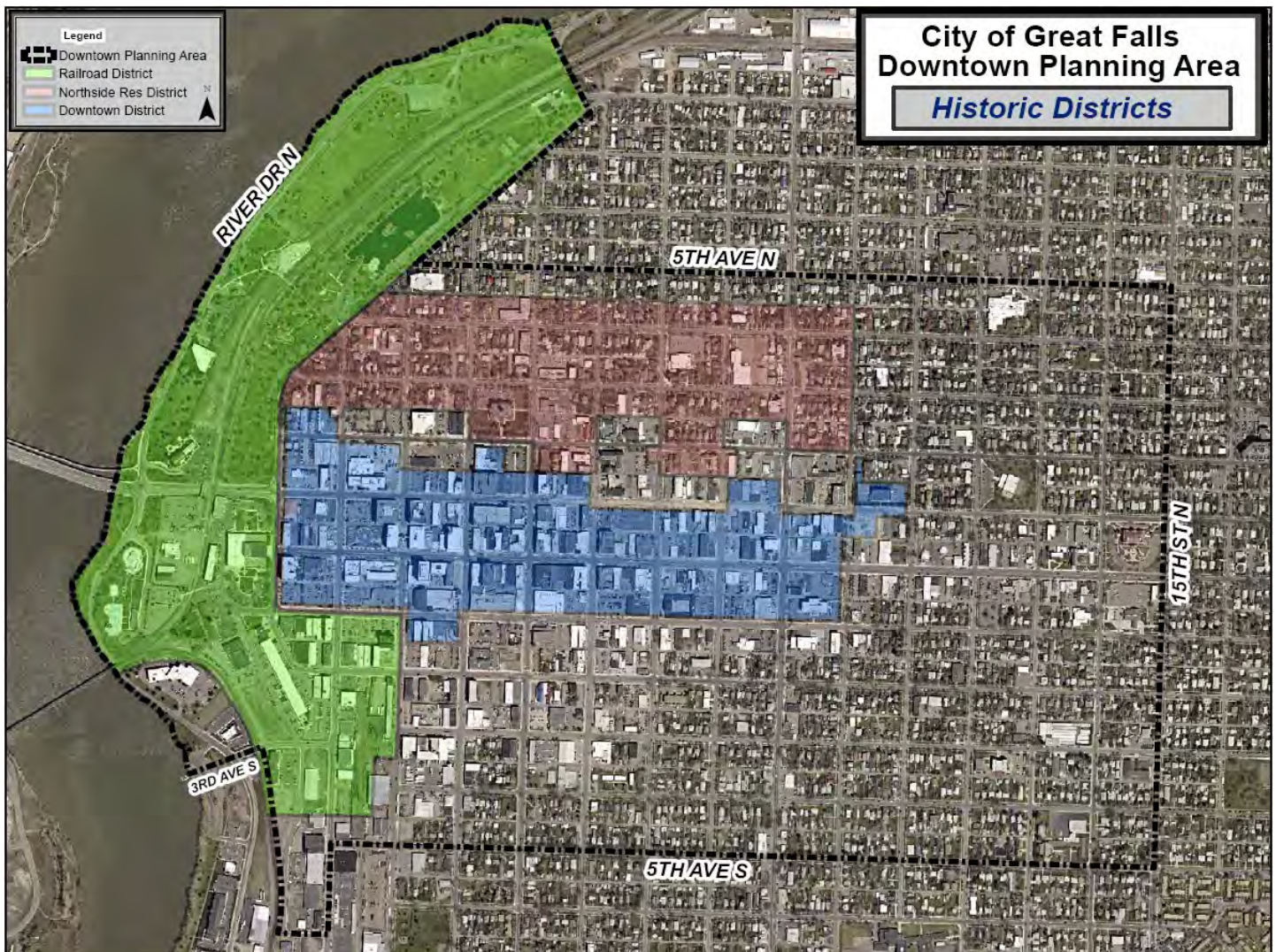
EXHIBIT E: Downtown Non-motorized Transportation Network



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

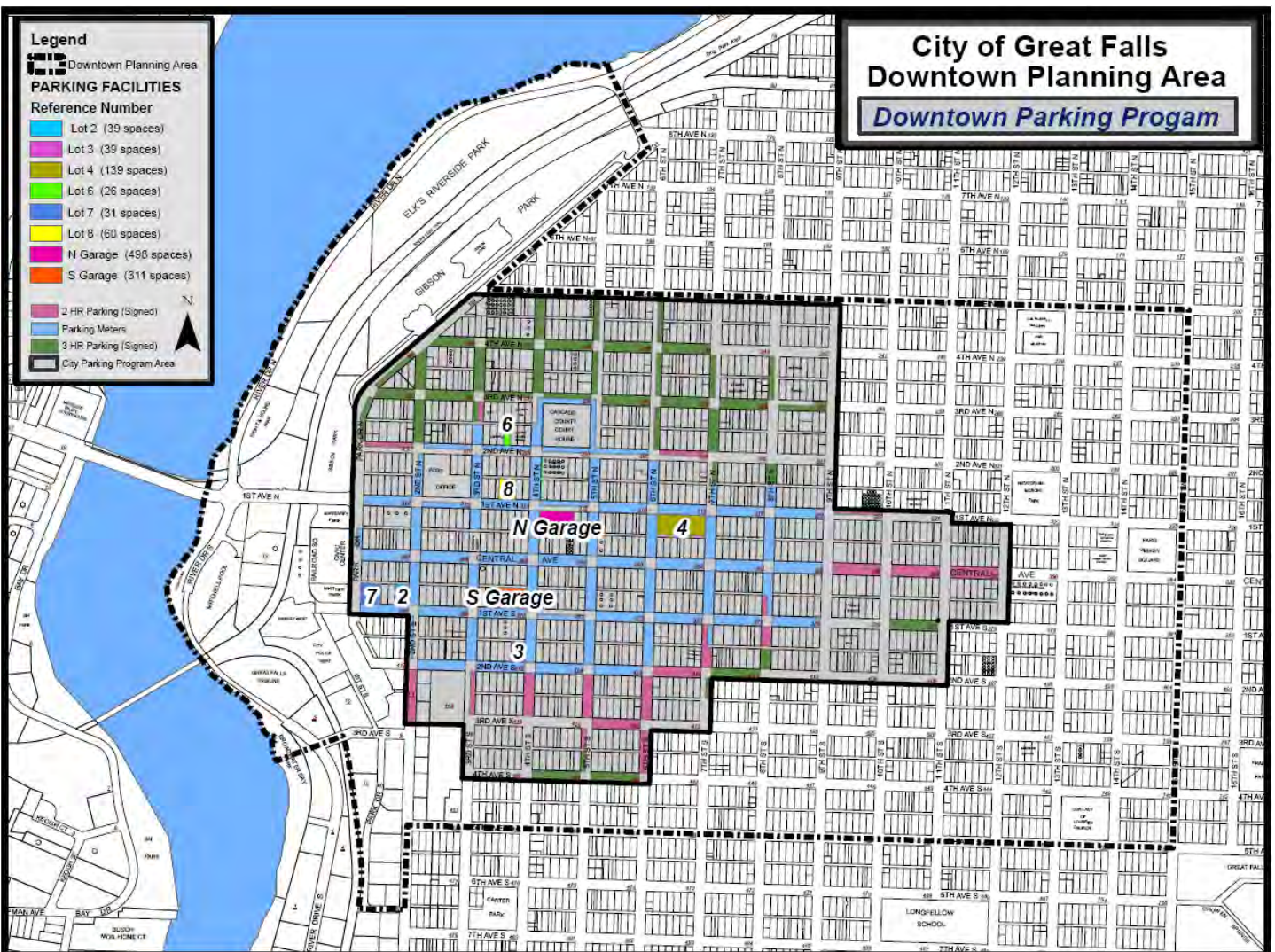


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Parking

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.

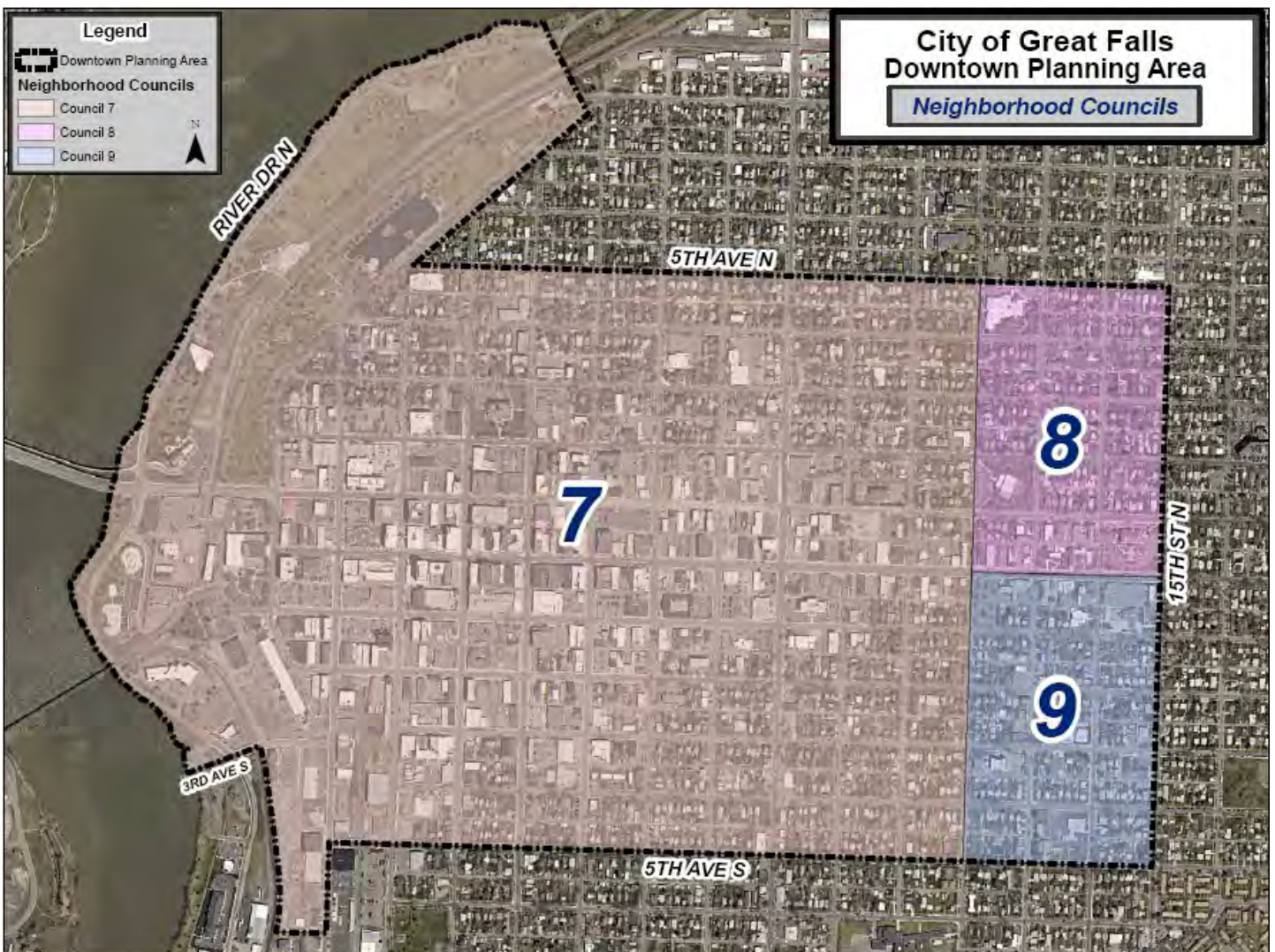
EXHIBIT G: Downtown Parking



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

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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.

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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

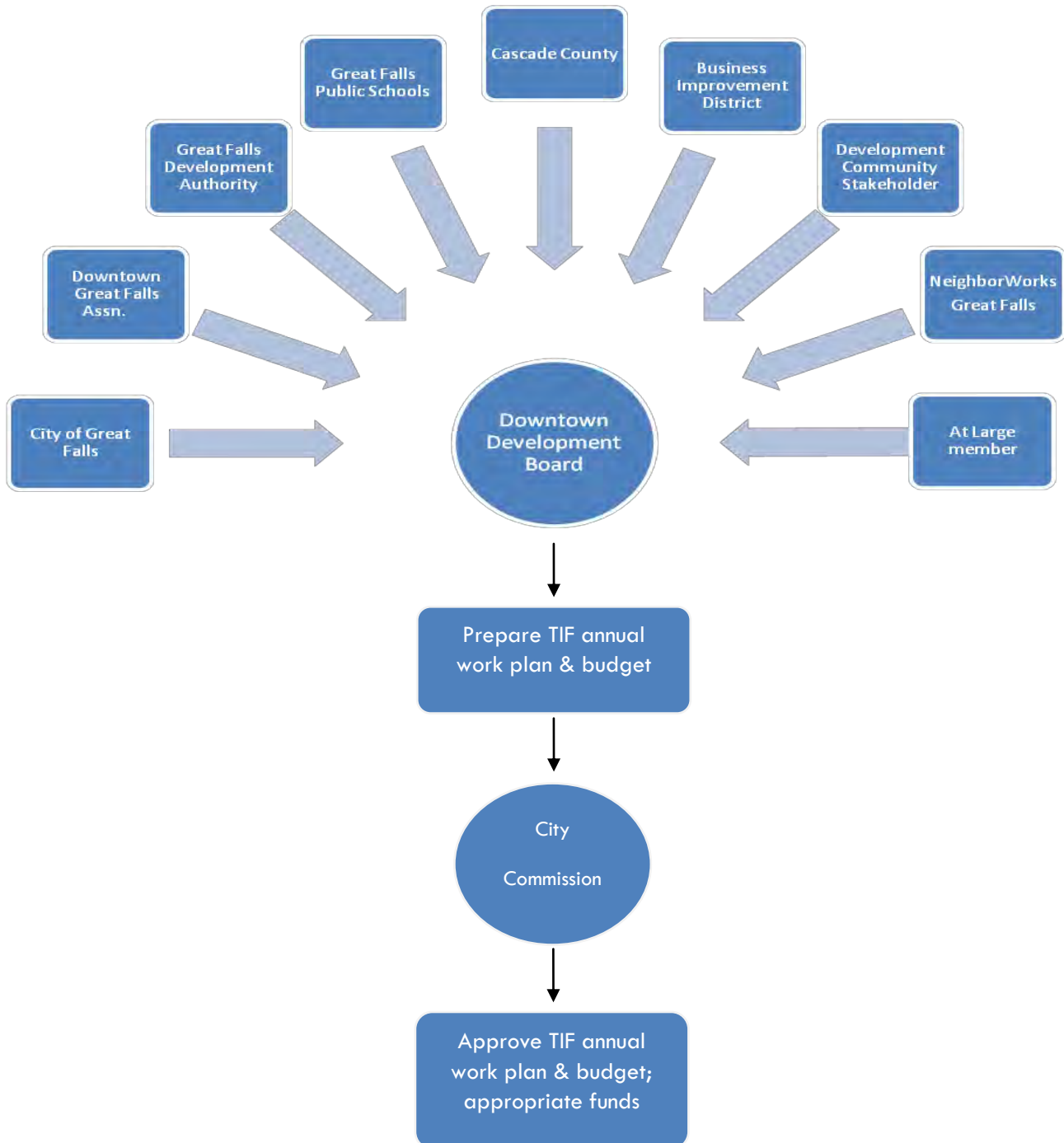


Exhibit L: A Closer Look: Tax Increment Financing

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

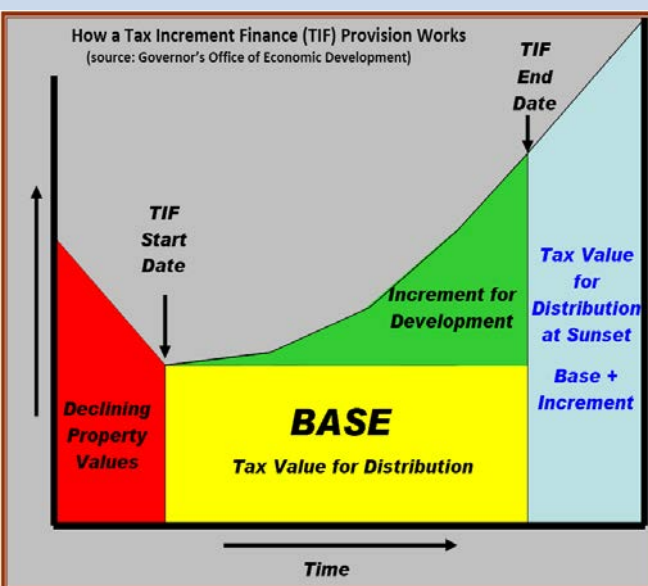
The first step in creating a Downtown Urban Renewal TIF District is establishing a boundary for the District. The State of Montana does not regulate the size and shape of districts, but advises that the boundary be reasonable and defensible. Typical boundaries include existing transportation corridors, 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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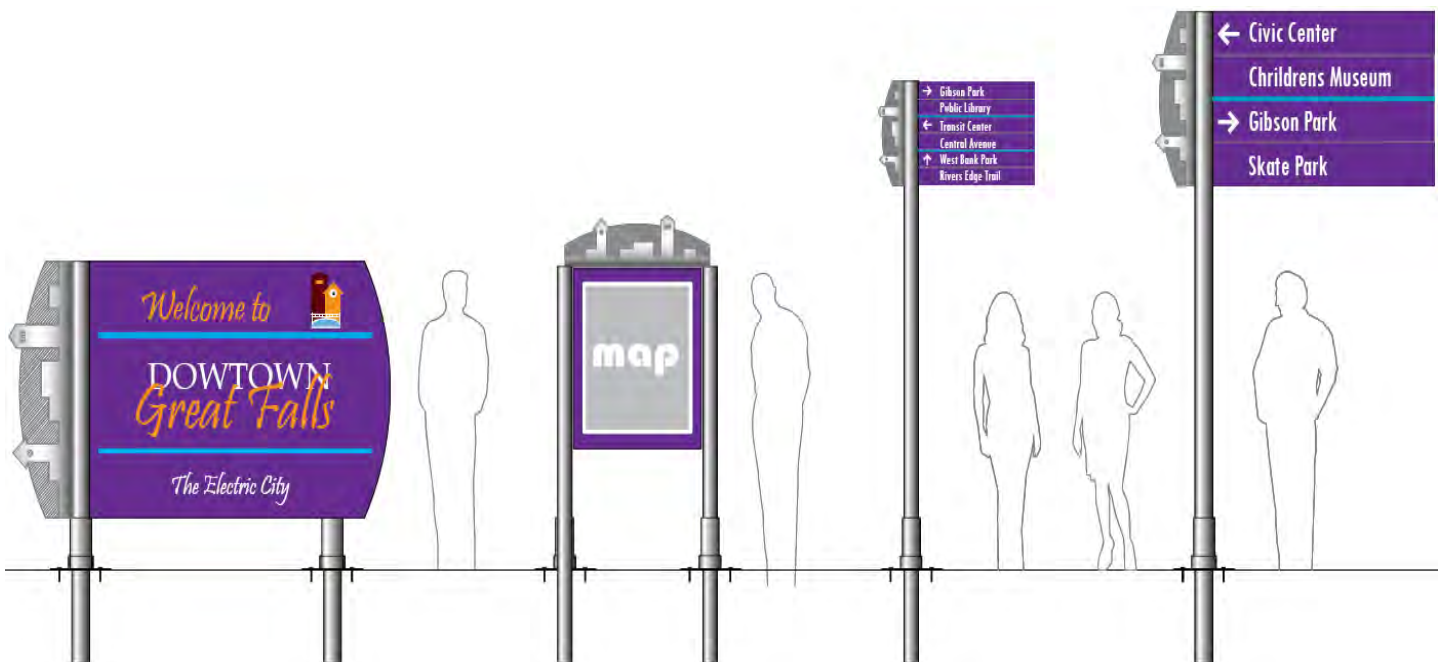
Exhibit Q: A Closer Look: Downtown Gateway and Wayfinding

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

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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
- Art Shops & Galleries
- Rivers Edge Trail
- 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
- ← One-way Streets
- - - Only Bike Route
- Metered Parking
- Vacant Lots
- ✱ Confusing Intersections
- · - · - Lack of Connection to River / Parks



