

Regular City Commission Meeting

Mayor Winters presiding

CALL TO ORDER: 7:00 PM

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

ROLL CALL: City Commissioners present: Michael Winters, Bob Jones, Bill Bronson, Fred Burow and Bob Kelly. Also present were the City Manager and Deputy City Manager; City Attorney; Directors of Fiscal Services and Planning and Community Development; Police Chief; and the City Clerk.

PROCLAMATIONS: Mayor Winters read proclamations for Boys & Girls Club Week and Women's History Month.

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

NEIGHBORHOOD COUNCILS

1. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

There were no miscellaneous reports or announcements from representatives of Neighborhood Councils.

CONSENT AGENDA

2. Minutes, March 4, 2014, Special Commission meeting.
3. Minutes, March 4, 2014, Commission meeting.
4. Total expenditures of \$2,264,747 for the period of February 22, 2014, through March 12, 2014, to include claims over \$5,000, in the amount of \$2,034,314.
5. Contracts list.
6. Lien release list.
7. Set public hearing for April 1, 2014, on Resolution 10063, to Establish Land Development Application Fees.
8. Set public hearing for April 1, 2014, on Resolution 10064, to Establish Rates in Accordance with Title 15 of the Official Code of the City of Great Falls (OCCGF) relating to Permit Fees and Plan Review Fees for Building, Plumbing, Mechanical, Electrical and Sign Permits.
9. Set public hearing for April 1, 2014, on Resolution 10065, Revising Fee Schedule for Information Requests to the City Attorney's Office, Superseding Resolution 9503.

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

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

Motion carried 5-0.

BOARDS & COMMISSIONS

10. REAPPOINTMENT, GOLF ADVISORY BOARD.

Commissioner Bronson moved, seconded by Commissioner Burow, that the City Commission reappoint Mark Johnson as a non-league representative for a three-year term through March 31, 2017.

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

Motion carried 5-0.

11. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

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

PUBLIC HEARINGS

12. RESOLUTION 10057, ESTABLISH FEES FOR ARREST RECORD BACKGROUND CHECKS AT THE POLICE DEPARTMENT.

Police Chief Dave Bowen reported that the Great Falls Police Department currently conducts arrest record background checks for applicants seeking employment. The vast majority of these background checks are conducted for applicants seeking employment with government entities residing outside the jurisdiction of the City of Great Falls. Government agencies employ background investigators to conduct these checks on prospective employees which require checks with the local municipalities. Many of these requests are received through the mail and others are brought in by local investigators en mass. This arrest record check requires staff time to process and return the applications. On average 900 arrest record checks are performed annually by Police Department staff. The recommended fee for this service is \$15.

Mayor Winters declared the public hearing open.

No one spoke in support of or in opposition to Resolution 10057.

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

Commissioner Bronson moved, seconded by Commissioner Burow, that the City Commission adopt Resolution 10057.

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

Commissioner Burow noted that the same fee would apply to non-governmental agencies or

anyone requesting this service.

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

Motion carried 5-0.

13. LOT 5, BLOCK 1, DIVISION ADDITION, IN THE NE¼, SECTION 2, T20N, R3E, P.M.M. – ASI ELDERLY HOUSING DEVELOPMENT - VOYAGER APARTMENTS.

A. RESOLUTION 10068, TO ANNEX SAID PROPERTY.

B. ORDINANCE 3098, TO ASSIGN CITY ZONING TO SAID PROPERTY.

Planning and Community Development Director Craig Raymond reported that this is the public hearing to consider Resolution 10068 to annex and Ordinance 3098 to assign City zoning to the Voyager Apartments, legally described as Lot 5, Block 1, Division Addition to the City of Great Falls, Montana.

At the conclusion of a public hearing held on October 23, 2012, the Planning Advisory Board recommended the City Commission approve the annexation of Voyager Apartments, and the Zoning Commission recommended the City Commission assign a zoning classification of R-6 Multi-family High Density to the property being annexed.

Subsequently, the City Commission accepted the ordinance on first reading and scheduled a public hearing for December 4, 2012, to consider annexation and zoning. At that time the applicant and property owner desired to vacate that hearing and instead proposed passage of a Resolution of Intent to Annex. Resolution of Intention 10001 was adopted by the City Commission.