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



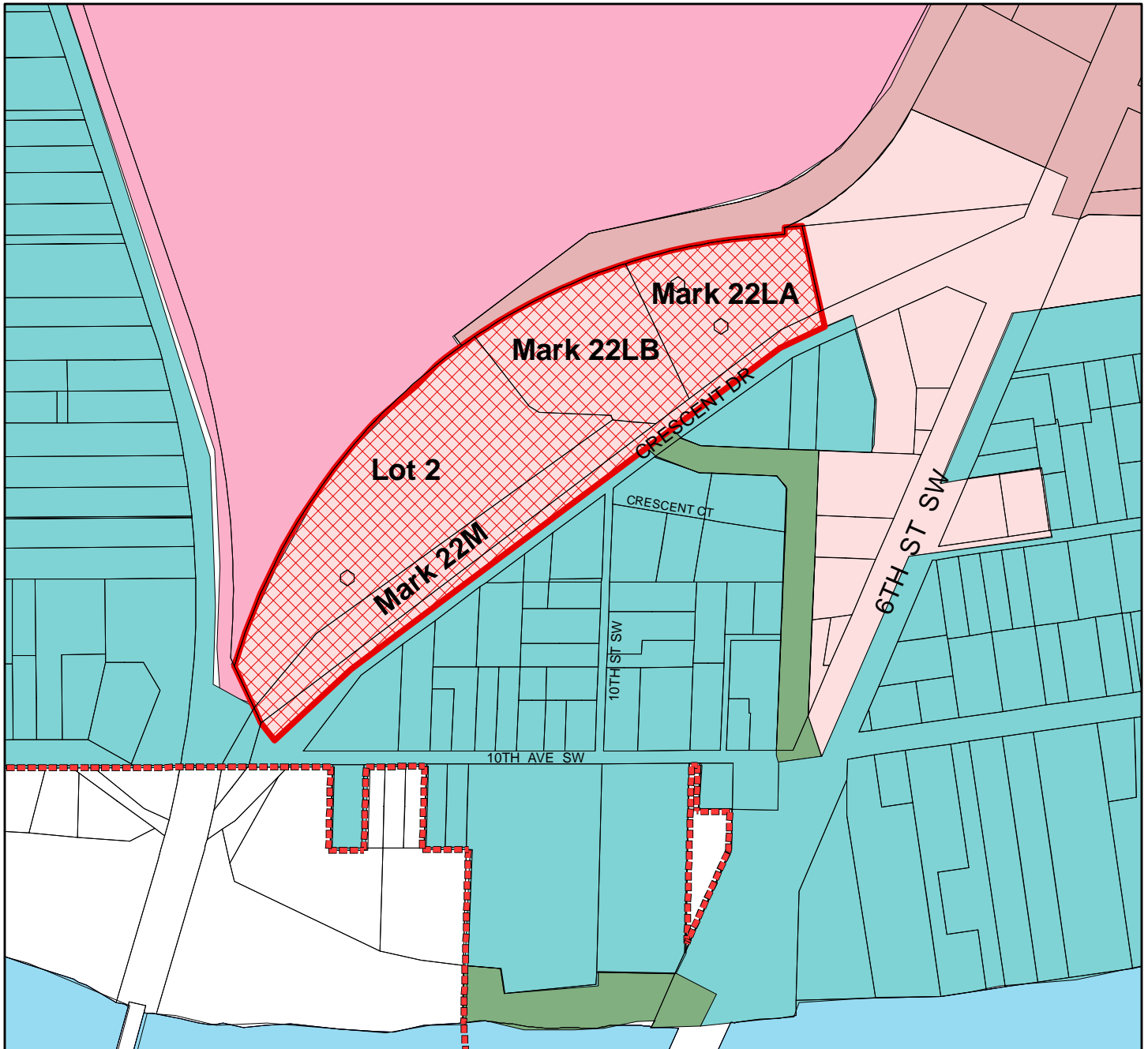
Lack of Public Gathering Space

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Downtown Master Plan



Vicinity/Zoning Map





 Subject Property	 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

-  Subject Property
-  Tracts of Land

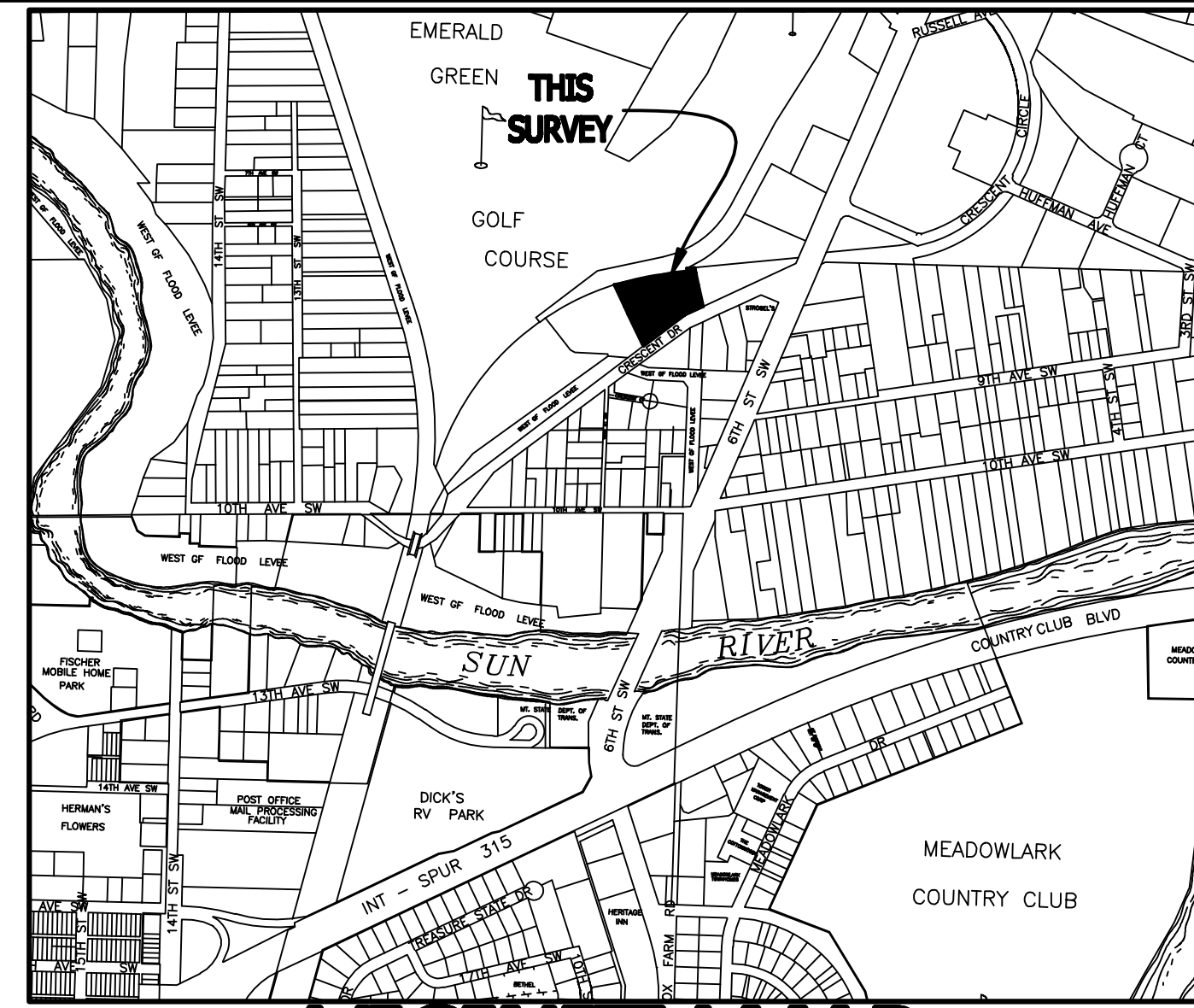
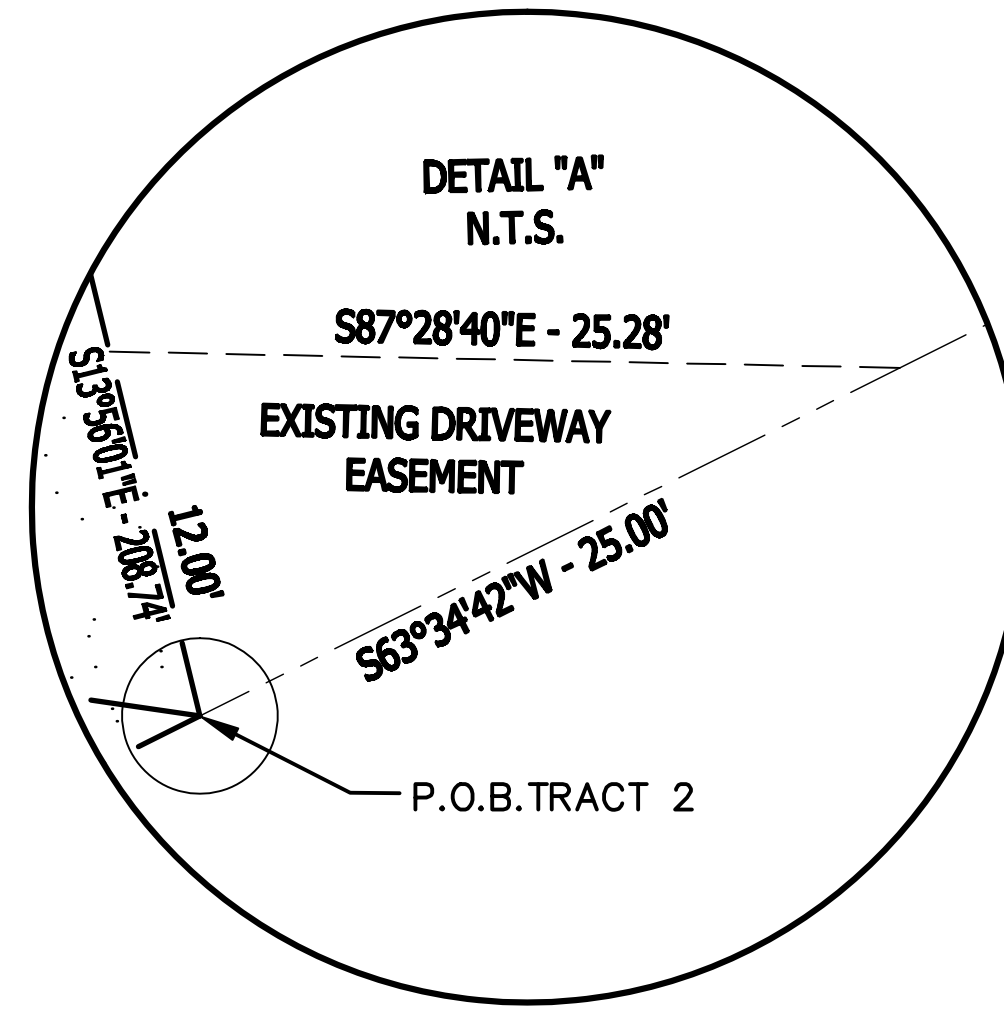
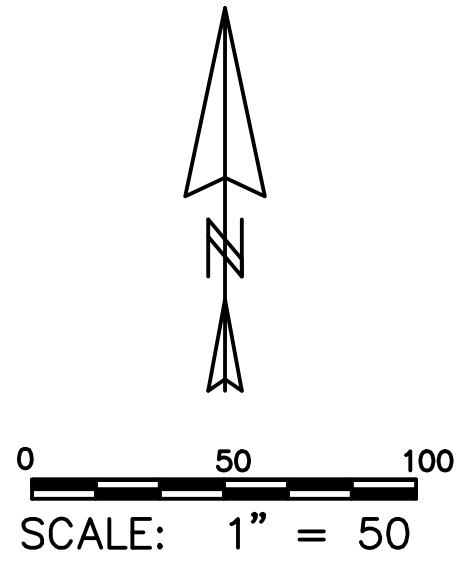


MINOR PLAT OF THAYER DEVELOPMENT

A SUBDIVISION LOCATED WITHIN SE 1/4, SECTION 10, SW 1/4, SECTION 11, T. 20 N., R. 3E., P.M.MT, CASCADE COUNTY, MONTANA

LEGEND

- CURRENT ADDITION BOUNDARY
- ++++ RAILROAD CENTERLINE
- EXISTING PROPERTY LINE
- - - EASEMENT BOUNDARY
- SECTION LINE
- P.O.B. POINT OF BEGINNING
- sf SQUARE FEET
- FOUND 5/8" REBAR
- FOUND YPC "LINDSETH"
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "5206ES"



VICINITY MAP

BASIS OF BEARING: The Basis of Bearing for this survey is N51°23'00"E along the north boundary of Crescent Drive as shown on the Certificate of Survey Number 2569, as filed in the Office of the Clerk and Recorder, Cascade County, Montana on December 3, 1990.

- NOTES**
Easements of sight and record not shown hereon may exist.
No underground utilities or subsurface improvements were mapped as part of this survey, except where specifically indicated hereon.
- DEED/RECORD**
(DEED-1) Thayer Family Limited Partners, 14 January 1999, Book 316, Page 828
(REC-A) Certificate of Survey filed in the Office of the Clerk and Recorder with the filing number of "CS 2569", filed on December 3, 1990, in the Office of the Clerk and Recorder, Cascade County, Montana.
(REC-B) Certificate of Survey filed in the Office of the Clerk and Recorder with the filing number of "CS 2615", filed on April 11, 1991, in the Office of the Clerk and Recorder, Cascade County, Montana.
(REC-C) Plat on file in the Office of the Clerk and Recorder titled "NORTH TRACTS", Dated February 1941.
(REC-D) Great Northern Railway Plans on file in the Office of the Clerk and Recorder titled "GREAT FALLS No. 11" Dated July 1964.

PURPOSE
The purpose of this Minor Plat is to create two tracts of land located in the SE 1/4, Section 10, SW 1/4, Section 11, T20N, R3E, P.M., MT, Cascade County, Montana.

CERTIFICATE OF SURVEY
We, the undersigned property owners, do hereby certify that we have caused to be surveyed as shown by this Minor Plat, tracts of land in the SE 1/4, Section 10, SW 1/4, Section 11, T20N, R3E, P.M., MT, Cascade County, Montana, as shown by this MINOR PLAT OF THAYER DEVELOPMENT an addition to Cascade County, Montana and more fully described as follows:

TRACT 1: Commencing at the south sixteenth corner in common to sections 10 and 11, T20N, R3E, P.M., MT; THENCE S07°44'14"W, 47.60 feet to the POINT OF BEGINNING; THENCE S13°56'01"E, 208.74 feet to a point of intersection with the north boundary of Crescent Drive; THENCE N81°45'19"W, 90.59 feet to a point; THENCE N87°00'55"W, 85.92 feet to a point; THENCE S56°08'23"W, 167.47 feet to a point; THENCE S26°49'51"E, 117.25 feet to a point of intersection with the north boundary of Crescent Drive; THENCE along the north boundary of Crescent Drive S51°23'00"W, 61.29 feet to a point; THENCE N26°49'51"W, 358.51 feet to a point of intersection of the centerline of the railroad main track; THENCE along the centerline of the railroad main track on a curve to the right with an arc length of 309.99 feet, a radius of 1432.40 feet, and whose chord bears N76°44'32"E, 309.38 feet to a point; THENCE along the centerline of said track N82°38'14"E, 80.21 feet; THENCE N83°56'09"W, 15.20 feet to a point of intersection with the south boundary of the 1st Supplement of Garden Home Tracts; THENCE along the southern boundary of said addition N83°00'05"E, 42.41 feet to the POINT OF BEGINNING, a tract containing 1.94 acres.

TRACT 2: Commencing at the south sixteenth corner in common to sections 10 and 11, T20N, R3E, P.M., MT; THENCE S07°44'14"W, 47.60 feet to a point; THENCE S13°56'01"E, 208.74 feet to a point of intersection with the north boundary of Crescent Drive and the POINT OF BEGINNING; THENCE N81°45'19"W, 90.59 feet to a point; THENCE N87°00'55"W, 85.92 feet to a point; THENCE S56°08'23"W, 167.47 feet to a point; THENCE S26°49'51"E, 117.25 feet to a point of intersection with the north boundary of Crescent Drive; THENCE along the north boundary of Crescent Drive N51°23'00"E, 214.27 feet to a point; THENCE along boundary of said Drive N63°33'13"E, 105.14 feet to the POINT OF BEGINNING, a tract containing 0.59 acres.

Dated the _____ day of _____, 2011

THAYER FAMILIES LIMITED PARTNERS

GENE THAYER, PARTNER

STATE OF MONTANA)

County of Cascade)

On this _____ day of _____, 2011, before me, a Notary public, in and for the State of Montana, personally appeared GENE THAYER, and known to me to be the person who executed the foregoing Minor Plat and acknowledged to me that he executed the same.

NOTARY PUBLIC, State of Montana
Residing at _____
My Commission Expires _____

CERTIFICATE OF GREAT FALLS PLANNING BOARD

We, the undersigned, JOHN HARDING, President of the said Great Falls Planning Board, Great Falls, Cascade County, Montana, and MIKE HAYNES Secretary of said Great Falls Planning Board, do hereby certify that the accompanying MINOR PLAT OF THAYER DEVELOPMENT an addition to the City of Great Falls, Cascade County, Montana, has been submitted to the said Great Falls Planning Board for examination by them and was found by them to conform to law and was approved at a meeting held on the _____ day of _____, 2011.

ATTEST:

JOHN HARDING, President, Great Falls Planning Board

MIKE HAYNES, Secretary, Great Falls Planning Board

CERTIFICATE OF PUBLIC SERVICE DIRECTOR

I, JIM REARDEN, Public Service Director for the City of Great Falls, Montana, do hereby certify that I have examined the accompanying MINOR PLAT OF THAYER DEVELOPMENT an addition to the City of Great Falls, Cascade County, Montana, and the survey that it represents, and I find the same conforms to the regulations governing the platting of land and to presently platted adjacent land, as near as circumstances will permit and I do hereby approve the same on this _____ day of _____, 2011.

JIM REARDEN, Public Service Director, City of Great Falls

CERTIFICATE OF CITY COMMISSION

I, GREGORY T. DOYON, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that this MINOR PLAT OF THAYER DEVELOPMENT an addition to the City of Great Falls, Cascade County, Montana, was duly examined and approved by the Commission of the City of Great Falls at its regular meeting held on the _____ day of _____, 2011.

GREGORY T. DOYON, City Manager, City of Great Falls, Montana

CERTIFICATE OF AVAILABILITY OF MUNICIPAL SERVICES

I, GREGORY T. DOYON, City Manager of the City of Great Falls, Cascade County, Montana, do hereby certify that the City Commission of the City of Great Falls, Montana, found that adequate municipal facilities for the supply of water and disposal of sewage and solid waste are available to the above described property, namely, the facilities of the City of Great Falls, Cascade County, Montana, and that this certificate is made pursuant to Section 76-4-124, MCA, thereby permitting the Clerk and Recorder of Cascade County, Montana to record the accompanying minor plat. Dated this _____ day of _____, 2011.

GREGORY T. DOYON, City Manager, City of Great Falls, Montana

CERTIFICATE OF SURVEYOR

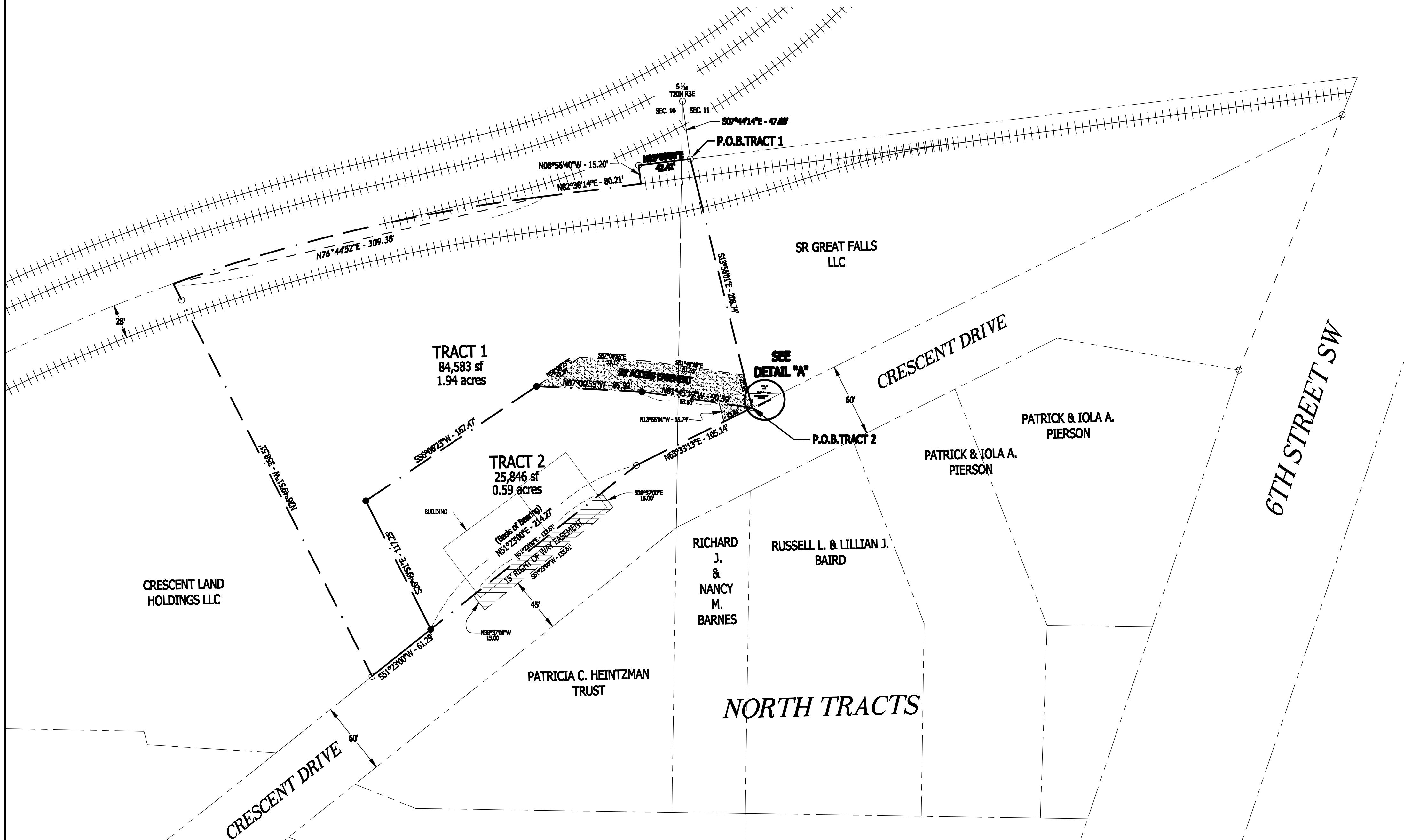
I, DALE E. SCHAEFFER, Professional Land Surveyor, Montana Reg. No. 5206ES, do hereby certify that in January, 2011, I supervised the survey of the tract of land in the SE 1/4, Section 10, SW 1/4, Section 11, T20N, R3E, P.M., MT, Cascade County, Montana, as shown on the accompanying map.

DALE E. SCHAEFFER, ES
Montana Reg. No. 5206ES

CERTIFICATE OF COUNTY TREASURER

I, JAMIE BAILEY, County Treasurer of Cascade County, Montana, do hereby certify that I have examined the records covering the areas included in the accompanying Minor Plat of MINOR PLAT OF THAYER DEVELOPMENT and find that the taxes on the same have been paid for the last five years. Dated this _____ day of _____, 2011.

JAMIE BAILEY, Cascade County Treasurer



Minor Plat - Crescent Drive

<p>WOITH ENGINEERING, INC. ENGINEERS & SURVEYORS P.O. BOX 7326, GREAT FALLS, MONTANA 59406</p>	JOB NO: 2007 PLAN: 62A FILE: MINOR PLAT DRAWN: ML DATE: 7-2-11	1
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FINDINGS OF FACT
FOR MINOR PLAT OF THAYER DEVELOPMENT A SUBDIVISION LOCATED WITHIN SE ¼,
SECTION 10, SW ¼, SECTION 11, T20N, R3E, P.M.MT, CASCADE COUNTY, MONTANA
(PREPARED IN RESPONSE TO 76-3-608(3)MCA)

PRIMARY REVIEW CRITERIA

Effect on Agriculture: The tracts of land within the proposed subdivision are not currently being utilized for agricultural purposes. There are no new proposed uses on the property and the existing uses will not interfere with any irrigation system or present any interference with agricultural operations in the vicinity. The land uses that are existing in the vicinity include Industrial, Commercial and Residential uses.

Effect on Local Services: The area within the proposed subdivision is currently annexed into the City of Great Falls. City services, including water and sewer systems, are nearby the subject property. The applicant agrees to pay for and install all necessary utilities to the subdivision when deemed necessary by the applicant or the City of Great Falls. The City should not experience an appreciable increase in maintenance and operating costs by approving the subdivision. The subdivision will be assessed regular water and sewer charges.

The City of Great Falls will provide law enforcement and emergency services to the tracts of land in the subdivision. The nearest fire station is approximately 0.9 miles from the subject parcel which is within sufficient travel time for emergency services. Providing these services to the proposed development is expected to be a negligible cost to the City.

Crescent Drive is a paved public roadway adjacent to the subdivision. Crescent Drive will be used to access the proposed subdivision and this road will be maintained by the City of Great Falls. Additional roadways or driveways, if necessary, will be built and maintained at the property owner's expense internally in the subdivision. There are currently no new internal roads proposed.

Effect on the Natural Environment: The subdivision is not expected to adversely affect soils or the quality or quantity of ground water. There is no new development proposed at this time on the subject property. If new development were to occur on the subject property, the proposal would be subject to review by the City of Great Falls for all applicable codes and policies.

Effect on Wildlife and Wildlife Habitat: The proposed subdivision is located adjacent to an area containing urbanized development. The project is not in an area of significant wildlife habitat and will not result in closure of public access to hunting or fishing areas, nor to public lands.

Effect on Public Health and Safety: Based on available information, the proposed subdivision is not subject to abnormal potential natural hazards such as flooding, snow or rockslides, wildfire, nor potential man-made hazards such as high voltage power lines.

REQUIREMENTS OF MONTANA SUBDIVISION AND PLATTING ACT, UNIFORM STANDARDS FOR MONUMENTATION, AND LOCAL SUBDIVISION REGULATIONS

The minor subdivision meets the requirements of the Montana Subdivision and Platting Act and the surveying requirements specified in the Uniform Standards for Monumentation, and conforms to the design standards specified in the local subdivision regulations. The local government has complied with the subdivision review and approval procedures set forth in the local subdivision regulations.

EASEMENT FOR UTILITIES

The applicant shall provide all necessary utility easements to accommodate water, stormwater and sanitary sewer mains to serve any future development on the subject property.

LEGAL AND PHYSICAL ACCESS

The subdivision is bounded by Crescent Drive; this road is a paved public roadway that is maintained by the City of Great Falls. The proposed subdivision will have direct access from this roadway, which provides the legal and physical access required by state statute

Regular City Commission Meeting

Mayor Pro Tempore Jones presiding

CALL TO ORDER: 7:00 PM

PLEDGE OF ALLEGIANCE – Cub Scout Pack 1

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

PROCLAMATIONS: Commissioner Bronson read a proclamation for The Forgotten Five, and Mayor Pro Tempore Jones read proclamations for National Recovery Month and the Ursuline Centre Centennial Celebration.

**** Action Minutes of the Great Falls City Commission. Please refer to the audio 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. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Cyndi Baker, 500 Montana Avenue NW, provided an update on the naming contest for the K-9 police dogs.

PUBLIC HEARINGS

3. RESOLUTION 9938 TO LEVY AND ASSESS PROPERTIES WITHIN SPECIAL IMPROVEMENT LIGHTING DISTRICT.

Fiscal Services Director Melissa Kinzler reported that there are currently 26 Special Improvement Lighting Districts with approximately 9,420 roadway lights, lighting over 70% of the City. The majority of the roadway lights are owned by Northwestern Energy. The City of Great Falls pays Northwestern Energy a maintenance fee, an operational fee and a distribution fee for those lights. The electrical supply for the lights is provided by and paid to Electric City Power. The Special Improvement Lighting District funds are administered by the Fiscal Services Department to maintain the light poles and furnish electrical current for the lighting districts throughout the year. The estimated assessment is \$1,766,640 for Fiscal Year 11/12.

Mayor Pro Tempore Jones declared the public hearing open.

Speaking in opposition to Resolution 9938 was:

Ron Gessaman, 1006 36th Avenue NE, requested an explanation why there was a variation in percentage increases.

Ms. Kinzler explained that the assessment is based on the number of poles in each district, and each pole differs in maintenance costs. Also taken into account were Electric City Power's rate increase, and the cash reserve in the funds.

No one spoke in support of Resolution 9938.

Mayor Pro Tempore Jones declared the public hearing closed.

Commissioner Burow moved, seconded by Commissioner Jolley, that the City Commission adopt Resolution 9938.

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

Motion carried 4-0.

OLD BUSINESS

NEW BUSINESS

4. GREAT FALLS EMERGENCY SERVICES REQUEST FOR EMS TRANSPORT RATE INCREASE IN ACCORDANCE WITH OCCGF 8.9.375.

Fire Chief Randy McCamley reported that in 2008 the City entered into a performance contract for ambulance service with Great Falls Emergency Services. This contract established the initial ambulance rates and allows for periodic increases subject to conditions outlined in the contract. The proposed ambulance rate increases are within market for Montana. Staff recommends approval of the increases as proposed.

Mr. Dave Kuhn, President of Great Falls Emergency Services, provided a brief overview of response times, number of transports, mix of payers and which of those the rate increases wouldn't affect.

Commissioner Bronson moved, seconded by Commissioner Jolley, that the City Commission approve increases in transport rates as per Great Falls Emergency Services proposal and found in Exhibit D-1, Addendum to the EMS Transport Services Contract.

Mayor Pro Tempore Jones asked if there were any inquiries from the public.

Ron Gessaman, 1006 36th Avenue NE, requested clarification regarding a concern noted in the agenda report.

Chief McCamley responded that he is also the EMS Administrator. As such, he wanted to point out to the Commission the distinction that, although the rate proposals are within market, the main reason for the rate increase was due to a change in business practices between Benefis Healthcare

and Great Falls Emergency Services.

Mr. Gessaman perceives a problem with Benefis, Great Falls Emergency Services and the City being involved in emergency transport services.

Chief McCamley clarified that the City of Great Falls, through a performance contract, oversees and regulates 911 emergency services responses. The City does not regulate non-emergencies or other businesses that may be part of the ambulance portfolio.

Motion carried 4-0.

ORDINANCES/RESOLUTIONS

5. **ORDINANCE 3081 TO ASSIGN CITY ZONING TO SERVICE DISTRICT NO. 4 OF THE UPPER/LOWER RIVER ROAD WATER & SEWER DISTRICT.**

Planning and Community Development Director Mike Haynes reported that Ordinance 3081 pertains to the proposed assignment of R-3 zoning to 57 properties in Upper/Lower River Road Water & Sewer District No. 4 upon annexation. The City Commission approved Service District No. 1 that comprised 170 parcels in 2007, Service District No. 2 that comprised 81 parcels in 2009 and Service District No. 3 that comprised 38 parcels in 2010. If Service District No. 4 is annexed, it would bring the total number of parcels annexed into the City in the Upper/Lower River Road area through this process to 346 parcels.

The Upper/Lower River Road Water & Sewer District (the "District") is responsible for establishing Service Areas, gathering the requisite number of signatures authorizing annexation, submitting the annexation request to the City, and funding and coordinating water and sewer system projects with Public Works. The District has submitted signed annexation petitions from 65% of registered electors owning real property in Service District No. 4 which allows the District to request, and the City to process, the application for annexation and initial zoning.

On July 26, 2011, the Zoning Commission recommended that the City Commission assign R-3 zoning to the subject properties upon annexation.

Commissioner Jolley moved, seconded by Commissioners Bronson and Burow, that the City Commission accept Ordinance 3081 on first reading and set public hearing for October 18, 2011.

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

Motion carried 4-0.

CONSENT AGENDA

6. Minutes, September 6, 2011, Commission meeting.
7. Total expenditures of \$2,298,142 for the period of August 26 through September 14, 2011, to include claims over \$5,000, in the amount of \$2,059,033.

8. Contracts list.
9. Grants list.
10. Award bid for one new 2012 tandem axle dump truck to I-State Truck Center of Great Falls in the amount of \$95,871.
11. Award bid for five new section snow plows to Kois Brothers of Great Falls in the amount of \$76,425.
12. Approve Change Order No. 1 in the amount of \$10,112.43 to United Materials of Great Falls for the 21st Avenue NE Drainage Improvements. **OF 1573.6**
13. Approve Change Order No. 1 in the amount of \$6,038 and extend the contract time by 10 days to Dick Olson Construction for the Police Department Rehabilitation CTEP Project. **OF 1567**
14. Approve Final Payment in the amount of \$2,643.11 to Gregoire Construction and the State Miscellaneous Tax Division for the 2010 CDBG Sidewalk Replacement. **OF 1566.7**
15. Approve Final Payment in the amount of \$64,854.30 to United Materials of Great Falls and the State Miscellaneous Tax Division for the 25th Avenue NE Improvements. **OF 1573.6**

Commissioner Bronson requested that item 11 be pulled for separate vote for the reason that Kois Brothers is one of his clients.

Mayor Pro Tempore Jones asked if there were any inquiries from the public. No one responded.

Commissioner Jolley moved, seconded by Commissioner Burow, that the City Commission approve Item 11 of the Consent Agenda.

Motion carried 3-0 (Commission Bronson abstained).

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

Mayor Pro Tempore Jones asked if there were any inquiries from the public.

Ron Gessaman, 1006 36th Avenue NE, referred to Item 6 and expressed that he didn't believe Mr. Calsetta used the word "unsafe" when he was discussing the playground equipment. He asked if Ms. Rearden had compiled the cost comparison regarding the American Legion Baseball Club lease that was also referred to in Item 6. Ms. Rearden responded that she now has the information and will be compiling the cost comparison for the Commission. Mr. Gessaman also discussed the legal fees set forth in Item 7. He also inquired about the payment to Arcadis and was informed the rate study was for the Malt Plant and the report was forthcoming.

There being no one else to address the Commission, Mayor Pro Tempore Jones called for the vote.

Motion carried 4-0.

PETITIONS AND COMMUNICATIONS

16. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Mayor Pro Tempore Jones opened the meeting to Petitions and Communications.

- A. **Kathy Gessaman**, 1006 36th Avenue NE, inquired if Mayor Pro Tempore Jones, as the ECP Chairman, received a progress report during the last Southern Board meeting. Mayor Pro Tempore Jones responded that SME has to file a Form 990 that is public information. The Board now discusses its financial information in executive session.
- B. **Ron Gessaman**, 1006 36th Avenue NE, inquired if a new contract was entered into with the Malt Plant for industrial sewage. Mr. Rearden responded that the contract addendum kept the rates the same. Mr. Gessaman concluded that the Malt Plant should be paying the same amount as other businesses.

CITY MANAGER

17. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

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

CITY COMMISSION

18. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Commissioner Burow relayed good comments about Great Falls and what it has to offer that he received from a gentleman that worked in Great Falls for a few weeks.

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 September 20, 2011, be adjourned at 7:50 p.m.**

Motion carried 4-0.

Mayor Pro Tempore Jones

City Clerk

Minutes Approved: October 4, 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 15 - SEPTEMBER 28, 2011	2,161,371.26
MUNICIPAL COURT ACCOUNT CHECK RUN FOR SEPTEMBER 10 - 15, 2011	48,908.90
MUNICIPAL COURT ACCOUNT CHECK RUN FOR SEPTEMBER 16 - 23, 2011	4,442.50
WIRE TRANSFERS FROM SEPTEMBER 15 - 21, 2011	129,352.34
WIRE TRANSFERS FROM SEPTEMBER 22 - 28, 2011	<u>603,588.29</u>
TOTAL: \$	<u><u>2,947,663.29</u></u>

GENERAL FUND

OTHER ADMIN

ALL STATE SIGNS LLC	OF1626 MAFB & MANG SIGN	16,834.95
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FIRE

NEW WORLD SYSTEMS CORP	FIRE MOBILE SUPPORT	6,600.00
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SPECIAL REVENUE FUND

CTEP PROJECT

DICK OLSON CONSTRUCTION INC	POLICE DEPT REHAB CONSTRUCTION CONTRACT	24,006.76
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THOMAS DEAN & HOSKINS INC	CENTENE PARK LANDSCAPING CONSULTANT SERVICES	6,761.30
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POLICE SPECIAL REVENUE

SOUTHERN POLICE CANINE INC	K-9 PATROL DOG AND 6 WEEK TRAINING	14,050.00
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STREET DISTRICT

UNITED MATERIALS OF GREAT FALLS	ASPHALTIC CONCRETE MATERIAL	76,403.85
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GREAT FALLS SAND & GRAVEL INC	FINAL OF1611.1 2011 STREET REPAIRS	74,001.77
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UNITED MATERIALS OF GREAT FALLS	PMT #2 OF1573.6 21ST AVE NE DRAINAGE IMPROVEMENTS 5TH TO 6TH ST NE	57,566.69
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SPECIAL REVENUE FUND (CONTINUED)

UNITED MATERIALS OF GREAT FALLS	FINAL OF #1615 - 25TH AVE NE STREET IMPROVEMENTS ANIMAL FOUNDATION (SPLIT AMONG FUNDS)	60,740.76
WESTERN SYSTEMS INC	WIRELESS ACCESS POINT CLUSTER & CABLE	15,080.18
PARK & RECREATION SPECIAL REVENUE		
PONCELET LANDSCAPE & EXCAV	HANDICAP TRAIL CONSTRUCTION WEST BANK PARK BOAT RAMP	8,782.00
FEDERAL BLOCK GRANTS		
ABC ROOFING	PMT #3 LABOR & MATERIAL FOR ROOF REPLACEMENT @ GF SENIOR CITIZENS CENTER	9,127.00
J & V RESTAURANT & FIRE SUPPLY	PROGRESS PAYMENT 426 CENTRAL AVE SUBWAY APTS	8,600.00
T & B CONSTRUCTION INC	FINAL PAY ROOF REPAIR 1200 6TH AVE N	8,334.00
JTR CONSTRUCTION	SET HOUSE, PREP FLOOR 1000 12TH AVE NW SHELDON RESIDENCE	7,700.00
GILLS HEATING & COOLING PLUMBING	PROGRESS PAYMENT 426 CENTRAL AVE SUBWAY APTS	6,287.50
JTR CONSTRUCTION	DIRT REMOVAL, LIFT HOUSE 509 20TH ST N	6,181.25
ALR CONTRACTING LLC	CARPENTRY PROGRESS PAYMENT 426 CENTRAL AVE SUBWAY APTS	5,600.00

CAPITAL PROJECTS

GENERAL CAPITAL		
TAMIETTI CONSTRUCTION CO INC	PMT #2 OF979.6 10TH ST BRIDGE COATING	28,826.52

ENTERPRISE FUNDS

WATER

CENTRAL PLUMBING & HEATING INC	PMT #3 OF1610 MONTANA EGG ANNEXATION & UTILITY EXTENSION (SPLIT AMONG FUNDS)	150,314.87
MT DEPT OF ENVIRONMENTAL QUALITY	COMMUNITY CONNECTION ANNUAL FEE FOR 2012	41,630.00

SEWER

VEOLIA WATER NORTH AMERICA	MONTHLY WWTP OPERATION CONTRACT	246,806.34
VEOLIA WATER NORTH AMERICA	MONTHLY CONTRACTED CAPITAL IMPROVEMENTS	12,500.00
CENTRAL PLUMBING & HEATING INC	PMT #3 OF1610 MONTANA EGG ANNEXATION & UTILITY EXTENSION (SPLIT AMONG FUNDS)	7,162.02

STORM DRAIN

THOMAS DEAN & HOSKINS INC	PMT #2 OF1617.1 NW GREAT FALLS SD IMPROVEMENTS/PHASES 1-6 DESIGN	29,592.00
UNITED MATERIALS OF GREAT FALLS	FINAL OF #1615 - 25TH AVE NE STREET IMPROVEMENTS ANIMAL FOUNDATION (SPLIT AMONG FUNDS)	3,465.00

ENTERPRISE FUNDS (CONTINUED)

ELECTRIC

SOUTHERN	PMT OF ENERGY SUPPLY EXPENSE AUG 11	439,233.56
SOUTHERN	DEPOSIT AUGUST 2011	12,292.51

PARKING

APCOA/STANDARD PARKING	OCTOBER 2011 COMPENSATION	25,339.82
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CIVIC CENTER EVENTS

U.S. BANK	GREAT FALLS COMMUNITY CONCERT 12-20 THE WATER COOLERS/GFCCA SEASON / PAY OUT	7,749.01
BANK OF AMERICA	MIKE EPPS 12-36 PAY OUT	13,215.72
DOWNTOWN GREAT FALLS ASSOC	12-13 DANCING WITH THE STARS GF PAY OUT	5,513.28

INTERNAL SERVICES FUND

HEALTH & BENEFITS

BLUE CROSS/BLUE SHIELD	ADMIN & REINSURANCE SEPTEMBER 2011	56,507.84
BLUE CROSS/BLUE SHIELD	HEALTH INS CLAIMS SEPT 13 - 19, 2011	85,749.68
BLUE CROSS/BLUE SHIELD	HEALTH INS CLAIMS SEPT 20 - 26, 2011	138,846.50

CENTRAL GARAGE

BISON MOTOR CO	3 - 2011 SINGLE AXLE FLATBED TRUCKS	187,542.00
MOUNTAIN VIEW CO-OP	FUEL	52,802.70
SIX ROBBLEES INC	SNOW PLOWS FOR NEW P&R PICK UPS	7,577.87

TRUST AND AGENCY

COURT TRUST MUNICIPAL COURT

CITY OF GREAT FALLS	FINES & FORFEITURES COLLECTIONS	47,678.40
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PAYROLL CLEARING

STATE TREASURER	MONTANA TAXES	39,682.00
ICMA RETIREMENT TRUST	EMPLOYEE CONTRIBUTIONS	11,116.58
FIREFIGHTER RETIREMENT	FIREFIGHTER RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	43,837.95
STATEWIDE POLICE RESERVE FUND	POLICE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	55,680.00
PUBLIC EMPLOYEE RETIREMENT	PUBLIC EMPLOYEE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	98,173.55
POLICE SAVINGS & LOAN	EMPLOYEE CONTRIBUTIONS	11,816.00
1ST INTERSTATE BANK	FEDERAL TAXES, FICA & MEDICARE	180,515.93
AFLAC	EMPLOYEE CONTRIBUTIONS	12,541.76
MT MUNICIPAL INTERLOCAL AUTHORITY	WORKERS COMP EMPLOYER CONTRIBUTIONS	227,057.54
UNEMPLOYMENT INSURANCE DIVISION	UNEMPLOYMENT	25,387.85

CLAIMS OVER \$5000 TOTAL:

\$ 2,718,812.81

City of Great Falls

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
6080-71-761-43590	217993	GREAT FALLS TRIBUNE	77	I12-003809	\$ 522.40
6080-71-761-43420	218039	NORTHWESTERN ENERGY	82	I12-003844	\$ 79.86
6080-71-761-42230	218104	A TO Z LOCK & KEY	1849	I12-004066	\$ 17.00
6080-71-761-43620	218156	FICO FACILITY IMPROVEMENT CORP	9812	I12-004092	\$ 311.98
6080-71-761-43410	218159	FSH COMMUNICATIONS	12068	I12-004093	\$ 65.00
6080-71-761-42230	218163	GLACIER STATE ELECTRIC SUPPLY	67	I12-004091	\$ 11.15
6080-71-761-42350	218212	NORTHWEST PIPE FITTINGS INC	142	I12-004090	\$ 448.43

2210-64-625-49310	218221	PONCELET LANDSCAPE & EXCAVATING	999	I12-004118	Fund(6080) Total\$1,455.82 \$ 8,782.00

5310-31-565-43630	217951	BUG DOCTOR	10435	I12-003746	Fund(2210) Total\$8,782.00 \$ 90.00
5310-31-565-43410	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003828	\$ 92.22
5310-31-565-43580	217974	ENERGY LABORATORIES INC	813	I12-003894	\$ 62.00
5310-31-565-43110	218045	PETTY CASH/STRENDING DEE	420	I12-003720	\$ 1.71
5310-31-565-43735	218045	PETTY CASH/STRENDING DEE	420	I12-003720	\$ 5.00
5310-31-565-43110	218064	SHIP-IT	137	I12-003918	\$ 14.61
5310-31-565-42390	218067	SMITH EQUIPMENT CO	2317	I12-003922	\$ 30.00
5310-31-565-42390	218067	SMITH EQUIPMENT CO	2317	I12-003923	\$ 588.00
5310-31-565-42390	218088	UTILITY SPECIALTIES INC	5992	I12-003924	\$ 593.10
5310-31-565-42290	218088	UTILITY SPECIALTIES INC	5992	I12-003925	\$ 657.23
5310-31-564-43590	218090	VEOLIA WATER NORTH AMERICA	11147	I12-003606	\$ 10,949.25
5310-31-564-43590	218090	VEOLIA WATER NORTH AMERICA	11147	I12-003606	\$ 185,278.17
5310-31-564-43590	218090	VEOLIA WATER NORTH AMERICA	11147	I12-003606	\$ 50,578.92
5310-31-564-49410	218090	VEOLIA WATER NORTH AMERICA	11147	I12-003606	\$ 12,500.00
5310-31-565-49310	218136	CENTRAL PLUMBING & HEATING INC	839	I12-004111	\$ 7,162.02
5310-31-564-49325	218174	HDR ENGINEERING INC	10970	I12-004247	\$ 4,764.16
5310-31-565-49310	218205	MT DEPT OF REVENUE 1% WITHHOLDING	136	I12-004112	\$ 76.20