The developer is prepared to move forward due to successfully receiving different means of financing. Annexation into the City with R-6 Multi-Family High Density zoning would allow the applicant to acquire the ±3.02 acre property from the current property owner and develop a proposed 38-unit accessible, affordable, senior independent rental housing development. In addition to the 32 one-bedroom and 6 two-bedroom apartments, the project will feature common areas including a dining room, kitchen, community rooms, a library, a computer room, and exercise space. While this would not be permanently-staffed like an assisted living facility, individual disabled or frail elderly residents may receive assistance with everyday living from home helpers.

Mayor Winters declared the public hearing open.

Speaking in support of Resolution 10068 and Ordinance 3098 was:

Jana Cooper, TD&H Engineering, 1800 River Drive N, representing ASI Elderly Housing Development, reported that the project is being developed by Accessible Space, Inc., which is one of the nation's premier non-profit developers and operators of accessible, affordable, service enriched housing for people with physical disabilities including the frail elderly. ASI

successfully applied for HOME funds and low income housing tax credits. The proposed project consists of a 38-unit affordable, accessible, low-income senior housing development that is age restricted to 55 and older. Ms. Cooper also reported that the developer will be responsible for improvements to Division Road and water and sewer extensions necessary to serve the project. ASI thinks this is a great addition to the Great Falls community and will fill a need for an important, underserved population.

No one spoke in opposition to Resolution 10068 and Ordinance 3098.

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

Commissioner Jones moved, seconded by Commissioner Bronson, that the City Commission adopt Resolution 10068 and approve the Annexation Agreement all pertaining to ASI Elderly Housing Development.

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

Commissioner Burow received confirmation that ASI will be responsible for paying the infrastructure costs associated with the project.

Motion carried 5-0.

Commissioner Bronson moved, seconded by Commissioner Jones, that the City Commission adopt Ordinance 3098.

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

Motion carried 5-0.

14. COMMUNITY NEED HEARING FOR SOROPTIMIST VILLAGE SENIOR HOUSING, 2400 13TH AVENUE SOUTH.

Planning and Community Development Director Craig Raymond reported that this public hearing is to take public comment on whether the Soroptimist Village meets a community need. Pursuant to state statutes, public hearing notices were published in the Great Falls Tribune on February 28, 2014 and March 14, 2014. Soroptimist Village is a non-profit organization which provides long term affordable housing for low and very low income seniors and the disabled. This group has undertaken significant efforts to rehabilitate the facility and has committed to maintaining the apartments as affordable housing for 46 more years.

No action is required by the City Commission except to conduct the public hearing.

Mayor Winters declared the public hearing open.

Julie Stiteler, homeWORD, Inc., 1535 Liberty Lane, Missoula, reported that Soroptimist Village is an existing property that has been serving the residents of Great Falls for 47 years. This project is a significant renovation of Soroptimist Village. Senior housing is important to Great

Falls and meets an exigent community need, as illustrated by the previous agenda item. She commented that the fact that new developers want to develop senior housing in Great Falls indicates that there is a significant need. She also pointed out that the Consolidated Plan indicates that as well. She provided a handout to the Commission with additional details.

Ms. Stiteler concluded that this renovation is very necessary for maintaining the existing housing as affordable and safe for senior residents in Great Falls and Cascade County.

Commissioner Bronson commented that this is a wonderful project and a great asset to the community.

There being no one else to address the Commission, Mayor Winters closed the public hearing.

OLD BUSINESS

NEW BUSINESS

15. CDBG AND HOME PROGRAM PROPOSED USE OF FUNDS AND PUBLIC HEARING DATE FOR HUD REQUIRED 2014/2015 ANNUAL ACTION PLAN.

Planning and Community Development Director Craig Raymond reported that this item relates to the recommendations from the Community Development Council (CDC) on the proposed use of funds for the 2014/2015 CDBG and HOME programs. The request is to take any public comment and set the final public hearing for April 15, 2014.

At the work session his evening, the CDC made its recommendations after hearing requests for funds from all eligible applicants for the \$780,010 in anticipated public service, public facility and affordable housing grants. As always, the CDC took a thoughtful approach to prioritizing funding applications. The CDC also recommended an award of \$207,000 to Neighborhood Housing Services, Inc.