5710-32-195-43590	217999	HUGHES KELLNER SULLIVAN & ALKE PLL	13643	I12-004041	Fund(5310) Total\$273,442.59 \$ 1,500.00

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
5710-32-195-43310	218034	MT PUBLIC SERVICE COMMISSION	2708	I12-003671	\$ 55.00
5710-32-195-43790	218191	MASTERCARD PROCESSING CENTER	8270	I12-004205	\$ 217.70
5710-32-195-43790	218259	WINTERS MICHAEL J	13369	I12-004419	\$ 244.20

					Fund(5710) Total\$2,016.90
5711-64-671-42220	217944	BIG R STORES (CSWW INC)	40	I12-004016	\$ 59.00
5711-64-675-42220	217944	BIG R STORES (CSWW INC)	40	I12-004016	\$ 29.50
5711-64-673-43610	217951	BUG DOCTOR	10435	I12-003774	\$ 42.00
5711-64-671-43340	217961	CENTRAL MONTANA RADIO NETWORK	12339	I12-003657	\$ 240.00
5711-64-671-43340	217961	CENTRAL MONTANA RADIO NETWORK	12339	I12-003658	\$ 240.00
5711-64-671-43340	217961	CENTRAL MONTANA RADIO NETWORK	12339	I12-003659	\$ 240.00
5711-64-671-43340	217961	CENTRAL MONTANA RADIO NETWORK	12339	I12-003660	\$ 500.00
5711-64-675-43410	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003739	\$ 48.31
5711-64-671-43410	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003740	\$ 48.31
5711-64-673-43610	217966	CONSOLIDATED ELECTRICAL DIST INC	52	I12-003737	\$ 13.83
5711-64-673-43810	217971	DPHHS-FCSS	12646	I12-003770	\$ 97.50
5711-64-671-43810	217971	DPHHS-FCSS	12646	I12-003770	\$ 97.50
5711-64-673-42350	217980	FERGUSON ENTERPRISES INC #3201	8915	I12-003733	\$ 86.21
5711-64-671-42220	217996	HAWKINS INC WATER	6715	I12-003734	\$ 3,860.63
5711-64-673-42220	217996	HAWKINS INC WATER	6715	I12-003734	\$ 603.00
5711-64-671-42290	218013	K-MART	10	I12-004017	\$ 32.16
5711-64-675-42290	218013	K-MART	10	I12-004019	\$ 32.44
5711-64-673-42350	218038	NORTHWEST PIPE FITTINGS INC	142	I12-004011	\$ 51.19
5711-64-673-42330	218038	NORTHWEST PIPE FITTINGS INC	142	I12-004012	\$ 102.99
5711-64-675-43420	218039	NORTHWESTERN ENERGY	82	I12-003844	\$ 182.89
5711-64-671-42520	218060	SAMS CLUB	4909	I12-003730	\$ 9.35
5711-64-671-43590	218091	Victoria A. Hicks	12646	I12-003735	\$ 200.00
5711-64-671-43590	218092	Victoria A. Hicks	12646	I12-003736	\$ 200.00
5711-64-673-43410	218137	CENTURYLINK - QWEST CORPORATION	81	I12-004285	\$ 49.34
5711-64-675-43410	218137	CENTURYLINK - QWEST CORPORATION	81	I12-004401	\$ 27.55
5711-64-671-43640	218172	HAWKINS INC WATER	6715	I12-004284	\$ 237.35

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5711-64-671-43590	218182	KENCO ENTERPRISES INC	7497	I12-004402	\$ 24.00
5711-64-671-42520	218200	MONTANA VENDING INC	8447	I12-003727	\$ -409.88
5711-64-671-42520	218200	MONTANA VENDING INC	8447	I12-003728	\$ -322.18
5711-64-671-42520	218200	MONTANA VENDING INC	8447	I12-003729	\$ 267.42
5711-64-673-42520	218200	MONTANA VENDING INC	8447	I12-004282	\$ 322.18
5711-64-671-42520	218200	MONTANA VENDING INC	8447	I12-004328	\$ 464.64

2251-71-711-43790	218140	COOPER, JANA	13575	I12-004414	\$ 241.22
Fund(5711) Total					\$7,677.23
2251-71-711-43790	218148	DOWNTOWN BOZEMAN PARTNERSHIP LLC	12726	I12-004199	\$ 37.50
2251-71-711-43790	218148	DOWNTOWN BOZEMAN PARTNERSHIP LLC	12726	I12-004199	\$ 37.50
2251-71-717-43790	218148	DOWNTOWN BOZEMAN PARTNERSHIP LLC	12726	I12-004199	\$ 37.50
2251-71-717-43790	218148	DOWNTOWN BOZEMAN PARTNERSHIP LLC	12726	I12-004199	\$ 37.50
2251-71-711-43310	218169	GREAT FALLS TRIBUNE	77	I12-004270	\$ 59.22
2251-71-711-43310	218169	GREAT FALLS TRIBUNE	77	I12-004270	\$ 98.20
2251-71-711-43310	218169	GREAT FALLS TRIBUNE	77	I12-004270	\$ 79.00
2251-71-711-43310	218169	GREAT FALLS TRIBUNE	77	I12-004270	\$ 95.00
2251-71-711-43310	218169	GREAT FALLS TRIBUNE	77	I12-004270	\$ 176.60
2251-71-711-43310	218169	GREAT FALLS TRIBUNE	77	I12-004270	\$ 69.40
2251-71-717-43790	218191	MASTERCARD PROCESSING CENTER	8270	I12-004069	\$ 25.00
2251-71-711-42190	218191	MASTERCARD PROCESSING CENTER	8270	I12-004069	\$ 1.00
2251-71-711-43630	218243	SUPERIOR BUSINESS EQUIPMENT CO INC	6345	I12-004088	\$ 13.52
2251-71-711-43790	218247	THOMAS, WENDY	13573	I12-004415	\$ 201.20

5210-00-000-21430	217914	CITY COURT	12645	I12-003745	\$ 100.00
Fund(2251) Total					\$1,209.36
5210-31-556-42290	217931	ACE HARDWARE	4876	I12-003832	\$ 3.99
5210-31-555-42390	217939	BATTERIES PLUS OF GREAT FALLS INC	13522	I12-003772	\$ 7.29
5210-31-556-42410	217944	BIG R STORES (CSWW INC)	40	I12-003833	\$ 102.89
5210-31-556-42260	217944	BIG R STORES (CSWW INC)	40	I12-003911	\$ -49.99

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5210-31-556-42260	217944	BIG R STORES (CSWW INC)	40	I12-003912	\$ 321.93
5210-31-555-42220	217945	BIG SKY FIRE/AFFIRMED MEDICAL	2129	I12-003597	\$ 43.35
5210-31-556-42290	217945	BIG SKY FIRE/AFFIRMED MEDICAL	2129	I12-003835	\$ 12.95
5210-31-556-43410	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003828	\$ 92.23
5210-31-556-42260	217967	CRESCENT ELECTRIC SUPPLY CO	405	I12-003836	\$ 195.50
5210-31-556-42350	217967	CRESCENT ELECTRIC SUPPLY CO	405	I12-003838	\$ 16.52
5210-31-556-49610	217968	DANA KEPNER COMPANY INC BILLINGS	4982	I12-003840	\$ 1,436.00
5210-31-556-42370	217968	DANA KEPNER COMPANY INC BILLINGS	4982	I12-003864	\$ 525.54
5210-31-556-49610	217968	DANA KEPNER COMPANY INC BILLINGS	4982	I12-003868	\$ 2,352.83
5210-31-553-43590	217974	ENERGY LABORATORIES INC	813	I12-003773	\$ 167.00
5210-31-555-42290	217978	FASTENAL COMPANY	7664	I12-003775	\$ 3.53
5210-31-555-42290	217978	FASTENAL COMPANY	7664	I12-003776	\$ 52.12
5210-31-556-42290	217978	FASTENAL COMPANY	7664	I12-003870	\$ 49.00
5210-31-555-42290	217979	FASTENERS INC	62	I12-003777	\$ 145.27
5210-31-556-42290	217981	FLEET SUPPLY COMPANY	64	I12-003879	\$ 17.90
5210-31-556-42290	217981	FLEET SUPPLY COMPANY	64	I12-003896	\$ 21.15
5210-31-556-42290	217986	GENERAL DISTRIBUTING CO	65	I12-003899	\$ 44.95
5210-31-555-42290	217990	GLACIER STATE ELECTRIC SUPPLY	67	I12-003604	\$ 21.00
5210-31-556-42290	217990	GLACIER STATE ELECTRIC SUPPLY	67	I12-003900	\$ 16.50
5210-31-556-42290	217992	GREAT FALLS PAPER & SUPPLY CO	549	I12-003901	\$ 192.67
5210-31-556-42290	218002	INDUSTRIAL TOWEL & COVER SUPPLY CO	104	I12-003913	\$ 90.74
5210-31-556-42290	218009	JOHNSON MADISON LUMBER INC	9	I12-003904	\$ 51.48
5210-31-556-42290	218009	JOHNSON MADISON LUMBER INC	9	I12-003909	\$ 25.88
5210-31-555-43790	218033	MSU NORTHERN	6042	I12-003778	\$ 515.00
5210-31-553-43790	218033	MSU NORTHERN	6042	I12-003778	\$ 257.50
5210-31-556-42360	218038	NORTHWEST PIPE FITTINGS INC	142	I12-003914	\$ 69.97
5210-31-556-42360	218038	NORTHWEST PIPE FITTINGS INC	142	I12-003915	\$ -69.97
5210-31-556-42360	218038	NORTHWEST PIPE FITTINGS INC	142	I12-003916	\$ -219.38
5210-31-556-42290	218038	NORTHWEST PIPE FITTINGS INC	142	I12-003917	\$ 41.57
5210-31-555-43420	218039	NORTHWESTERN ENERGY	82	I12-003844	\$ 40.20

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
5210-31-553-42290	218044	PETTY CASH/DEB MCNEESE	13558	I12-003593	\$ 37.85
5210-31-556-43735	218045	PETTY CASH/STRENDING DEE	420	I12-003720	\$ 173.04
5210-31-556-43620	218045	PETTY CASH/STRENDING DEE	420	I12-003720	\$ 4.00
5210-31-556-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003919	\$ 2.58
5210-31-556-42390	218047	POWER PRO EQUIPMENT CO	8197	I12-003921	\$ 6.60
5210-31-556-42290	218049	PROBUILD	25	I12-003920	\$ 20.97
5210-00-000-21430	218069	SMITH, STAN	1679	I12-003756	\$ 27.22
5210-31-555-42390	218071	STEEL ETC	9522	I12-003779	\$ 61.80
5210-00-000-21430	218073	SUCH, CRAIG A	1679	I12-003755	\$ 63.22
5210-31-556-42290	218099	WINDSOR PLYWOOD	12112	I12-003830	\$ 21.00
5210-31-556-42290	218104	A TO Z LOCK & KEY	1849	I12-003831	\$ 2.50
5210-31-555-42290	218122	BIG R STORES (CSWW INC)	40	I12-004141	\$ 9.97
5210-31-555-43690	218133	CASCADE MACHINE & SUPPLY	12753	I12-004143	\$ 112.50
5210-31-555-42390	218135	CENTRAL LOCK & KEY PLUS SAFE INC	3805	I12-004103	\$ 17.50
5210-31-556-49310	218136	CENTRAL PLUMBING & HEATING INC	839	I12-004111	\$ 150,314.87
5210-31-555-43410	218137	CENTURYLINK - QWEST CORPORATION	81	I12-004133	\$ 168.39
5210-31-555-42220	218150	DPC INDUSTRIES INC	301	I12-004144	\$ 3,688.80
5210-31-555-42220	218150	DPC INDUSTRIES INC	301	I12-004146	\$ 2,700.00
5210-31-553-43590	218151	ENERGY LABORATORIES INC	813	I12-004134	\$ 82.00
5210-31-553-43590	218151	ENERGY LABORATORIES INC	813	I12-004150	\$ 172.00
5210-31-553-43590	218151	ENERGY LABORATORIES INC	813	I12-004154	\$ 82.00
5210-31-553-43590	218151	ENERGY LABORATORIES INC	813	I12-004157	\$ 82.00
5210-31-556-42410	218157	FLEET SUPPLY COMPANY	64	I12-003888	\$ 8.05
5210-31-553-42290	218176	IDEXX DISTRIBUTION INC	12119	I12-004159	\$ 153.63
5210-31-553-42290	218176	IDEXX DISTRIBUTION INC	12119	I12-004162	\$ 707.75
5210-00-000-21430	218195	MEADOW GOLD DAIRIES	1679	I12-004393	\$ 209.15
5210-00-000-21430	218196	MEADOW GOLD DAIRIES	1679	I12-004394	\$ 4.88
5210-31-555-42290	218202	MOUNTAIN VIEW CO-OP	972	I12-004170	\$ 142.50
5210-31-556-45430	218203	MT DEPT OF ENVIRONMENTAL QUALITY	6565	I12-004198	\$ 20,815.00
5210-31-553-45430	218203	MT DEPT OF ENVIRONMENTAL QUALITY	6565	I12-004198	\$ 20,815.00

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5210-31-553-43590	218204	MT DEPT OF PUBLIC HEALTH & HUMAN	6874	I12-004165	\$ 141.00
5210-31-553-43590	218204	MT DEPT OF PUBLIC HEALTH & HUMAN	6874	I12-004167	\$ 360.00
5210-31-556-49310	218205	MT DEPT OF REVENUE 1% WITHHOLDING	136	I12-004112	\$ 1,599.10
5210-31-555-42290	218208	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004172	\$ 4.41
5210-31-555-42290	218209	NATIONAL LAUNDRY	388	I12-003632	\$ 29.75
5210-31-555-42290	218209	NATIONAL LAUNDRY	388	I12-004174	\$ 117.36
5210-31-555-42390	218211	NORTHWEST FENCE PRODUCTS	3118	I12-004175	\$ 19.50
5210-31-555-42390	218211	NORTHWEST FENCE PRODUCTS	3118	I12-004176	\$ 10.80
5210-31-555-42290	218223	PROBUILD	25	I12-004186	\$ 13.77
5210-31-555-42290	218223	PROBUILD	25	I12-004187	\$ 12.88
5210-00-000-21430	218233	SOUTHERN FOODS GROUP LLC	1679	I12-004395	\$ 187.62
5210-00-000-21430	218234	SOUTHERN FOODS GROUP LLC	1679	I12-004396	\$ 802.89
5210-00-000-21430	218235	SOUTHERN FOODS GROUP LLC	1679	I12-004397	\$ 38.83
5210-00-000-21430	218236	SOUTHERN FOODS GROUP LLC	1679	I12-004398	\$ 36.63
5210-31-555-42220	218246	THATCHER COMPANY OF MONTANA	2003	I12-004188	\$ 4,488.29
5210-31-555-42220	218246	THATCHER COMPANY OF MONTANA	2003	I12-004189	\$ 4,531.11
5210-31-555-42220	218246	THATCHER COMPANY OF MONTANA	2003	I12-004191	\$ 4,443.94

4001-31-511-49310	218079	TAMIETTI CONSTRUCTION CO INC	13623	Fund(5210) Total I12-004053	\$224,239.76 \$ 28,826.52
4001-31-511-49310	218205	MT DEPT OF REVENUE 1% WITHHOLDING	136	I12-004056	\$ 291.18

5010-64-651-43590	217946	BIG SKY GOLF CARS	13644	Fund(4001) Total I12-003871	\$29,117.70 \$ 30.00
5010-64-651-43590	217946	BIG SKY GOLF CARS	13644	I12-003873	\$ 60.50
5010-64-651-43590	217946	BIG SKY GOLF CARS	13644	I12-003874	\$ 135.92
5010-64-653-43590	217946	BIG SKY GOLF CARS	13644	I12-003875	\$ 281.63
5010-64-653-43590	217946	BIG SKY GOLF CARS	13644	I12-003876	\$ 109.41
5010-64-651-43590	217946	BIG SKY GOLF CARS	13644	I12-003877	\$ 129.84
5010-64-653-43590	217946	BIG SKY GOLF CARS	13644	I12-003878	\$ 45.00
5010-64-651-43620	217951	BUG DOCTOR	10435	I12-003774	\$ 35.00
5010-64-653-43620	217951	BUG DOCTOR	10435	I12-003774	\$ 50.00

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
5010-00-000-15121	217952	CALLAWAY GOLF SALES CO	13615	I12-003862	\$ 256.00
5010-00-000-15121	218074	SUN MOUNTAIN	11790	I12-003860	\$ 737.34
5010-64-653-42290	218094	WESTERN GOLF INC	10376	I12-003861	\$ 146.75
5010-64-651-42290	218094	WESTERN GOLF INC	10376	I12-003861	\$ 146.75
5010-64-654-42210	218105	ACE HARDWARE	4876	I12-004137	\$ 29.93
5010-64-654-42210	218105	ACE HARDWARE	4876	I12-004142	\$ 11.90
5010-64-654-42330	218113	AUTOMOTIVE MACHINE INC	3732	I12-004138	\$ 17.45
5010-64-652-42210	218122	BIG R STORES (CSWW INC)	40	I12-004073	\$ 100.65
5010-64-652-42290	218122	BIG R STORES (CSWW INC)	40	I12-004130	\$ 51.97
5010-64-653-42290	218165	GREAT FALLS PAPER & SUPPLY CO	549	I12-004156	\$ 79.70
5010-64-652-42340	218168	GREAT FALLS SAND & GRAVEL INC	99	I12-004131	\$ 112.80
5010-64-652-42340	218168	GREAT FALLS SAND & GRAVEL INC	99	I12-004132	\$ 112.80
5010-64-654-42210	218168	GREAT FALLS SAND & GRAVEL INC	99	I12-004139	\$ 112.80
5010-64-654-42340	218168	GREAT FALLS SAND & GRAVEL INC	99	I12-004140	\$ 112.80
5010-64-652-42310	218202	MOUNTAIN VIEW CO-OP	972	I12-004105	\$ 1,805.45
5010-64-652-42310	218202	MOUNTAIN VIEW CO-OP	972	I12-004105	\$ -91.50
5010-64-654-42310	218202	MOUNTAIN VIEW CO-OP	972	I12-004113	\$ 1,084.77
5010-64-654-42310	218202	MOUNTAIN VIEW CO-OP	972	I12-004113	\$ -54.90
5010-64-651-42230	218209	NATIONAL LAUNDRY	388	I12-004152	\$ 25.13
5010-64-653-42230	218209	NATIONAL LAUNDRY	388	I12-004153	\$ 90.84
5010-64-654-42210	218242	SULLIVANS COMPUTERS & ELECTRONICS	39	I12-004147	\$ 10.00
5010-64-653-42350	218242	SULLIVANS COMPUTERS & ELECTRONICS	39	I12-004155	\$ 144.65
5010-64-652-42220	218258	WILBUR-ELLIS COMPANY	1652	I12-004071	\$ 178.75
5010-64-652-42220	218258	WILBUR-ELLIS COMPANY	1652	I12-004075	\$ 2,020.00
5010-64-654-42220	218258	WILBUR-ELLIS COMPANY	1652	I12-004145	\$ 128.75

6065-15-261-43540	217988	GFOA GOV FINANCE OFFICERS ASSOCIATI	382	I12-003975	\$ 425.00
6065-15-264-43590	217993	GREAT FALLS TRIBUNE	77	I12-003793	\$ 135.00
6065-15-264-43110	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-003667	\$ 10.58
6065-15-264-43210	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-003667	\$ 6.11
					Fund(5010) Total\$8,248.88

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6065-15-264-43110	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-003669	\$ 16.04
6065-15-264-43210	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-003669	\$ 4.51
6065-15-264-43110	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-003670	\$ 2,437.66
6065-15-264-43210	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-003670	\$ 791.73
6065-15-264-43110	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-004054	\$ 1,776.81
6065-15-264-43210	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-004054	\$ 587.65
6065-15-264-43110	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-004055	\$ 150.48
6065-15-264-43210	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-004055	\$ 46.44
6065-15-264-43110	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-004057	\$ 267.09
6065-15-264-43210	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-004057	\$ 33.78
6065-15-264-43110	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-004058	\$ 298.41
6065-15-264-43210	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-004058	\$ 37.74
6065-15-264-43110	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-004059	\$ 2,297.00
6065-15-264-43210	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-004059	\$ 755.83
6065-15-264-43110	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-004060	\$ 39.54
6065-15-264-43210	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-004060	\$ 11.45
6065-15-268-43110	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-004061	\$ 73.88
6065-15-268-43110	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-004062	\$ 244.74
6065-15-268-43110	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-004064	\$ 63.34
6065-15-268-43110	218003	INNOVATIVE POSTAL SERVICE INC	7796	I12-004065	\$ 127.91
6065-15-261-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003664	\$ 43.18
6065-15-262-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003664	\$ 4.80
6065-15-264-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003664	\$ 43.19
6065-15-261-43630	218142	DAVIS BUSINESS MACHINES	293	I12-004204	\$ 136.22
6065-15-262-43630	218142	DAVIS BUSINESS MACHINES	293	I12-004204	\$ 15.14
6065-15-264-43630	218142	DAVIS BUSINESS MACHINES	293	I12-004204	\$ 136.22
6065-15-268-43110	218177	INNOVATIVE POSTAL SERVICE INC	7796	I12-004216	\$ 80.34
6065-15-268-43110	218177	INNOVATIVE POSTAL SERVICE INC	7796	I12-004217	\$ 58.76
6065-15-268-43110	218177	INNOVATIVE POSTAL SERVICE INC	7796	I12-004218	\$ 373.74
6065-15-268-43110	218177	INNOVATIVE POSTAL SERVICE INC	7796	I12-004219	\$ 91.68

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6065-15-268-43110	218177	INNOVATIVE POSTAL SERVICE INC	7796	I12-004220	\$ 108.42
6065-15-264-43110	218177	INNOVATIVE POSTAL SERVICE INC	7796	I12-004222	\$ 328.79
6065-15-264-43210	218177	INNOVATIVE POSTAL SERVICE INC	7796	I12-004222	\$ 41.50
6065-15-264-43110	218177	INNOVATIVE POSTAL SERVICE INC	7796	I12-004226	\$ 6.24
6065-15-264-43210	218177	INNOVATIVE POSTAL SERVICE INC	7796	I12-004226	\$ 1.76
6065-15-264-43110	218177	INNOVATIVE POSTAL SERVICE INC	7796	I12-004230	\$ 25.06
6065-15-264-43210	218177	INNOVATIVE POSTAL SERVICE INC	7796	I12-004230	\$ 7.25
6065-15-261-42110	218191	MASTERCARD PROCESSING CENTER	8270	I12-004181	\$ 171.73

2956-71-712-49310	218145	DICK OLSON CONSTRUCTION INC	7847	Fund(6065) Total I12-004404	\$12,312.74 \$ 9,405.00
2956-71-712-49310	218145	DICK OLSON CONSTRUCTION INC	7847	I12-004405	\$ 14,601.76
2956-71-712-49310	218185	LACY & EBELING ENGINEERING INC	663	I12-003829	\$ 675.00
2956-71-712-49310	218205	MT DEPT OF REVENUE 1% WITHHOLDING	136	I12-004406	\$ 95.00
2956-71-712-49310	218205	MT DEPT OF REVENUE 1% WITHHOLDING	136	I12-004408	\$ 147.49
2956-71-712-49310	218248	THOMAS DEAN & HOSKINS INC	119	I12-003827	\$ 6,761.30

2525-15-211-42190	218014	KAY SILK	12645	Fund(2956) Total I12-003825	\$31,685.55 \$ 89.45

6060-21-151-43410	217964	CENTURYLINK - QWEST CORPORATION	81	Fund(2525) Total I12-003717	\$89.45 \$ 676.95

5740-00-000-21480	217970	DOWNTOWN GREAT FALLS ASSOC INC	11125	Fund(6060) Total I12-003890	\$676.95 \$ 3,901.85
5740-64-693-45390	217985	GEMBERLING JOHN	6037	I12-003847	\$ 150.00
5740-00-000-21400	218006	Janet Stone	12731	I12-003927	\$ 165.00
5740-00-000-21480	218015	Kim Mader	12731	I12-003858	\$ 225.75
5740-00-000-21400	218022	Martin Sveum	12731	I12-003926	\$ 110.00
5740-64-691-42290	218024	MASTERCARD PROCESSING CENTER	8270	I12-003851	\$ 24.46
5740-64-691-43640	218026	MONTANA PIANO INC	13386	I12-003855	\$ 320.00
5740-64-693-43980	218036	NATIONAL LAUNDRY	388	I12-003853	\$ 35.46
5740-64-691-42190	218070	STAPLES ADVANTAGE	13227	I12-003849	\$ 55.70
5740-64-691-42190	218070	STAPLES ADVANTAGE	13227	I12-003902	\$ 67.09

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5740-64-691-42190	218070	STAPLES ADVANTAGE	13227	I12-003907	\$ -2.03
5740-64-693-43590	218086	TRIANGLE PIANO SERVICE	5189	I12-003854	\$ 90.00
5740-00-000-21480	218118	Benefis Health Systems/Human Resources	12731	I12-004346	\$ 117.62
5740-00-000-21480	218127	Bre Gittens	12731	I12-004358	\$ 210.25
5740-00-000-21400	218149	DOWNTOWN GREAT FALLS ASSOC INC	11125	I12-004400	\$ 5,513.28
5740-00-000-21480	218153	Farm in The Dell	12731	I12-004347	\$ 277.10
5740-64-693-45390	218160	GEMBERLING JOHN	6037	I12-004363	\$ 100.00
5740-00-000-21480	218188	Life Screenings	12731	I12-004349	\$ 125.00
5740-64-693-43980	218209	NATIONAL LAUNDRY	388	I12-004264	\$ 117.42
5740-00-000-21480	218209	NATIONAL LAUNDRY	388	I12-004351	\$ 372.75
5740-64-693-43980	218209	NATIONAL LAUNDRY	388	I12-004353	\$ 98.41
5740-64-691-42290	218239	STAPLES ADVANTAGE	13227	I12-004260	\$ 87.59
5740-64-691-43590	218255	VISIONONE INC	11426	I12-004261	\$ 1,118.00
5740-64-691-45515	218255	VISIONONE INC	11426	I12-004261	\$ 59.95

4510-71-721-43590	218194	MCKAY ROWEN ASSOCIATES	5295	Fund(5740) Total I12-004026	\$13,340.65 \$ 1,500.00

2855-21-311-43590	217959	CASCADE ELECTRIC CO INC	46	Fund(4510) Total I12-003751	\$1,500.00 \$ 540.42
2855-21-391-43790	218024	MASTERCARD PROCESSING CENTER	8270	I12-003757	\$ 300.00
2855-21-311-43590	218029	MONTANA WASTE SYSTEMS INC	8467	I12-003703	\$ 53.00
2855-21-318-43790	218128	BRINKMAN PAT	8060	I12-004454	\$ 82.38
2855-21-311-43590	218237	SOUTHERN POLICE CANINE INC	11200	I12-004399	\$ 14,050.00

2398-71-727-43630	218243	SUPERIOR BUSINESS EQUIPMENT CO INC	6345	Fund(2855) Total I12-004088	\$15,025.80 \$ 13.51

2520-31-536-42430	0	Electrotechnics Corporation	12649	Fund(2398) Total I12-002858	\$13.51 \$ 206.58
2520-31-536-42430	0	Electrotechnics Corporation	12649	I12-002897	\$ -206.58
2520-31-536-42430	217931	ACE HARDWARE	4876	I12-003748	\$ 8.99
2520-31-536-42430	217931	ACE HARDWARE	4876	I12-003749	\$ 17.98
2520-31-531-42290	217944	BIG R STORES (CSWW INC)	40	I12-003820	\$ 21.98

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2520-31-536-43590	217951	BUG DOCTOR	10435	I12-003746	\$ 11.25
2520-31-531-43630	217951	BUG DOCTOR	10435	I12-003746	\$ 11.25
2520-31-531-43410	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003695	\$ 56.62
2520-31-531-43410	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003828	\$ 13.51
2520-31-536-42290	217965	COLUMBIA PAINT & COATINGS	50	I12-003706	\$ 21.70
2520-31-536-42430	217966	CONSOLIDATED ELECTRICAL DIST INC	52	I12-003994	\$ 42.08
2520-31-536-42430	217972	EBERLE DESIGN INC	3150	I12-003708	\$ 55.00
2520-31-536-42290	217978	FASTENAL COMPANY	7664	I12-003631	\$ 10.58
2520-31-531-42290	217991	GREAT FALLS ICE COMPANY	1486	I12-003818	\$ 27.40
2520-31-536-42290	217992	GREAT FALLS PAPER & SUPPLY CO	549	I12-003821	\$ 31.19
2520-31-531-42290	217992	GREAT FALLS PAPER & SUPPLY CO	549	I12-003821	\$ 31.18
2520-31-531-49325	217993	GREAT FALLS TRIBUNE	77	I12-003793	\$ 643.18
2520-31-531-49310	218017	KUGLIN CONSTRUCTION	8547	I12-003750	\$ 2,100.00
2520-31-531-42390	218027	MONTANA REFINING COMPANY INC	338	I12-003605	\$ 1,892.00
2520-31-536-42435	218032	MOUNTAIN VIEW CO-OP	972	I12-003743	\$ 39.24
2520-31-536-43420	218039	NORTHWESTERN ENERGY	82	I12-003844	\$ 26.62
2520-31-531-42290	218045	PETTY CASH/STRENDING DEE	420	I12-003720	\$ 3.25
2520-31-536-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003622	\$ -50.66
2520-31-531-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003622	\$ -50.67
2520-31-536-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003744	\$ 28.83
2520-31-531-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003744	\$ 28.83
2520-31-536-42290	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003817	\$ 24.17
2520-31-531-42290	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003817	\$ 24.17
2520-31-536-42190	218048	PREFERRED OFFICE EQUIPMENT INC	2862	I12-003701	\$ 251.66
2520-31-531-42190	218048	PREFERRED OFFICE EQUIPMENT INC	2862	I12-003701	\$ 251.67
2520-31-531-42290	218049	PROBUILD	25	I12-003704	\$ 106.93
2520-31-531-42290	218067	SMITH EQUIPMENT CO	2317	I12-004051	\$ 42.85
2520-31-531-42390	218087	UNITED MATERIALS OF GREAT FALLS INC	121	I12-003607	\$ 12,493.94
2520-31-531-42390	218087	UNITED MATERIALS OF GREAT FALLS INC	121	I12-003607	\$ 169.05
2520-31-531-42390	218087	UNITED MATERIALS OF GREAT FALLS INC	121	I12-003608	\$ 8,225.78

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2520-31-531-42390	218087	UNITED MATERIALS OF GREAT FALLS INC	121	I12-003608	\$ 326.03
2520-31-531-42390	218087	UNITED MATERIALS OF GREAT FALLS INC	121	I12-003997	\$ 245.59
2520-31-531-42390	218087	UNITED MATERIALS OF GREAT FALLS INC	121	I12-003998	\$ 8,025.60
2520-31-531-42390	218087	UNITED MATERIALS OF GREAT FALLS INC	121	I12-003998	\$ 48.30
2520-31-531-42390	218087	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004000	\$ 8,481.60
2520-31-531-42390	218087	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004000	\$ 434.70
2520-31-536-42430	218095	WESTERN SYSTEMS INC	12526	I12-003995	\$ 150.00
2520-31-536-42430	218095	WESTERN SYSTEMS INC	12526	I12-003996	\$ 817.47
2520-31-531-42290	218122	BIG R STORES (CSWW INC)	40	I12-004115	\$ 56.43
2520-31-536-43410	218137	CENTURYLINK - QWEST CORPORATION	81	I12-004374	\$ 46.12
2520-31-536-42410	218139	CONSOLIDATED ELECTRICAL DIST INC	52	I12-004163	\$ 63.75
2520-31-531-42290	218154	FASTENAL COMPANY	7664	I12-004166	\$ 10.31
2520-31-531-49310	218168	GREAT FALLS SAND & GRAVEL INC	99	I12-004100	\$ 3,927.23
2520-31-531-49310	218168	GREAT FALLS SAND & GRAVEL INC	99	I12-004100	\$ 70,074.54
2520-31-531-42390	218179	K & K TRUCKING INC	10681	I12-004366	\$ 400.00
2520-31-531-42290	218181	K-MART	10	I12-004102	\$ 10.38
2520-31-531-43690	218184	KUGLIN CONSTRUCTION	8547	I12-004308	\$ 2,806.00
2520-31-531-43690	218192	MCCULLOUGH WRECKER SERVICE	10434	I12-004114	\$ 55.00
2520-31-531-43690	218192	MCCULLOUGH WRECKER SERVICE	10434	I12-004116	\$ 55.00
2520-31-531-43690	218192	MCCULLOUGH WRECKER SERVICE	10434	I12-004117	\$ 55.00
2520-31-536-42435	218202	MOUNTAIN VIEW CO-OP	972	I12-004161	\$ 21.05
2520-31-531-49310	218205	MT DEPT OF REVENUE 1% WITHHOLDING	136	I12-004068	\$ 581.48
2520-31-531-49310	218205	MT DEPT OF REVENUE 1% WITHHOLDING	136	I12-004104	\$ 39.67
2520-31-531-49310	218205	MT DEPT OF REVENUE 1% WITHHOLDING	136	I12-004104	\$ 707.82
2520-31-531-49310	218205	MT DEPT OF REVENUE 1% WITHHOLDING	136	I12-004310	\$ 613.54
2520-31-531-43630	218209	NATIONAL LAUNDRY	388	I12-004063	\$ 21.48
2520-31-531-49310	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004067	\$ 57,566.69
2520-31-531-42390	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004120	\$ 13,360.80
2520-31-531-42390	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004120	\$ 72.45
2520-31-531-42390	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004121	\$ 8,481.60

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2520-31-531-42390	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004121	\$ 48.30
2520-31-531-42390	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004123	\$ 72.45
2520-31-531-49310	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004309	\$ 60,740.76
2520-31-531-42390	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004315	\$ 242.51
2520-31-531-42390	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004316	\$ 121.36
2520-31-531-42390	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004319	\$ 108.27
2520-31-531-42390	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004320	\$ 258.21
2520-31-531-42390	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004321	\$ 112.68
2520-31-531-42390	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004323	\$ 7,603.80
2520-31-531-42390	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004323	\$ 48.30
2520-31-531-42390	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004325	\$ 3,921.60
2520-31-531-42390	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004325	\$ 72.45
2520-31-531-42390	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004327	\$ 8,390.40
2520-31-531-42390	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004327	\$ 193.20
2520-31-531-42390	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004377	\$ 133.66
2520-31-531-42390	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004380	\$ 558.60
2520-31-536-49410	218257	WESTERN SYSTEMS INC	12526	I12-004370	\$ 15,080.18

					Fund(2520) Total\$301,873.91
2220-61-611-42390	218105	ACE HARDWARE	4876	I12-004369	\$ 10.07
2220-61-611-42390	218109	AMSAN	47	I12-004367	\$ 56.86
2220-61-611-43320	218116	BARNES & NOBLE BOOKSELLERS INC	5643	I12-004386	\$ 104.71
2220-61-611-43320	218129	BRODART COMPANY	92	I12-004379	\$ 90.30
2220-61-611-43320	218129	BRODART COMPANY	92	I12-004382	\$ 34.66
2220-61-611-43320	218129	BRODART COMPANY	92	I12-004384	\$ 19.10
2220-61-611-43320	218199	Montana Outdoors	12978	I12-004385	\$ 22.00
2220-61-611-43620	218201	MOSCH ELECTRIC MOTORS INC	118	I12-004378	\$ 103.00
2220-61-611-42190	218213	OFFICE CENTER INC (THE)	2499	I12-004376	\$ 210.00
2220-61-611-42110	218224	PROPERTY & SUPPLY BUREAU ST OF MT	621	I12-004375	\$ 397.80
2220-61-611-42120	218224	PROPERTY & SUPPLY BUREAU ST OF MT	621	I12-004375	\$ 229.47
2220-61-611-43320	218225	PROQUEST LLC	1416	I12-004388	\$ 1,811.78

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2220-61-611-43320	218227	SCHOLASTIC LIBRARY PUBLISHING INC	8701	I12-004389	\$ 368.42
2220-61-611-43526	218252	UNIQUE MANAGEMENT SERVICES INC	8996	I12-004372	\$ 375.90

2394-71-728-43630	218243	SUPERIOR BUSINESS EQUIPMENT CO INC	6345	Fund(2220) Total I12-004088	\$3,834.07 \$ 13.51

2221-61-613-43945	218107	ALA AMERICAN LIBRARY ASSOCIATION	2473	Fund(2394) Total I12-004361	\$13.51 \$ 39.00
2221-61-613-43320	218115	BAKER & TAYLOR INC	4335	I12-004387	\$ 26.76
2221-61-613-43320	218116	BARNES & NOBLE BOOKSELLERS INC	5643	I12-004386	\$ 147.60
2221-61-613-43320	218129	BRODART COMPANY	92	I12-004379	\$ 61.90
2221-61-613-43320	218129	BRODART COMPANY	92	I12-004382	\$ 141.65
2221-61-613-43320	218129	BRODART COMPANY	92	I12-004383	\$ 32.98

6070-31-521-42190	217931	ACE HARDWARE	4876	Fund(2221) Total I12-003719	\$449.89 \$ 4.99
6070-31-521-43350	217938	ASCE AMERICAN SOC OF CIVIL ENG	2287	I12-003882	\$ 225.00
6070-31-521-43350	217938	ASCE AMERICAN SOC OF CIVIL ENG	2287	I12-003884	\$ 225.00
6070-31-521-43350	217938	ASCE AMERICAN SOC OF CIVIL ENG	2287	I12-003885	\$ 225.00
6070-31-521-43350	217938	ASCE AMERICAN SOC OF CIVIL ENG	2287	I12-003886	\$ 225.00
6070-31-521-43630	217951	BUG DOCTOR	10435	I12-003746	\$ 22.50
6070-31-521-42290	217992	GREAT FALLS PAPER & SUPPLY CO	549	I12-003821	\$ 62.37
6070-31-521-43630	218036	NATIONAL LAUNDRY	388	I12-003992	\$ 21.62
6070-31-521-42190	218045	PETTY CASH/STRENDING DEE	420	I12-003720	\$ 9.00
6070-31-521-43790	218045	PETTY CASH/STRENDING DEE	420	I12-003720	\$ 59.50
6070-31-521-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003696	\$ 22.50
6070-31-521-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003718	\$ 26.44
6070-31-521-42290	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003817	\$ 48.33
6070-31-521-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003863	\$ 79.67
6070-31-521-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003866	\$ 80.45
6070-31-521-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003880	\$ 9.99
6070-31-521-42190	218072	STROBELS RENTALS INC	32	I12-003697	\$ 7.00
6070-31-521-43810	218191	MASTERCARD PROCESSING CENTER	8270	I12-004362	\$ 900.00

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6070-31-521-42190	218191	MASTERCARD PROCESSING CENTER	8270	I12-004364	\$ 453.96
6070-31-521-43630	218209	NATIONAL LAUNDRY	388	I12-004360	\$ 7.01
6070-31-521-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004365	\$ 20.02
6070-31-521-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004368	\$ 55.08
6070-31-521-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004371	\$ 61.31
6070-31-521-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004373	\$ 46.88

Fund(6070) Total					\$2,898.62
5410-31-584-42290	217944	BIG R STORES (CSWW INC)	40	I12-003869	\$ 29.97
5410-31-585-42290	217944	BIG R STORES (CSWW INC)	40	I12-003869	\$ 29.97
5410-31-585-42410	217944	BIG R STORES (CSWW INC)	40	I12-003872	\$ 29.99
5410-31-585-43630	217951	BUG DOCTOR	10435	I12-003746	\$ 11.25
5410-31-584-43630	217951	BUG DOCTOR	10435	I12-003746	\$ 11.25
5410-31-585-43210	217957	CASCADE COUNTY PRINT SHOP	8479	I12-003654	\$ 125.00
5410-31-584-43210	217957	CASCADE COUNTY PRINT SHOP	8479	I12-003654	\$ 125.00
5410-31-588-43410	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003819	\$ 43.12
5410-31-585-43410	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003828	\$ 6.07
5410-31-584-43410	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003828	\$ 6.07
5410-31-588-43410	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003828	\$ 1.35
5410-31-588-42310	217981	FLEET SUPPLY COMPANY	64	I12-003783	\$ 26.90
5410-31-584-42290	217992	GREAT FALLS PAPER & SUPPLY CO	549	I12-003821	\$ 31.18
5410-31-585-42290	217992	GREAT FALLS PAPER & SUPPLY CO	549	I12-003821	\$ 31.19
5410-31-584-43310	218025	Metro Marketing Inc	12649	I12-004052	\$ 175.00
5410-31-588-43310	218025	Metro Marketing Inc	12649	I12-004052	\$ 100.00
5410-31-585-43310	218025	Metro Marketing Inc	12649	I12-004052	\$ 175.00
5410-31-584-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003622	\$ -50.67
5410-31-585-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003622	\$ -50.66
5410-31-584-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003744	\$ 28.83
5410-31-585-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003744	\$ 28.83
5410-31-584-42290	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003817	\$ 24.17
5410-31-585-42290	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003817	\$ 24.17

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5410-31-585-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003865	\$ 3.66
5410-31-588-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003865	\$ 3.66
5410-31-584-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003865	\$ 3.66
5410-31-584-43630	218048	PREFERRED OFFICE EQUIPMENT INC	2862	I12-003701	\$ 167.78
5410-31-585-43630	218048	PREFERRED OFFICE EQUIPMENT INC	2862	I12-003701	\$ 167.78
5410-31-588-43630	218048	PREFERRED OFFICE EQUIPMENT INC	2862	I12-003701	\$ 167.77
5410-31-585-43210	218093	WARDEN PAPER CO	1922	I12-003867	\$ 63.04
5410-31-584-43210	218093	WARDEN PAPER CO	1922	I12-003867	\$ 63.04
5410-31-584-43630	218209	NATIONAL LAUNDRY	388	I12-004063	\$ 10.74
5410-31-585-43630	218209	NATIONAL LAUNDRY	388	I12-004063	\$ 10.75

Fund(5410) Total					\$1,624.86
6075-31-511-42190	217945	BIG SKY FIRE/AFFIRMED MEDICAL	2129	I12-003835	\$ 8.35
6075-31-511-43410	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003822	\$ 43.12
6075-31-511-43410	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003828	\$ 127.83
6075-31-511-43690	218038	NORTHWEST PIPE FITTINGS INC	142	I12-003824	\$ 67.00
6075-31-511-42190	218045	PETTY CASH/STRENDING DEE	420	I12-003720	\$ 22.70
6075-31-511-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003823	\$ 18.18

Fund(6075) Total					\$287.18
2890-24-411-43790	218193	MCINTOSH MIKE	13119	I12-004426	\$ 36.56
2890-24-411-43790	218215	OPP SHAUN	7392	I12-004423	\$ 95.84

Fund(2890) Total					\$132.40
5720-21-313-43417	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003714	\$ 119.32
5720-21-313-43417	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003716	\$ 119.32
5720-21-313-43417	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003752	\$ 45.66
5720-21-313-43417	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003753	\$ 91.30
5720-21-313-43417	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003758	\$ 45.66
5720-21-313-43417	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003759	\$ 292.47
5720-21-313-43417	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003760	\$ 119.32
5720-21-313-43417	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003761	\$ 45.66
5720-21-313-43417	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003762	\$ 28.50

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5720-21-313-43417	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003763	\$ 119.32
5720-21-313-43417	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003764	\$ 155.65
5720-21-313-43417	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003765	\$ 94.95
5720-21-313-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-003889	\$ 134.67