Commissioner Kelly moved, seconded by Commissioner Jones, that the City Commission accept the proposed use of funds for the 2014/2015 Community Development Block Grant Program and HOME Program for inclusion in the Annual Action Plan and set the public hearing for April 15, 2014.

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

Commissioner Burow commented that he supports the recommendations, but wasn't in favor of the allocation to Paris Gibson Center. He would rather see that allocation go to elderly or needy families.

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

Motion carried 5-0.

ORDINANCES/RESOLUTIONS

16. RESOLUTION 10061, RELATING TO \$2,350,000 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2014A.

Fiscal Services Director Melissa Kinzler reported that on December 17, 2013, the City Commission adopted Resolution 10045, establishing the terms, conditions and documentation for a private, negotiated sale of up to \$2,750,000 in General Obligation Refunding Bonds (Refunding Bonds) for the refunding of General Obligation Bonds, Series 2004, for the soccer park bonds, and General Obligation Bonds, Series 2007, for the swimming pool bonds.

Resolution 10061 will determine the form and details, authorize the execution and delivery, and the levying of taxes for the payment of a private, negotiated sale of \$2,350,000 in General Obligation Refunding Bonds, Series 2014A.

The net present value of debt service savings is \$211,995.

Commissioner Burow moved, seconded by Commissioner Kelly, that the City Commission adopt Resolution 10061.

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

Motion carried 5-0.

17. RESOLUTION 10062, RELATING TO \$1,065,000 LIMITED TAX GENERAL OBLIGATION REFUNDING BONDS (TAXABLE), SERIES 2014B.

Fiscal Services Director Melissa Kinzler reported that on December 17, 2013, the City Commission adopted Resolution 10046, establishing the terms, conditions and documentation for a negotiated sale of up to \$1,200,000 for the refunding of the General Obligation Refunding Note, Series 2005.

Resolution 10062 will authorize the issuance of the bonds, determine the form and details, authorize the execution and delivery of a negotiated sale of up to \$1,070,000 in Limited Tax General Obligation Refunding Bonds.

The interest rates of the Series 2014B bonds result in a net present value savings of \$13,154.93.

Commissioner Kelly moved, seconded by Commissioner Jones, that the City Commission adopt Resolution 10062.

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

Commissioner Kelly commented that he is familiar with the processes involved with issuing and refunding bonds. He expressed kudos to Director Kinzler for her level of comprehension of the intricacies of the market, these processes for refinance and refunding, and for the money she saved the City.

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

Ron Gessaman, 1006 36th Avenue NE, commented that he believes the critics deserve some credit for the savings.

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

Motion carried 5-0.

PETITIONS AND COMMUNICATIONS

18. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

- A. John Hubbard**, 615 7th Avenue South, displayed a photograph that included Charles Russell with his grandfather, Cal Hubbard, along with others in front of what used to be the Silver Dollar Bar. He also discussed finding the purple heart issued to his father and interesting information about his grandfather.
- B. Michael Witsoe**, 510 5th Street South, discussed the same photograph and related newspaper article. He announced that it was Charles Russell Week in Great Falls. Mr. Witsoe read a portion of an article in today's *Tribune* regarding public access and Sunshine Week.
- C. Ron Gessaman**, 1006 36th Avenue NE, also read portions of recent *Tribune* articles regarding delinquent parking tickets and time limits. He also noted that the agenda meeting minutes refer to the word "allow" versus "shall" serve with regard to the recently adopted resolution regarding appointments to boards and commissions.

CITY MANAGER

19. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

City Manager Greg Doyon reported that staff met yesterday to discuss the upcoming budget process, and looked at each other's service priorities. There will be a realignment of City goals. There are areas where fees are necessary in order to cover the costs. There will be ongoing discussions about priorities, reinvesting in the City and, particularly, capital investment.

CITY COMMISSION

20. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

In response to comments about transparency and City government, Mayor Winters announced that in the past four years no one has been ejected from the Commission Chambers, and no one has been denied an interview or time with City staff, City Manager or City Commission.

21. COMMISSION INITIATIVES.

There were no Commission initiatives.

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Bronson moved, seconded by Commissioners Burow and Jones, to adjourn the regular meeting of March 18, 2014, at 7:55 p.m.**

Motion carried 5-0.

Mayor Michael J. Winters

City Clerk Lisa Kunz

Minutes Approved: April 1, 2014