				Fund(5720) Total	\$1,411.80
5725-71-725-43620	218104	A TO Z LOCK & KEY	1849	I12-004098	\$ 122.95
5725-71-725-43590	218111	APCOA/STANDARD PARKING	374	I12-004024	\$ 25,339.82
5725-71-725-43410	218137	CENTURYLINK - QWEST CORPORATION	81	I12-004027	\$ 113.38
5725-71-725-43590	218183	KONE INC	8920	I12-004025	\$ 658.02
5725-71-725-43590	218207	MT MOTOR VEHICLE DIVISION	12397	I12-004087	\$ 35.68
5725-71-725-43590	218231	SKYLINE SERVICES INC	10742	I12-004099	\$ 980.00
5725-71-725-43590	218231	SKYLINE SERVICES INC	10742	I12-004101	\$ 370.00
5725-71-725-43630	218243	SUPERIOR BUSINESS EQUIPMENT CO INC	6345	I12-004088	\$ 13.51

				Fund(5725) Total	\$27,633.36
2940-71-742-47330	217930	ABC ROOFING (STATEWIDE CONTRACTING)	11550	I12-003594	\$ 9,127.00
2940-71-742-43590	217935	ALR CONTRACTING LLC	13608	I12-003785	\$ 5,600.00
2940-71-742-47330	217937	ARCHIE BRAY FOUNDATION CLAY BUSINESS	13641	I12-003672	\$ 972.00
2940-71-742-43590	217989	GILLS HEATING & COOLING PLUMBING IN	9518	I12-003791	\$ 6,287.50
2940-71-742-43590	218005	J & V RESTAURANT & FIRE SUPPLY	6109	I12-003790	\$ 8,600.00
2940-71-742-43590	218010	JTR CONSTRUCTION	13592	I12-003802	\$ 7,700.00
2940-71-742-43590	218010	JTR CONSTRUCTION	13592	I12-003805	\$ 6,181.25
2940-71-742-49310	218018	L'HEUREUX PAGE WERNER PC	2986	I12-003584	\$ 1,202.74
2940-71-742-43590	218078	T & B CONSTRUCTION INC	13619	I12-003781	\$ 8,334.00
2940-71-742-43590	218124	BILL LEWIS CONTRACTOR	13621	I12-004322	\$ 1,200.00
2940-71-742-47330	218132	CASCADE COUNTY LAW CLINIC	13648	I12-004135	\$ 579.99
2940-71-742-47330	218132	CASCADE COUNTY LAW CLINIC	13648	I12-004407	\$ 30.01
2940-71-741-43390	218134	CD PUBLICATIONS	11685	I12-004070	\$ 539.00
2940-71-741-43390	218134	CD PUBLICATIONS	11685	I12-004072	\$ 539.00
2940-71-742-49310	218170	GREGOIRE CONSTRUCTION	4917	I12-004301	\$ 2,616.68

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2940-71-742-49310	218205	MT DEPT OF REVENUE 1% WITHHOLDING	136	I12-004303	\$ 26.43
2940-71-742-47330	218243	SUPERIOR BUSINESS EQUIPMENT CO INC	6345	I12-004086	\$ 4,590.00
2940-71-741-43630	218243	SUPERIOR BUSINESS EQUIPMENT CO INC	6345	I12-004088	\$ 13.51
2940-71-742-43590	218248	THOMAS DEAN & HOSKINS INC	119	I12-004318	\$ 1,200.00

5730-64-662-43590	217951	BUG DOCTOR	10435	I12-003774	\$ 30.00
Fund(2940) Total					\$65,339.11
5730-64-662-43620	217960	CENTRAL FLOOR COVERING INC	132	I12-003991	\$ 132.50
5730-64-662-43410	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003738	\$ 129.16
5730-64-662-49220	218011	JUST RITE ACOUSTICS INC	10623	I12-003826	\$ 1,305.00
5730-64-662-42230	218023	MASCO JANITORIAL SUPPLY	198	I12-003989	\$ 21.26
5730-64-662-43590	218081	TEMP TRACK LLC	3182	I12-004020	\$ 369.33
5730-64-662-43590	218081	TEMP TRACK LLC	3182	I12-004021	\$ 274.63
5730-64-662-42230	218190	MASCO JANITORIAL SUPPLY	198	I12-004208	\$ 79.00
5730-64-662-42230	218190	MASCO JANITORIAL SUPPLY	198	I12-004210	\$ 52.85
5730-64-662-43640	218191	MASTERCARD PROCESSING CENTER	8270	I12-004040	\$ 119.99
5730-64-662-42350	218191	MASTERCARD PROCESSING CENTER	8270	I12-004350	\$ 55.77
5730-64-662-42230	218209	NATIONAL LAUNDRY	388	I12-004207	\$ 30.02
5730-64-662-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004211	\$ 358.96

6055-14-181-43790	218024	MASTERCARD PROCESSING CENTER	8270	I12-004028	\$ 250.00
Fund(5730) Total					\$2,958.47
6055-14-181-45320	218142	DAVIS BUSINESS MACHINES	293	I12-004106	\$ 22.58
6055-14-181-42110	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004185	\$ 37.99
6055-14-181-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004185	\$ 13.58
6055-14-181-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004190	\$ 11.29

7910-00-000-20902	0	1ST INTERSTATE BANK	5320	I12-003956	\$ 91,522.51
Fund(6055) Total					\$335.44
7910-00-000-20905	0	1ST INTERSTATE BANK	5320	I12-003957	\$ 88,993.42
7910-00-000-20943	0	BENEVOLENT FUND	4301	I12-003954	\$ 915.00
7910-00-000-20947	0	CITY OF GREAT FALLS HEALTH	5319	I12-003955	\$ 194,758.00
7910-00-000-10100	0	CITY OF GREAT FALLS HEALTH	5319	I12-003955	\$ -194,758.00

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7910-00-000-20908	0	FIREFIGHTER RETIREMENT SYS	4271	I12-003949	\$ 43,837.95
7910-00-000-20944	0	ICMA RETIREMENT TRUST-457	4245	I12-003933	\$ 11,116.58
7910-00-000-20952	0	MT DEPT OF LABOR & INDUSTRY UNEMPLO	4246	I12-000020	\$ 4,116.69
7910-00-000-20952	0	MT DEPT OF LABOR & INDUSTRY UNEMPLO	4246	I12-000516	\$ 4,336.47
7910-00-000-20952	0	MT DEPT OF LABOR & INDUSTRY UNEMPLO	4246	I12-001385	\$ 4,193.82
7910-00-000-20952	0	MT DEPT OF LABOR & INDUSTRY UNEMPLO	4246	I12-002230	\$ 4,339.53
7910-00-000-20952	0	MT DEPT OF LABOR & INDUSTRY UNEMPLO	4246	I12-003041	\$ 4,275.93
7910-00-000-20952	0	MT DEPT OF LABOR & INDUSTRY UNEMPLO	4246	I12-003934	\$ 4,125.41
7910-00-000-20945	0	NATIONWIDE RETIREMENT SOLUTIONS	13276	I12-003965	\$ 3,561.90
7910-00-000-20907	0	PUBLIC EMPLOYEE RETIREMENT SYS	4273	I12-003951	\$ 98,173.55
7910-00-000-20906	0	STATEWIDE POLICE RESERVE FUND	4272	I12-003950	\$ 55,680.00
7910-00-000-20953	217915	AFLAC	6735	I12-003958	\$ 5,012.09
7910-00-000-20955	217915	AFLAC	6735	I12-003959	\$ 5,719.21
7910-00-000-20958	217915	AFLAC	6735	I12-003960	\$ 426.58
7910-00-000-20959	217915	AFLAC	6735	I12-003961	\$ 1,383.88
7910-00-000-20961	217916	CONTINENTAL AMERICAN INS CO	13590	I12-003070	\$ 582.60
7910-00-000-20961	217916	CONTINENTAL AMERICAN INS CO	13590	I12-003966	\$ 582.60
7910-00-000-20941	217917	IAFF LOCAL #8 INT'L ASSOC FIRE FIG	4299	I12-003952	\$ 2,065.00
7910-00-000-20938	217918	INT'L BROTHERHOOD TEAMSTERS LOCAL 2	4259	I12-003944	\$ 1,538.00
7910-00-000-20933	217919	LIUNA LOCAL 1686	4242	I12-003931	\$ 3,347.00
7910-00-000-20939	217920	MONTANA PUBLIC EMPLOYEES ASSOC	4261	I12-003945	\$ 1,545.50
7910-00-000-20908	217921	MONTANA STATE FIREMAN'S ASSOC	4252	I12-003046	\$ 1,519.23
7910-00-000-20908	217921	MONTANA STATE FIREMAN'S ASSOC	4252	I12-003939	\$ 1,498.86
7910-00-000-20946	217922	MT MUNICIPAL INTERLOCAL AUTHORITY W	4238	I12-000015	\$ 36,994.84
7910-00-000-20946	217922	MT MUNICIPAL INTERLOCAL AUTHORITY W	4238	I12-000511	\$ 38,967.64
7910-00-000-20946	217922	MT MUNICIPAL INTERLOCAL AUTHORITY	4238	I12-001383	\$ 37,022.01

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	W				
7910-00-000-20946	217922	MT MUNICIPAL INTERLOCAL AUTHORITY W	4238	I12-002225	\$ 38,871.37
7910-00-000-20946	217922	MT MUNICIPAL INTERLOCAL AUTHORITY W	4238	I12-003036	\$ 38,535.19
7910-00-000-20946	217922	MT MUNICIPAL INTERLOCAL AUTHORITY W	4238	I12-003929	\$ 36,666.49
7910-00-000-20904	217923	MT STATE TREASURER PAYROLL	4244	I12-003932	\$ 39,682.00
7910-00-000-20936	217924	OPERATING ENGINEERS LOCAL 400	4250	I12-003044	\$ 1,134.79
7910-00-000-20936	217924	OPERATING ENGINEERS LOCAL 400	4250	I12-003937	\$ 1,135.16
7910-00-000-20940	217925	PACIFIC NORTHWEST REGIONAL	4263	I12-003946	\$ 47.50
7910-00-000-20942	217926	POLICE SAVINGS & LOAN	4300	I12-003953	\$ 11,816.00
7910-00-000-20922	217927	UNITED FUND	4264	I12-003947	\$ 464.44

6052-00-000-10100	0	CITY OF GREAT FALLS HEALTH	5319	Fund(7910) Total I12-003955	\$725,746.74 \$ 194,758.00
6052-15-267-34198	0	CITY OF GREAT FALLS HEALTH	5319	I12-003955	\$ -194,758.00
6052-15-267-34198	218144	DEAN MORA	12645	I12-004342	\$ 114.10

6050-15-266-45110	217995	HAAS & WILKERSON HOLDINGS INC	2909	Fund(6052) Total I12-003742	\$114.10 \$ 294.00
6050-15-266-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003664	\$ 4.80
6050-15-266-43630	218142	DAVIS BUSINESS MACHINES	293	I12-004204	\$ 15.14
6050-15-266-45110	218171	HAAS & WILKERSON HOLDINGS INC	2909	I12-004241	\$ 295.00

2510-64-634-42210	217931	ACE HARDWARE	4876	Fund(6050) Total I12-003990	\$608.94 \$ 18.98
2510-64-634-42290	217981	FLEET SUPPLY COMPANY	64	I12-003656	\$ 3.79
2510-64-634-42220	218053	RESPOND SYSTEMS	7214	I12-003655	\$ 110.91
2510-64-634-42390	218085	TOOL BOX INC	2886	I12-003741	\$ 49.95
2510-64-634-42390	218186	LAWSON PRODUCTS INC	6589	I12-004283	\$ 289.65

5315-31-575-49310	217993	GREAT FALLS TRIBUNE	77	Fund(2510) Total I12-003793	\$473.28 \$ 722.20
5315-31-575-49310	217993	GREAT FALLS TRIBUNE	77	I12-003793	\$ 665.58

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5315-31-575-49325	218082	THOMAS DEAN & HOSKINS INC	119	I12-003794	\$ 29,592.00
5315-31-575-49310	218205	MT DEPT OF REVENUE 1% WITHHOLDING	136	I12-004310	\$ 35.00
5315-31-575-49310	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004309	\$ 3,465.00

6030-15-212-43412	217963	CENTURY LINK - QWEST COMMUNICATIONS COMPANY LLC	9903	I12-003713	\$ 4,000.00
					Fund(5315) Total\$34,479.78
6030-15-212-43412	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003709	\$ 1,589.16
6030-15-212-43412	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003712	\$ 1,154.25
6030-15-212-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003715	\$ 74.82
6030-15-212-43630	218147	DOUBLE E SYSTEMS	13622	I12-004326	\$ 4,469.60
6030-15-212-43810	218191	MASTERCARD PROCESSING CENTER	8270	I12-004313	\$ 259.00
6030-15-212-43810	218191	MASTERCARD PROCESSING CENTER	8270	I12-004313	\$ 259.00
6030-15-212-43690	218191	MASTERCARD PROCESSING CENTER	8270	I12-004313	\$ 104.00
6030-15-212-42130	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004300	\$ 228.99
6030-15-212-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004306	\$ 11.41
6030-15-212-42130	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004307	\$ 315.00

1000-00-000-21461	217928	REBA LILARD	12646	I12-003452	\$ 50.00
					Fund(6030) Total\$12,465.23
1000-64-633-42290	217929	2M COMPANY INC (RD RR9)	195	I12-003797	\$ 77.29
1000-64-633-42290	217929	2M COMPANY INC (RD RR9)	195	I12-003801	\$ 377.19
1000-64-633-42290	217929	2M COMPANY INC (RD RR9)	195	I12-003801	\$ 11.60
1000-64-633-42330	217929	2M COMPANY INC (RD RR9)	195	I12-003806	\$ 760.00
1000-64-633-42330	217929	2M COMPANY INC (RD RR9)	195	I12-003807	\$ 80.00
1000-64-633-42330	217929	2M COMPANY INC (RD RR9)	195	I12-003807	\$ 8.71
1000-21-391-43590	217932	ADVANCED MULTIMEDIA SOLUTIONS INC	13247	I12-003699	\$ 49.95
1000-14-141-43590	217934	ALLEGRA PRINT & IMAGING OF GREAT FA	173	I12-003731	\$ 70.66
1000-14-141-42110	217934	ALLEGRA PRINT & IMAGING OF GREAT FA	173	I12-003732	\$ 154.77
1000-14-141-43590	217934	ALLEGRA PRINT & IMAGING OF GREAT FA	173	I12-003771	\$ 30.00
1000-14-141-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003673	\$ 25.00
1000-14-141-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003674	\$ 112.50

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
1000-21-342-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003676	\$ 25.00
1000-21-342-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003677	\$ 255.00
1000-21-342-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003678	\$ 7.00
1000-14-141-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003679	\$ 25.00
1000-14-141-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003680	\$ 266.50
1000-14-141-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003681	\$ 75.00
1000-21-342-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003681	\$ 90.00
1000-14-141-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003682	\$ 142.50
1000-21-342-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003682	\$ 25.00
1000-14-141-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003683	\$ 7.00
1000-14-141-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003684	\$ 25.00
1000-14-141-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003685	\$ 47.00
1000-14-141-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003686	\$ 35.00
1000-14-141-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003687	\$ 57.00
1000-14-141-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003688	\$ 279.00
1000-21-342-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003688	\$ 25.00
1000-14-141-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003689	\$ 25.00
1000-21-342-43590	217936	ANIMAL MEDICAL CLINIC	506	I12-003690	\$ 25.00
1000-21-314-42290	217940	BATTERY WAREHOUSE	1010	I12-003569	\$ 19.75
1000-64-633-42290	217941	BEARING SALES INC	37	I12-003841	\$ 4.36
1000-21-312-43560	217942	BENEFIS HEALTH SYSTEM (TESTING)	6751	I12-003795	\$ 279.00
1000-00-000-21421	217943	BEST FRIENDS ANIMAL HOSPITAL PC	9117	I12-004044	\$ 30.00
1000-64-633-42240	217944	BIG R STORES (CSWW INC)	40	I12-003856	\$ 26.97
1000-64-633-42290	217949	BLENDS COPY SHOP INC	43	I12-003812	\$ 6.75
1000-00-000-12400	217950	BOWEN DAVID	2691	I12-004008	\$ 527.92
1000-64-633-43590	217951	BUG DOCTOR	10435	I12-003774	\$ 36.00
1000-64-621-43590	217951	BUG DOCTOR	10435	I12-003774	\$ 42.00
1000-21-342-42240	217954	CAMPBELL PET COMPANY	3842	I12-003702	\$ 220.73
1000-14-141-43590	217955	CAREER QUEST	13466	I12-003371	\$ 1,299.70
1000-14-141-43590	217955	CAREER QUEST	13466	I12-003691	\$ 1,213.60

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1000-14-141-43590	217955	CAREER QUEST	13466	I12-003798	\$ 1,763.00
1000-14-141-43590	217955	CAREER QUEST	13466	I12-003799	\$ 668.30
1000-14-141-43590	217955	CAREER QUEST	13466	I12-003800	\$ 2,267.30
1000-21-311-43410	217956	CARR SHERYL	1302	I12-003710	\$ 54.33
1000-21-311-43210	217957	CASCADE COUNTY PRINT SHOP	8479	I12-003766	\$ 80.00
1000-00-000-21421	217962	CENTRAL WEST ANIMAL CLINIC	1599	I12-004042	\$ 15.00
1000-21-341-43590	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003709	\$ 340.00
1000-15-281-43410	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003722	\$ 44.34
1000-14-141-43412	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003804	\$ 322.79
1000-64-633-42290	217966	CONSOLIDATED ELECTRICAL DIST INC	52	I12-003815	\$ 72.60
1000-14-141-43590	217973	ECOLAB PEST ELIMINATION	4334	I12-003694	\$ 52.00
1000-21-314-43630	217973	ECOLAB PEST ELIMINATION	4334	I12-003792	\$ 96.00
1000-00-000-21421	217975	EVERGREEN VETERINARY CLINIC	12964	I12-004046	\$ 30.00
1000-64-622-42290	217976	EVERSON VICKI	12002	I12-003675	\$ 140.88
1000-64-633-42290	217977	FAGENSTROM CO (THE)	731	I12-003814	\$ 140.40
1000-64-633-42290	217977	FAGENSTROM CO (THE)	731	I12-003814	\$ 15.00
1000-64-633-42290	217981	FLEET SUPPLY COMPANY	64	I12-003784	\$ 11.94
1000-64-633-42290	217981	FLEET SUPPLY COMPANY	64	I12-003845	\$ 13.78
1000-64-633-42290	217981	FLEET SUPPLY COMPANY	64	I12-003846	\$ 4.00
1000-00-000-21421	217982	Florence Reed	12707	I12-004036	\$ 15.00
1000-00-000-21421	217983	Gabriel Krebs	12707	I12-004013	\$ 15.00
1000-00-000-21422	217983	Gabriel Krebs	12707	I12-004013	\$ 200.00
1000-14-171-43520	217984	GARLINGTON, LOHN & ROBINSON PLLP	13531	I12-004038	\$ 788.72
1000-64-633-42290	217987	GERBERS OF MONTANA INC	66	I12-003842	\$ 9.46
1000-21-314-42230	217992	GREAT FALLS PAPER & SUPPLY CO	549	I12-003707	\$ 160.15
1000-21-341-43210	217993	GREAT FALLS TRIBUNE	77	I12-003809	\$ 513.44
1000-00-000-12400	217994	GROVE CLOYD A	1115	I12-004010	\$ 527.92
1000-00-000-21421	217997	Henry Croff	12707	I12-004031	\$ 30.00
1000-00-000-21422	217997	Henry Croff	12707	I12-004031	\$ 100.00
1000-14-141-42290	217998	HILLS PET NUTRITION SALES INC	12934	I12-003780	\$ 70.00

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
1000-14-141-42290	217998	HILLS PET NUTRITION SALES INC	12934	I12-003782	\$ 98.00
1000-14-141-42290	217998	HILLS PET NUTRITION SALES INC	12934	I12-003786	\$ 98.00
1000-14-141-42290	217998	HILLS PET NUTRITION SALES INC	12934	I12-003787	\$ 98.00
1000-14-141-42290	217998	HILLS PET NUTRITION SALES INC	12934	I12-003788	\$ 55.56
1000-14-141-42290	217998	HILLS PET NUTRITION SALES INC	12934	I12-003796	\$ 70.00
1000-21-326-42240	218001	IDENTITY SCREENPRINTING & EMB	9468	I12-003566	\$ 60.00
1000-21-314-43630	218004	J & V RESTAURANT & FIRE SUPPLY	6109	I12-003700	\$ 36.90
1000-00-000-21422	218007	Jim Cardwell	12707	I12-004018	\$ 200.00
1000-00-000-12400	218008	JOHNSON DIRK	10526	I12-003968	\$ 689.35
1000-64-633-42290	218009	JOHNSON MADISON LUMBER INC	9	I12-003848	\$ 14.85
1000-64-633-42290	218009	JOHNSON MADISON LUMBER INC	9	I12-003850	\$ 23.45
1000-64-633-42290	218009	JOHNSON MADISON LUMBER INC	9	I12-003852	\$ 27.85
1000-64-633-42290	218009	JOHNSON MADISON LUMBER INC	9	I12-003903	\$ 19.25
1000-64-633-42290	218009	JOHNSON MADISON LUMBER INC	9	I12-003905	\$ 13.56
1000-00-000-21421	218012	K-HEART VETERINARY SERVICE	11045	I12-004048	\$ 15.00
1000-64-621-43210	218013	K-MART	10	I12-003859	\$ 21.96
1000-00-000-12400	218016	KNOTT RAY	13349	I12-004004	\$ 203.90
1000-00-000-12400	218019	LONEY TYLER	13646	I12-003999	\$ 689.35
1000-00-000-21422	218020	Lori Casey	12707	I12-004037	\$ 200.00
1000-00-000-21421	218021	Lynn Pitts	12707	I12-004023	\$ 15.00
1000-21-311-42290	218023	MASCO JANITORIAL SUPPLY	198	I12-003705	\$ 39.99
1000-21-314-42230	218023	MASCO JANITORIAL SUPPLY	198	I12-003705	\$ 79.52
1000-64-633-42230	218023	MASCO JANITORIAL SUPPLY	198	I12-003857	\$ 19.55
1000-64-633-42230	218023	MASCO JANITORIAL SUPPLY	198	I12-003857	\$ -22.19
1000-64-633-42230	218023	MASCO JANITORIAL SUPPLY	198	I12-003881	\$ 112.98
1000-64-633-42230	218023	MASCO JANITORIAL SUPPLY	198	I12-003883	\$ 37.71
1000-21-325-43790	218024	MASTERCARD PROCESSING CENTER	8270	I12-003757	\$ 26.78
1000-21-325-43790	218024	MASTERCARD PROCESSING CENTER	8270	I12-003757	\$ 35.77
1000-21-391-43590	218024	MASTERCARD PROCESSING CENTER	8270	I12-003757	\$ 7.95
1000-15-281-42190	218024	MASTERCARD PROCESSING CENTER	8270	I12-004005	\$ 42.27

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
1000-14-171-43350	218028	MONTANA SECRETARY OF STATE	5793	I12-004043	\$ 25.00
1000-64-633-42240	218036	NATIONAL LAUNDRY	388	I12-003892	\$ 8.90
1000-14-141-42350	218037	NCE CRAWFORD EMCOTEK	13039	I12-003293	\$ 49.70
1000-64-633-42330	218038	NORTHWEST PIPE FITTINGS INC	142	I12-003808	\$ 271.85
1000-64-633-42330	218038	NORTHWEST PIPE FITTINGS INC	142	I12-003810	\$ 249.49
1000-64-633-42330	218038	NORTHWEST PIPE FITTINGS INC	142	I12-003811	\$ 467.74
1000-64-633-43420	218039	NORTHWESTERN ENERGY	82	I12-003844	\$ 198.99
1000-21-315-43590	218040	ORCHID CELLMARK	13640	I12-003570	\$ 1,295.00
1000-00-000-12400	218042	PANCICH ALEXIS	13298	I12-004006	\$ 477.62
1000-21-315-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003562	\$ 239.96
1000-21-311-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003711	\$ 379.90
1000-15-281-42110	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003721	\$ 17.39
1000-14-171-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-004033	\$ 174.06
1000-64-633-42330	218047	POWER PRO EQUIPMENT CO	8197	I12-003839	\$ 131.89
1000-64-633-42290	218049	PROBUILD	25	I12-003898	\$ 8.75
1000-00-000-12400	218051	REARDEN PATTY	2179	I12-003768	\$ 336.50
1000-00-000-12400	218052	RENTFRO JAMES	12536	I12-004003	\$ 203.90
1000-64-633-42290	218053	RESPOND SYSTEMS	7214	I12-004022	\$ 155.15
1000-64-621-42190	218053	RESPOND SYSTEMS	7214	I12-004029	\$ 29.81
1000-00-000-12400	218054	RICHARDS REBECCA	12768	I12-003769	\$ 577.40
1000-00-000-12400	218056	ROWTON JAY	10597	I12-004002	\$ 492.50
1000-64-633-42290	218057	RYANS CASH & CARRY	191	I12-003813	\$ 25.92
1000-21-314-43590	218058	S & C AUTO INC	289	I12-003563	\$ 230.00
1000-21-314-43590	218058	S & C AUTO INC	289	I12-003565	\$ 250.00
1000-00-000-12400	218059	SALYER GILES	3588	I12-003767	\$ 336.50
1000-00-000-21422	218061	Sandra Chrisman	12707	I12-004034	\$ 200.00
1000-64-633-42290	218062	SELSTAD'S SOD FARM	9248	I12-003895	\$ 18.00
1000-00-000-12400	218063	SHANKS TIMOTHY	1144	I12-004009	\$ 353.17
1000-14-141-43110	218064	SHIP-IT	137	I12-003692	\$ 30.62
1000-14-141-43110	218064	SHIP-IT	137	I12-003693	\$ 27.46

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
1000-24-411-43590	218065	SIMPSON DR DAVID	13004	I12-003698	\$ 1,200.00
1000-24-411-43590	218065	SIMPSON DR DAVID	13004	I12-003698	\$ 1,200.00
1000-00-000-21421	218066	SKYLINE VETERINARY CLINIC	87	I12-004045	\$ 30.00
1000-64-633-42290	218067	SMITH EQUIPMENT CO	2317	I12-003816	\$ 22.00
1000-64-633-42290	218067	SMITH EQUIPMENT CO	2317	I12-003834	\$ 549.00
1000-64-633-42290	218067	SMITH EQUIPMENT CO	2317	I12-003837	\$ 54.00
1000-00-000-12400	218068	SMITH JOHN	7071	I12-004001	\$ 203.90
1000-00-000-21421	218076	Susan Sanchez	12707	I12-004039	\$ 15.00
1000-00-000-21422	218076	Susan Sanchez	12707	I12-004039	\$ 100.00
1000-15-283-43520	218077	SUTTON MEGHAN	11443	I12-003993	\$ 120.00
1000-00-000-21400	218080	Tara Edwards	3702	I12-004050	\$ 100.00
1000-21-315-42120	218083	THOMSON WEST	7571	I12-003564	\$ 1,472.65
1000-14-141-32330	218096	WESTSIDE ANIMAL CLINIC	3378	I12-004049	\$ 17.00
1000-00-000-21421	218097	WESTSIDE ANIMAL CLINIC	3378	I12-004047	\$ 30.00
1000-00-000-12400	218098	WILLIAMS LINDA	2926	I12-003967	\$ 213.80
1000-00-000-12400	218100	OTTO DOUGLAS	6478	I12-004273	\$ 148.00
1000-00-000-12400	218101	GANGE JASON	13650	I12-004329	\$ 70.00
1000-64-633-42330	218102	2M COMPANY INC (RD RR9)	195	I12-004343	\$ 1,500.00
1000-64-633-42330	218102	2M COMPANY INC (RD RR9)	195	I12-004344	\$ 1,500.00
1000-64-633-42330	218102	2M COMPANY INC (RD RR9)	195	I12-004344	\$ 32.71
1000-64-633-42330	218102	2M COMPANY INC (RD RR9)	195	I12-004345	\$ 49.50
1000-64-633-42330	218102	2M COMPANY INC (RD RR9)	195	I12-004345	\$ 207.50
1000-24-411-43620	218103	A T KLEMENS INC	84	I12-004168	\$ 438.45
1000-24-411-43620	218103	A T KLEMENS INC	84	I12-004169	\$ 97.50
1000-24-411-42230	218105	ACE HARDWARE	4876	I12-004171	\$ 12.99
1000-24-411-43810	218106	ACTION TRAINING SYSTEMS INC	10176	I12-004206	\$ 1,056.69
1000-14-199-43590	218108	ALL STATE SIGNS LLC	13637	I12-004107	\$ 16,834.95
1000-14-141-32330	218110	ANIMAL MEDICAL CLINIC	506	I12-004089	\$ 39.00
1000-00-000-21421	218112	ASSOCIATED VETERINARY SERVICES	162	I12-004195	\$ 15.00
1000-00-000-21422	218112	ASSOCIATED VETERINARY SERVICES	162	I12-004195	\$ 170.00

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
1000-14-192-42120	218114	AV CAPTURE ALL INC	13517	I12-004214	\$ 199.00
1000-14-192-42120	218114	AV CAPTURE ALL INC	13517	I12-004215	\$ 199.00
1000-64-633-42330	218117	BATTERY WAREHOUSE	1010	I12-004225	\$ 31.50
1000-14-141-32330	218120	BEST FRIENDS ANIMAL HOSPITAL PC	9117	I12-004083	\$ 32.00
1000-24-412-42410	218122	BIG R STORES (CSWW INC)	40	I12-004173	\$ 8.99
1000-64-633-42290	218122	BIG R STORES (CSWW INC)	40	I12-004243	\$ 21.96
1000-64-633-42290	218122	BIG R STORES (CSWW INC)	40	I12-004245	\$ 31.98
1000-00-000-21421	218123	BIG SKY ANIMAL MEDICAL CENTER	12915	I12-004084	\$ 75.00
1000-64-633-43590	218125	BIRDTAIL ELECTRIC COMPANY	11148	I12-004340	\$ 96.00
1000-24-411-42220	218126	BOUND TREE MEDICAL LLC	10455	I12-004194	\$ 959.08
1000-24-411-42220	218126	BOUND TREE MEDICAL LLC	10455	I12-004196	\$ 1,994.26
1000-00-000-12400	218130	BRONSON WILLIAM	5872	I12-004417	\$ 266.31
1000-24-411-43640	218131	CAPITAL COMMUNICATIONS	13091	I12-004148	\$ 80.00
1000-24-411-43640	218131	CAPITAL COMMUNICATIONS	13091	I12-004160	\$ 80.00
1000-24-411-43410	218137	CENTURYLINK - QWEST CORPORATION	81	I12-004122	\$ 274.80
1000-24-411-43410	218137	CENTURYLINK - QWEST CORPORATION	81	I12-004124	\$ 54.42
1000-24-411-43410	218137	CENTURYLINK - QWEST CORPORATION	81	I12-004125	\$ 54.42
1000-24-411-43410	218137	CENTURYLINK - QWEST CORPORATION	81	I12-004126	\$ 54.42
1000-24-411-43410	218137	CENTURYLINK - QWEST CORPORATION	81	I12-004127	\$ 61.14
1000-64-633-43410	218137	CENTURYLINK - QWEST CORPORATION	81	I12-004352	\$ 35.50
1000-64-633-42330	218141	CRESCENT ELECTRIC SUPPLY CO	405	I12-004212	\$ 7.02
1000-14-141-43690	218142	DAVIS BUSINESS MACHINES	293	I12-004094	\$ 50.00
1000-14-141-43630	218142	DAVIS BUSINESS MACHINES	293	I12-004095	\$ 44.08
1000-14-141-43630	218142	DAVIS BUSINESS MACHINES	293	I12-004097	\$ 68.08
1000-11-091-45320	218142	DAVIS BUSINESS MACHINES	293	I12-004106	\$ 22.59
1000-14-111-45320	218142	DAVIS BUSINESS MACHINES	293	I12-004106	\$ 22.59
1000-14-114-45320	218142	DAVIS BUSINESS MACHINES	293	I12-004106	\$ 22.59
1000-15-281-43630	218142	DAVIS BUSINESS MACHINES	293	I12-004332	\$ 98.00
1000-21-311-45320	218143	DE LAGE LANDEN FINANCIAL SERVICES I	13323	I12-003891	\$ 589.00
1000-21-326-43350	218152	EQUIFAX INFORMATION SERVICES LLC	3949	I12-003893	\$ 78.30

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1000-64-633-42290	218154	FASTENAL COMPANY	7664	I12-004209	\$ 60.56
1000-64-633-42290	218155	FERGUSON ENTERPRISES INC #3201	8915	I12-004246	\$ 25.92
1000-64-633-42290	218157	FLEET SUPPLY COMPANY	64	I12-004333	\$ 28.98
1000-64-633-42290	218157	FLEET SUPPLY COMPANY	64	I12-004338	\$ 6.95
1000-64-633-42290	218157	FLEET SUPPLY COMPANY	64	I12-004348	\$ 7.95
1000-21-323-42250	218158	FORTHOFER GUNSMITHING & KNIFEMAKING	12647	I12-003906	\$ 185.00
1000-24-411-43640	218161	GENERAL DISTRIBUTING CO	65	I12-004177	\$ 38.44
1000-64-633-42290	218161	GENERAL DISTRIBUTING CO	65	I12-004341	\$ 99.28
1000-00-000-12400	218162	GERHART DONALD	4913	I12-004431	\$ 1,214.40
1000-64-633-42330	218163	GLACIER STATE ELECTRIC SUPPLY	67	I12-004339	\$ 30.70
1000-64-622-42520	218164	GREAT FALLS HISTORIC TROLLEY	10469	I12-004119	\$ 900.00
1000-15-285-43521	218166	GREAT FALLS PRE-RELEASE SERVICES IN	4851	I12-004334	\$ 1,872.83
1000-64-633-42290	218167	GREAT FALLS REDI-MIX INC	1466	I12-004317	\$ 50.00
1000-64-633-42290	218167	GREAT FALLS REDI-MIX INC	1466	I12-004317	\$ 64.00
1000-00-000-12400	218173	HAYNES MICHAEL	13317	I12-004254	\$ 146.34
1000-00-000-12400	218175	HOUSTON CLINT	13652	I12-004430	\$ 700.00
1000-64-633-42290	218178	JOHNSON MADISON LUMBER INC	9	I12-004267	\$ 76.03
1000-64-633-42290	218178	JOHNSON MADISON LUMBER INC	9	I12-004268	\$ 8.76
1000-64-633-42330	218178	JOHNSON MADISON LUMBER INC	9	I12-004269	\$ 47.84
1000-64-633-42330	218178	JOHNSON MADISON LUMBER INC	9	I12-004271	\$ 4.50
1000-64-633-42290	218178	JOHNSON MADISON LUMBER INC	9	I12-004272	\$ 35.99
1000-64-633-42290	218178	JOHNSON MADISON LUMBER INC	9	I12-004274	\$ 11.50
1000-64-633-42290	218178	JOHNSON MADISON LUMBER INC	9	I12-004275	\$ 12.49
1000-64-633-42290	218178	JOHNSON MADISON LUMBER INC	9	I12-004276	\$ 7.65
1000-64-633-42290	218178	JOHNSON MADISON LUMBER INC	9	I12-004311	\$ 90.22
1000-64-633-42290	218178	JOHNSON MADISON LUMBER INC	9	I12-004312	\$ 10.35
1000-64-633-42290	218178	JOHNSON MADISON LUMBER INC	9	I12-004314	\$ 8.43
1000-00-000-21421	218180	K-HEART VETERINARY SERVICE	11045	I12-004193	\$ 15.00
1000-64-622-43590	218182	KENCO ENTERPRISES INC	7497	I12-004403	\$ 24.00

City of Great Falls

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
1000-15-283-43520	218187	LEVEQUE, ERNEST	13647	I12-004335	\$ 200.00
1000-00-000-21422	218189	Lisa Christensen	12707	I12-004197	\$ 30.00
1000-64-633-42240	218190	MASCO JANITORIAL SUPPLY	198	I12-004242	\$ 372.46
1000-21-323-42250	218191	MASTERCARD PROCESSING CENTER	8270	I12-003908	\$ 40.45
1000-14-114-42190	218191	MASTERCARD PROCESSING CENTER	8270	I12-004096	\$ 29.55
1000-24-411-42230	218198	MONTANA BROOM & BRUSH COMPANY	7828	I12-004184	\$ 123.93
1000-14-199-43590	218205	MT DEPT OF REVENUE 1% WITHHOLDING	136	I12-004108	\$ 170.05
1000-11-091-43790	218206	MT LEAGUE OF CITIES AND TOWNS	1732	I12-004136	\$ 110.00
1000-64-633-42230	218209	NATIONAL LAUNDRY	388	I12-004238	\$ 4.00
1000-64-633-42230	218209	NATIONAL LAUNDRY	388	I12-004239	\$ 6.44
1000-64-633-42230	218209	NATIONAL LAUNDRY	388	I12-004240	\$ 7.85
1000-24-412-42120	218210	NEW WORLD SYSTEMS CORPORATION	7183	I12-004201	\$ 1,050.00
1000-24-412-42120	218210	NEW WORLD SYSTEMS CORPORATION	7183	I12-004202	\$ 6,600.00
1000-24-412-42120	218210	NEW WORLD SYSTEMS CORPORATION	7183	I12-004203	\$ 4,900.00
1000-64-633-42290	218212	NORTHWEST PIPE FITTINGS INC	142	I12-004248	\$ 14.46
1000-64-633-42330	218212	NORTHWEST PIPE FITTINGS INC	142	I12-004249	\$ 36.50
1000-64-633-42330	218212	NORTHWEST PIPE FITTINGS INC	142	I12-004250	\$ 56.80
1000-64-633-42330	218212	NORTHWEST PIPE FITTINGS INC	142	I12-004256	\$ 7.40
1000-64-633-42330	218212	NORTHWEST PIPE FITTINGS INC	142	I12-004263	\$ 77.15
1000-64-633-42330	218212	NORTHWEST PIPE FITTINGS INC	142	I12-004266	\$ 115.87
1000-64-621-45320	218213	OFFICE CENTER INC (THE)	2499	I12-004032	\$ 65.00
1000-24-411-43630	218213	OFFICE CENTER INC (THE)	2499	I12-004179	\$ 45.00
1000-00-000-21421	218218	Patricia Clark	12707	I12-004085	\$ 15.00
1000-00-000-21422	218218	Patricia Clark	12707	I12-004085	\$ 200.00
1000-21-311-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-003887	\$ 600.45
1000-21-323-42250	218219	PICKWICK'S OFFICE WORKS INC	367	I12-003889	\$ 197.40
1000-21-311-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-003889	\$ 173.90
1000-64-621-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004030	\$ 42.38
1000-64-633-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004030	\$ 32.78
1000-14-111-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004109	\$ 9.77

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
1000-14-111-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004110	\$ 36.00
1000-24-411-42120	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004128	\$ 155.98
1000-14-111-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004185	\$ 37.99
1000-14-114-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004185	\$ 37.99
1000-11-091-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004185	\$ 37.99
1000-14-111-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004190	\$ 11.30
1000-14-114-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004190	\$ 11.30
1000-14-171-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004190	\$ 11.30
1000-15-281-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004336	\$ -4.19
1000-15-281-42190	218219	PICKWICK'S OFFICE WORKS INC	367	I12-004337	\$ 82.65
1000-24-411-42220	218220	PLAZA UNITED PHARMACY	7938	I12-004180	\$ 252.68
1000-64-633-42330	218222	POWER PRO EQUIPMENT CO	8197	I12-004354	\$ 31.50
1000-24-411-42330	218223	PROBUILD	25	I12-004182	\$ 17.98
1000-24-411-42230	218223	PROBUILD	25	I12-004183	\$ 3.99
1000-64-633-42290	218223	PROBUILD	25	I12-004229	\$ 25.98
1000-00-000-12400	218226	REYNOLDS HAMBLOCK DEBI	1225	I12-004421	\$ 418.33
1000-24-411-43110	218228	SHIP-IT	137	I12-004164	\$ 12.92
1000-00-000-12400	218229	SIEVERT ELLEN	9796	I12-004251	\$ 42.00
1000-64-633-42290	218230	SIX ROBBLEES INC	21	I12-004227	\$ 13.56
1000-64-633-42330	218232	SMITH EQUIPMENT CO	2317	I12-004221	\$ 22.00
1000-64-633-42290	218232	SMITH EQUIPMENT CO	2317	I12-004223	\$ 595.00
1000-64-633-42290	218232	SMITH EQUIPMENT CO	2317	I12-004224	\$ 83.40
1000-21-323-42250	218238	STANFORD POLICE & EMERGENCY SUPPLY	11013	I12-003897	\$ 185.45
1000-64-633-42290	218240	STEEL ETC	9522	I12-004213	\$ 66.50
1000-21-324-43790	218241	STREET CRIMES	13645	I12-003910	\$ 1,475.00
1000-14-112-43630	218243	SUPERIOR BUSINESS EQUIPMENT CO INC	6345	I12-004088	\$ 13.51
1000-64-633-42330	218245	SWAINS SPRING SERVICE	288	I12-004330	\$ 285.00
1000-64-633-42290	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004331	\$ 84.64
1000-64-633-42290	218253	UNITED MATERIALS OF GREAT FALLS INC	121	I12-004331	\$ -4.23

City of Great Falls

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
1000-64-621-43410	218256	WCS TELECOM	11222	I12-004035	\$ 52.34
1000-24-411-43410	218256	WCS TELECOM	11222	I12-004129	\$ 41.91

6010-31-513-42290	217931	ACE HARDWARE	4876	Fund(1000) Total I12-003976	\$84,173.42 \$ 18.16
6010-31-513-42410	217931	ACE HARDWARE	4876	I12-003976	\$ 22.99
6010-31-513-42320	217933	AG WEST DISTRIBUTING CO INC	1334	I12-003636	\$ 50.10
6010-00-000-15110	217933	AG WEST DISTRIBUTING CO INC	1334	I12-003754	\$ 10.38
6010-31-513-42290	217944	BIG R STORES (CSWW INC)	40	I12-003977	\$ 112.49
6010-31-513-42320	217947	BIG SKY HYDRAULICS & MACHINING INC	11168	I12-003978	\$ 608.48
6010-16-513-49410	217948	BISON MOTOR CO INC	42	I12-003598	\$ 62,514.00
6010-16-513-49410	217948	BISON MOTOR CO INC	42	I12-003599	\$ 62,514.00
6010-16-513-49410	217948	BISON MOTOR CO INC	42	I12-003600	\$ 62,514.00
6010-31-513-42320	217948	BISON MOTOR CO INC	42	I12-003637	\$ 51.30
6010-31-513-42320	217948	BISON MOTOR CO INC	42	I12-003979	\$ 425.79
6010-31-513-42320	217948	BISON MOTOR CO INC	42	I12-003980	\$ 51.30
6010-31-513-43630	217951	BUG DOCTOR	10435	I12-003746	\$ 22.50
6010-31-513-43620	217953	CALVERTS OVERHEAD DOOR SERVICE	11134	I12-003666	\$ 348.90
6010-31-513-43355	217958	CASCADE COUNTY TREASURER	1239	I12-003725	\$ 69.00
6010-31-513-43410	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003724	\$ 43.12
6010-31-513-43410	217964	CENTURYLINK - QWEST CORPORATION	81	I12-003828	\$ 13.49
6010-31-513-42320	217969	DIRECT AUTOMOTIVE DISTRIBUTING	13156	I12-003982	\$ 245.92
6010-31-513-42320	217969	DIRECT AUTOMOTIVE DISTRIBUTING	13156	I12-003983	\$ 245.92
6010-31-513-42320	217969	DIRECT AUTOMOTIVE DISTRIBUTING	13156	I12-003984	\$ -283.92
6010-31-513-42320	217981	FLEET SUPPLY COMPANY	64	I12-003638	\$ 7.95
6010-31-513-42320	217981	FLEET SUPPLY COMPANY	64	I12-003981	\$ 3.79
6010-31-513-42290	217992	GREAT FALLS PAPER & SUPPLY CO	549	I12-003821	\$ 62.37
6010-31-513-43210	217993	GREAT FALLS TRIBUNE	77	I12-003793	\$ 113.60
6010-31-513-43210	217993	GREAT FALLS TRIBUNE	77	I12-003793	\$ 116.80
6010-31-513-42320	218000	I STATE TRUCK CENTER INC	11353	I12-003639	\$ 54.79
6010-31-513-43640	218000	I STATE TRUCK CENTER INC	11353	I12-003640	\$ 966.58

City of Great Falls

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
6010-31-513-42320	218000	I STATE TRUCK CENTER INC	11353	I12-003641	\$ -30.83
6010-31-513-42320	218030	MOODIE IMPLEMENT	8656	I12-003642	\$ 311.28
6010-31-513-42320	218031	MOSCH ELECTRIC MOTORS INC	118	I12-003643	\$ 192.68
6010-31-513-42410	218031	MOSCH ELECTRIC MOTORS INC	118	I12-003985	\$ 20.00
6010-00-000-15120	218032	MOUNTAIN VIEW CO-OP	972	I12-004074	\$ 28,901.90
6010-31-513-42290	218035	NAPA AUTO PARTS OF GREAT FALLS	68	I12-003634	\$ 3.99
6010-00-000-15110	218035	NAPA AUTO PARTS OF GREAT FALLS	68	I12-003723	\$ 416.89
6010-31-513-42320	218035	NAPA AUTO PARTS OF GREAT FALLS	68	I12-003971	\$ 18.19
6010-31-513-42320	218035	NAPA AUTO PARTS OF GREAT FALLS	68	I12-003972	\$ 19.18
6010-31-513-42320	218035	NAPA AUTO PARTS OF GREAT FALLS	68	I12-003973	\$ 17.22
6010-31-513-42320	218035	NAPA AUTO PARTS OF GREAT FALLS	68	I12-003974	\$ 14.99
6010-31-513-45390	218036	NATIONAL LAUNDRY	388	I12-003969	\$ 85.57
6010-31-513-45390	218036	NATIONAL LAUNDRY	388	I12-003992	\$ 56.03
6010-31-513-42320	218041	OREILLY AUTO PARTS	12052	I12-003970	\$ 8.99
6010-31-513-43640	218043	PAT'S AUTO BODY	845	I12-003789	\$ 767.00
6010-31-513-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003622	\$ -101.33
6010-31-513-42190	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003744	\$ 57.67
6010-31-513-42290	218046	PICKWICK'S OFFICE WORKS INC	367	I12-003817	\$ 48.33
6010-31-513-42320	218047	POWER PRO EQUIPMENT CO	8197	I12-003987	\$ 134.95
6010-31-513-43630	218048	PREFERRED OFFICE EQUIPMENT INC	2862	I12-003701	\$ 503.34
6010-31-513-42320	218050	RALPH WARD & SONS INC	5082	I12-003635	\$ 150.00
6010-31-513-42320	218055	ROCKY MOUNTAIN TRUCK SERVICE INC	9846	I12-003986	\$ 1,024.33
6010-31-513-43640	218075	SUPERIOR TIRE INC	10829	I12-003988	\$ 31.50
6010-31-513-42320	218084	TITAN MACHINERY INC	75	I12-003644	\$ 289.40
6010-31-513-42320	218084	TITAN MACHINERY INC	75	I12-003645	\$ -80.00
6010-31-513-42290	218089	VALLEY MOTOR SUPPLY CO INC	71	I12-003633	\$ 8.20
6010-31-513-42320	218119	BENNETT MOTORS INC	38	I12-003096	\$ 3.76
6010-00-000-15110	218121	BEST OIL DISTRIBUTING	8163	I12-004237	\$ 2,103.70
6010-31-513-42320	218138	CITY MOTOR CO INC	267	I12-004255	\$ 23.65
6010-31-513-42320	218146	DIRECT AUTOMOTIVE DISTRIBUTING	13156	I12-004078	\$ 305.99

City of Great Falls

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
6010-31-513-42320	218146	DIRECT AUTOMOTIVE DISTRIBUTING	13156	I12-004079	\$ 316.04
6010-31-513-42320	218146	DIRECT AUTOMOTIVE DISTRIBUTING	13156	I12-004080	\$ -305.99
6010-31-513-42320	218146	DIRECT AUTOMOTIVE DISTRIBUTING	13156	I12-004278	\$ 2.59
6010-31-513-42320	218197	MIDLAND IMPLEMENT COMPANY INC	106	I12-004081	\$ 172.24
6010-31-513-42320	218197	MIDLAND IMPLEMENT COMPANY INC	106	I12-004082	\$ 33.84
6010-00-000-15110	218197	MIDLAND IMPLEMENT COMPANY INC	106	I12-004390	\$ 60.04
6010-00-000-15110	218197	MIDLAND IMPLEMENT COMPANY INC	106	I12-004391	\$ 311.09
6010-00-000-15120	218202	MOUNTAIN VIEW CO-OP	972	I12-004392	\$ 23,900.80
6010-31-513-42320	218208	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004076	\$ 30.25
6010-31-513-42320	218208	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004077	\$ 20.66
6010-00-000-15110	218208	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004231	\$ 18.50
6010-00-000-15110	218208	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004234	\$ 228.40
6010-00-000-15110	218208	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004235	\$ 72.99
6010-31-513-42320	218208	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004257	\$ 6.72
6010-31-513-42290	218208	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004258	\$ 25.00
6010-31-513-42320	218208	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004258	\$ 4.80
6010-31-513-42320	218208	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004259	\$ -9.11
6010-31-513-42320	218208	NAPA AUTO PARTS OF GREAT FALLS	68	I12-004262	\$ 11.99
6010-31-513-45390	218209	NATIONAL LAUNDRY	388	I12-004360	\$ 93.24
6010-31-513-42320	218214	OMCO OCHOCO MANUFACTURING CORP	13624	I12-002204	\$ 640.47
6010-31-513-42320	218214	OMCO OCHOCO MANUFACTURING CORP	13624	I12-003549	\$ -285.10
6010-31-513-42320	218216	OREILLY AUTO PARTS	12052	I12-004252	\$ 167.76
6010-31-513-42320	218216	OREILLY AUTO PARTS	12052	I12-004253	\$ -105.84
6010-31-513-42320	218217	PACIFIC STEEL	22	I12-004279	\$ 1,250.42
6010-31-513-42320	218217	PACIFIC STEEL	22	I12-004280	\$ 35.50
6010-31-513-42320	218217	PACIFIC STEEL	22	I12-004281	\$ 79.39
6010-31-513-42320	218217	PACIFIC STEEL	22	I12-004287	\$ 340.85
6010-31-513-42320	218223	PROBUILD	25	I12-004288	\$ 5.39
6010-16-513-42330	218230	SIX ROBBLEES INC	21	I12-004178	\$ 7,577.87
6010-31-513-43640	218244	SUPERIOR TIRE INC	10829	I12-004289	\$ 180.50

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Account#	Check#	VendorName	Vendor#	Invoice#	Amount
6010-31-513-43640	218244	SUPERIOR TIRE INC	10829	I12-004290	\$ 224.75
6010-31-513-43640	218244	SUPERIOR TIRE INC	10829	I12-004291	\$ 150.50
6010-31-513-43640	218244	SUPERIOR TIRE INC	10829	I12-004292	\$ 38.50
6010-31-513-43640	218244	SUPERIOR TIRE INC	10829	I12-004293	\$ 73.50
6010-31-513-43640	218244	SUPERIOR TIRE INC	10829	I12-004294	\$ 84.25
6010-31-513-43640	218244	SUPERIOR TIRE INC	10829	I12-004295	\$ 64.75
6010-31-513-43640	218244	SUPERIOR TIRE INC	10829	I12-004296	\$ 80.00
6010-31-513-43640	218244	SUPERIOR TIRE INC	10829	I12-004297	\$ 142.00
6010-31-513-43640	218244	SUPERIOR TIRE INC	10829	I12-004298	\$ 88.50
6010-31-513-42320	218244	SUPERIOR TIRE INC	10829	I12-004299	\$ 4.00
6010-00-000-15110	218249	TNT SPRINGS INC / TNT TRUCK PARTS	12089	I12-004244	\$ 156.61
6010-31-513-42320	218249	TNT SPRINGS INC / TNT TRUCK PARTS	12089	I12-004302	\$ 124.95
6010-31-513-42320	218249	TNT SPRINGS INC / TNT TRUCK PARTS	12089	I12-004304	\$ 279.84
6010-00-000-15110	218250	TRACTOR & EQUIPMENT CO	69	I12-004232	\$ 251.74
6010-00-000-15110	218250	TRACTOR & EQUIPMENT CO	69	I12-004233	\$ 455.62
6010-00-000-15110	218250	TRACTOR & EQUIPMENT CO	69	I12-004236	\$ 177.36
6010-31-513-42320	218251	TRI STATE TRUCK & EQUIPMENT INC	266	I12-004305	\$ 53.15
6010-31-513-42410	218254	VALLEY MOTOR SUPPLY CO INC	71	I12-004277	\$ 107.58
6010-31-513-42290	218254	VALLEY MOTOR SUPPLY CO INC	71	I12-004277	\$ 12.99

Fund(6010) Total\$263,682.26

Grand Total\$2,161,371.26

CITY OF GREAT FALLS, MONTANA

AGENDA: 8

COMMUNICATION TO THE CITY COMMISSION

DATE: October 4, 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	Crapo Ltd.	2011	Street	\$18,875	Purchase of a 5% mixture added to sanding sand stockpile to prevent freezing of stockpile during winter months.

B	City Manager	Timothy J. Gilligan, D.V.M.	10/01/2011 – 09/30/2012		Compensation based on service provided – per Agreement	Animal Shelter Medical Director Agreement
C	Public Works – Water Plant	Advanced Engineering & Environmental Services, Inc.	10/2011 – 01/2012	5210-31-555-4935	\$45,500	Professional Services Agreement for the Great Falls Water Treatment Plant filtration process evaluation. OF 1637



Item: Tree and Stump Removal
From: Park & Recreation Department
Prepared By: Todd Seymanski, City Forestry
Presented By: Marty Basta, Park & Recreation Director
Action Requested: Postpone Bid Award

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission postpone awarding the bid for the Tree and Stump Removal project.”

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

Staff Recommendation:

Staff Recommends the City Commission postpone awarding the bid for Tree and Stump Removal until October 18, 2011 Commission Meeting to allow staff additional time to evaluate the bids.

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.

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.

Attachments/Exhibits:

1. Bid tabulation



Item: Great Falls Police Department / Great Falls Housing Authority Agreement.

From: Great Falls Police Department

Initiated By: Captain Tim Shanks, Support Services Bureau

Presented By: Chief Cloyd Grove

Action Requested: City Commission authorizes the City Manager to sign the agreement with the Great Falls Housing Authority.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (approve / disapprove) the Community Based Policing Agreement with the Great Falls Housing Authority and (authorize / not authorize) the City Manager to execute this agreement.”

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

Staff Recommendation:

It is recommended the City Commission authorizes the City Manager to approve and sign the agreement.

Background:

The Great Falls Police Department and the Great Falls Housing Authority have had an annual Community Based Policing Agreement in place since the late 1980's. The Great Falls Housing Authority funds one dedicated officer for the purpose of enforcement and investigations in the Great Falls Housing Authority projects. This officer also facilitates the Parkdale Youth Activity Center (PYAC) at the main housing complex.

This officer handles calls during his designated shift. Before or after shift calls are still answered by the Patrol Officers. With the Housing Authority officer on site(s), it does alleviate a substantial number of calls that patrol would have to respond to and resolve. Historically, call loads were high until the Housing Authority officer was established.

The Great Falls Housing Authority provides office space at the main complex for the officer.

Concurrences:

The Community Based Policing Agreement has been approved by the Housing Authority Board. The City Commission has to approve the authorization to sign the agreement.

Fiscal Impact:

The GFHA pays the salary and benefits for the housing officer. The police department provides a marked patrol vehicle for the officer. The police department compensates the officer for over time when necessary.

Alternatives:

Discontinue the officer's presence in the Housing Authority projects and reassign.

Attachments/Exhibits:

1. Copy of the Community Based Policing Agreement.

**GREAT FALLS POLICE DEPARTMENT
AND
GREAT FALLS HOUSING AUTHORITY
COMMUNITY BASED POLICING AGREEMENT**

This contract is entered into this 1st day of January, 2012, by and between the City of Great Falls, hereinafter referred to as "City," and the Great Falls Housing Authority.

In receipt of the mutual covenants and agreements herein contained, the parties agree as follows:

1. The City shall provide personnel and other resources in a Community Policing role at the Great Falls Housing Authority projects. One dedicated officer, excluding contractual time/training time off, shall be provided for the purpose of enforcement and investigations in the Great Falls Housing Authority projects. If the assigned officer or a temporary replacement is not available to the GFHA for longer than 40 hours in each six month agreement period, the GFHA payment will be waived for the period of time that an officer was not available. Payment will resume when an officer becomes available to the GFHA.
2. The Great Falls Housing Authority shall pay the City \$37,540.00 which would include the Officers salary and benefits. Payment shall be made on a monthly basis in the amount of \$6,256.66.
3. The City shall keep detailed records regarding the date and time of contacts exclusive of investigating records. The Great Falls Housing Authority may inspect these records at all reasonable times and these records shall be available for photocopying at no additional fee.
4. Indemnification – The City assumes full responsibility for the officer's performance. The City shall indemnify the Great Falls Housing Authority against, and hold the Housing Authority harmless from, any liability costs, damages, claims or causes of action which may arise as a result of performance by the City of its responsibilities under the terms of this agreement; provided, however, that the City, its Officers and employees shall not assume any liability for acts of the Great Falls Housing Authority, or any of its Officers or agents.
5. **This Agreement shall commence January 1, 2012 and end June 30, 2012 with an automatic six month renewal based on the GFPPA negotiated contract wage with the City of Great Falls. The GFHA agrees to pay the salary and benefits increase, if any, retroactive to July 1, 2012 based on the GFPPA negotiated contract wage.**

In Witness Whereof, the parties hereto have caused this agreement to be executed the day and year first herein above written.

CITY OF GREAT FALLS

GREAT FALLS HOUSING AUTHORITY

Gregory T. Doyon, City Manager

Kevin Hager, Executive Director

ATTEST:

Cloyd Grove, Chief of Police

Lisa Kunz, City Clerk

(Seal of the City)

APPROVED FOR LEGAL CONTENT:

James W. Santoro, City Attorney



Item: Construction Contract Award: 27th, 30th & 32nd Street North Water Main Replacements, O. F. 1599.1

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 \$230,185.00 to United Materials of Great Falls, Inc. for the 27th, 30th & 32nd Street North Water Main Replacements, O. F. 1599.1, 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 will replace portions of the water system located in 27th, 30th and 32nd Streets North. Most of these water mains were installed from the 1920's through the 1940's.

Citizen Participation

This project is being completed in cooperation with the Department of Environmental Quality (DEQ).

Workload Impacts

City engineering staff designed the project and will perform construction inspection and contract administration duties.

Purpose

This project will replace water mains that have been failing and are damaging roadways

and disrupting water service to local residences.

The water main breaks are primarily due to corrosive soils, type of pipe material used, and age.

Project Work Scope

This project will replace approximately 2,100 lineal feet of 6-inch, 8-inch and 12-inch water main, 1 fire hydrant and 6 water service connections; 2,100 square yards of gravel, and 2,500 square yards of four-inch asphalt for road restoration.

The mains to be replaced are located in 27th Street from 2nd Avenue North to 3rd Avenue North; 30th Street from Central Avenue to 3rd Avenue North; and 32nd Street from 1st Avenue North to 3rd Avenue North.

Evaluation and Selection Process

Four bids were received and opened for this project on September 21, 2011. The bids for this project ranged from \$230,185.00 to \$357,172.00. United Materials of Great Falls, Inc. submitted the low bid.

United Materials is an established responsible local contractor and has done many projects within the City. United Materials has the resources and manpower to complete this project.

Conclusion

City staff recommends awarding the contract to United Materials of Great Falls, Inc. in the amount of \$230,185.00. United has executed all the necessary documents.

Concurrences:

DEQ has reviewed and approved the plans and specifications for this project.

Fiscal Impact:

Replacement of these mains will save on maintenance due to man hours and resources necessary for repairs to broken water mains, streets, and surrounding property.

This project is being funded thru the Water Capital Improvement fund.

The attached bid tabulation summarizes bids that were received.

Alternatives:

The City Commission could vote to deny award of the construction contract and re-bid the project or do nothing and continue to repair main breaks as they occur.

Attachments/Exhibits:

1. Bid tabulation is attached.



Item: Construction Contract Award, Lower River Road Landslide, O.F. 1611.4
From: Engineering Division
Initiated By: Public Works Department
Presented By: Jim Rearden, Public Works Director
Action Requested: Consider Bids and Award Construction Contract

Suggested Motion:

1. Commissioner moves:

"I move the City Commission award a contract in the amount of \$310,900.00 to Tamietti Construction Company for the Lower River Road Landslide, O.F. 1611.4, and authorize the City Manager to execute the agreements."

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 will repair two hundred feet of roadway that was damaged by the high flood water in April and May. The slide is located approximately one mile south of the water treatment plant on Lower River Road.

Citizen Participation

This project is located in the public right-of-way. Road users and general public will be informed of the proposed construction through various media sources prior to construction beginning.

Workload Impacts

City engineering staff designed the project with the assistance of NTL Engineering. NTL will perform construction inspection for the City. Contract administration duties will be performed by City engineering staff.

Purpose

This project will stabilize a stretch of roadway that has failed due to sliding within a fill section. Due to space constraints of the river and railroad on either side of the roadway, no option exists for realignment to provide further setback or to avoid the fill material.

Project Work Scope

This project will install approximately 200 feet of steel sheet piling, with an underdrain in the backfill zone. The contract will remove, salvage and reset guardrail and riprap that is encountered during construction. The street department will reconstruct the road after the sheet piling is installed.

Evaluation and Selection Process

Three bids were received and opened for this project on September 21, 2011. The bids ranged from \$310,900.00 to \$479,375.00.

Tamietti Construction Company (Tamietti) submitted the low bid. Tamietti is an established responsible local contractor and has performed many projects around the area. Tamietti has the resources and the manpower to complete this project.

Conclusion

City staff recommends awarding the construction contract to Tamietti in the amount of \$310,900.00.

Concurrences:

The Montana Department of Fish, Wildlife and Parks (FWP) reviewed and approved the plans for this project. FWP authorized the work for the Montana Department of Environmental Quality as a result of an operating agreement between the agencies. Approval by the Montana Department of Natural Resources and Conservation is pending.

Fiscal Impact:

The Street Projects Fund will be used to fund this project. The City has applied for funding from the Federal Emergency Management Agency (F.E.M.A.). Up to 75% of the project costs could be eligible for reimbursement. The attached bid tabulation summarizes bids that were received.

Alternatives:

The City Commission could vote to deny award of the construction contract and re-bid the project or do nothing and continue to perform emergency maintenance as problems occur.

Attachments/Exhibits:

1. Bid tabulation is attached.



Agenda # 13
Commission Meeting Date:
October 4, 2011

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Final Payment: Historic 10th Street Bridge Coatings, Phase II, O.F. 979.6
From: Public Works Department
Initiated By: Preservation Cascade, Inc.
Presented By: Jim Rearden, Public Works Director
Action Requested: Approve Final Payment

Suggested Motion:

1. Commissioner moves:

“I move the City Commission approve Final Payment in the amount of \$3,202.95 to Tamietti Construction Co. and \$32.35 to the State Miscellaneous Tax Division for the Historic 10th Street Bridge Coatings, Phase II, O. F. 979.6, and authorize the City Manager to execute the documents.”

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

Staff Recommendation: Approve Final Payment

Background:

Significant Impacts

This project provided protective coatings for a portion of the substructure of the 10th Street Bridge. The project was set up such that the first span would receive coatings and a unit cost was established to coat additional square footage as funding allowed. Preservation Cascade provided enough additional funding to coat two additional spans.

Workload Impacts

Lacy & Ebeling Engineering, Inc. designed the project, and performed construction inspection and contract administration duties.

Purpose

This Project provided protective coatings to the the first three spans of the 10th Street Bridge. In 2000 a project was completed on the bridge to restore the underlying arches and columns. This project applied a coating to a portion of that work.

On January 20, 1998 the Great Falls City Commission approved a Public/Private Partnership Agreement with The City of Great Falls, Preservation Cascade Inc., and the

National Trust for Historic Preservation which provided for a public/private partnership to preserve the Historic Bridge. The agreement stipulated the City would take ownership of the bridge and would be responsible for all contracting, insurance and all other responsibilities arising from the rehabilitation of the Historic Bridge.

Project Work Scope

As previously stated, the first three northerly spans were completed.

Evaluation and Selection Process

One bid was received and opened for this project on March 2, 2011. The bid received was from Tamietti Construction Co. and was within budget amounts for the project. All the necessary bid documents were properly executed. Subsequently, the City Commission awarded a contract in the amount of \$55,897.00. A Change Order for the project was approved by the City commission on August 16, 2011 in the amount of 32,353.00, which brought the project total to \$88,250.00.

Conclusion

City staff recommends approving Final Payment to Tamietti Construction Company.

Fiscal Impact:

This project was funded from a \$50,000 HB 645 Montana Reinvestment Act Recovery Funds grant administered through the Montana Department of Commerce. Additional funding in the amount of \$40,000.00 was provided by Preservation Cascade, Inc. Preservation Cascade originally allocated \$20,000 to the project to supplement the grant funding. That additional funding allowed the coating of 2 spans of the bridge. As work progressed, Preservation Cascade made available an additional \$20,000 such that a third span could be completed. Preservation Cascade, Inc. applied for and received the grant funding from the Department of Commerce through a competitive process.

Alternatives:

The City Commission could vote to deny the final payment.

Attachments/Exhibits:

1. The Final Payment documents are attached. (Not available online; on file in the City Clerk's Office.)