

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, Deputy City Manager, City Attorney, Planning and Community Development Director, City Engineer, Police Chief, and the City Clerk.

AGENDA APPROVAL: City Manager Greg Doyon noted Items 4, 11 and 12 were updated after original posting. No changes were proposed by the City Manager or City Commission. The agenda as submitted was approved.

PROCLAMATION: Mayor Winters read a proclamation for Small Business Saturday.

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

NEIGHBORHOOD COUNCILS

1. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

There were no miscellaneous reports and announcements from Neighborhood Council representatives.

CONSENT AGENDA.

2. Minutes, November 5, 2014, Commission meeting.
3. Total Expenditures of \$2,878,018 for the period of October 17 through November 5, 2014, to include claims over \$5,000, in the amount of \$2,654,786.
4. Amended Contracts list.
5. Approve final payment in the amount of \$5,297.49 to A&A Painting, LLC and \$53.51 to the State Miscellaneous Tax Division for the Historic 10th Street Bridge Coatings. **OF 979.9**
6. Approve final payment in the amount of \$12,120.67 to United Materials of Great Falls, Inc. and \$122.43 to the State Miscellaneous Tax Division for the 2013 CDBG 3rd Avenue North Improvements. **OF 1659**
7. Award contract in the amount of \$239,999 to Central Plumbing and Heating, Inc. for the Hill 57 Pump Upgrades. **OF 1625.3**

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

Ron Gessaman, 1006 36th Avenue NE, inquired if consideration was given to complaints about low water pressure made by Valleyview residents at an August Commission meeting with regard to Item 7.

City Engineer Dave Dobbs responded the project upgrades the size of the pumps. He noted that water pressure was upgraded in that area about 15 years ago.

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

Motion carried 5-0.

BOARDS & COMMISSIONS

8. APPOINTMENT, TOURISM BUSINESS IMPROVEMENT DISTRICT.

Commissioner Jones moved, seconded by Commissioner Burow, that the City Commission appoint Laurie Price-Manning to the Tourism Business Improvement District Board of Trustees to fill the remainder of a four-year term through June 30, 2016.

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

Motion carried 5-0

9. APPOINTMENTS, ADVISORY COMMISSION ON INTERNATIONAL RELATIONSHIPS (ACIR).

Commissioner Bronson moved, seconded by Commissioner Kelly, that the City Commission appoint Kathryn Craig and Ruslan Soldyshev to the Advisory Commission on International Relationships for three-year terms through March 31, 2018.

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

Commissioner Bronson noted that this advisory commission hasn't made a formal report to the City Commission in over a year, and believes it has an obligation to do so periodically. The Commission concurred with Commissioner Bronson's suggestion that staff be directed to notify ACIR to deliver a report to the Commission on its activities.

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

Motion carried 5-0

10. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

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

PUBLIC HEARINGS**OLD BUSINESS****NEW BUSINESS****ORDINANCES/RESOLUTIONS****11. RESOLUTION 10094, RELATING TO CALUMET REFINING, LLC'S APPLICATION TO THE BIG SKY ECONOMIC DEVELOPMENT TRUST FUND PROGRAM ADMINISTERED BY THE STATE OF MONTANA DEPARTMENT OF COMMERCE, ON BEHALF OF THE GREAT FALLS DEVELOPMENT AUTHORITY.**

Deputy City Manager Jennifer Reichelt reported that this is a request to adopt Resolution 10094 and submit an application, through the Great Falls Development Authority, to the Big Sky Economic Development Trust Fund (BSTF) Program administered by the Department of Commerce. The program is designed to aid in the development of good paying jobs for residents and promote long-term, stable economic growth in Montana. Calumet Refining is eligible for Category I funding, which includes grants or loans that assist businesses in creating net new eligible jobs that pays an average weekly wage that meets or exceeds the lesser of 170% of Montana's current minimum wage. In order to apply for funding through the Big Sky Trust Fund, the City of Great Falls must apply for the grant on behalf of an eligible business.

The refinery in Great Falls has been operating continuously since 1922 and has supplied refined petroleum products to the region. The demand for diesel fuel and other refined products in Eastern Montana, Southern Alberta, and as far west as central Washington, is rapidly outstripping the supply.

Calumet Refining is submitting a BSTF application for \$150,000, with a match amount of \$75,000. This is a \$400 million dollar project that will provide construction jobs for about 400 workers for the 18 month construction project and will create 20 new, full-time, permanent high wage manufacturing jobs. The final product will increase the local tax base and diversify the local economy by bringing new high-wage jobs to the area.

The proposed project consists of expanding the existing refinery in Great Falls from 10,000 barrels per day to 20,000 barrels per day with the ability to incrementally expand up to 30,000 barrels per day. The expansion includes a new 20,000 barrel/per day crude and vacuum unit as well as a Hydrocracker to enhance the production of diesel and jet fuels.

The project will keep the refinery in compliance with the new Tier III gasoline regulations that take effect in 2017 and will bring the diesel cetane quality up to the proposed future standards.

The project is scheduled for completion in the first quarter of 2016. The additional staff will be

hired immediately and continue until all positions are filled.

Deputy Manager Reichelt noted that Calumet had a BSTF grant application placed on the May 20, 2014 Grants List. That application was withdrawn at Calumet's request due to timing and replaced with this application.

Commissioner Burow moved, seconded by Commissioner Bronson, that the City Commission adopt Resolution 10094.

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

Commissioner Kelly inquired if the \$150,000 grant is a multiple of how many jobs are expected to be created.

Deputy Manager Reichelt responded affirmatively noting, in this case, \$7,500 for 20 jobs.

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

Ron Gessaman, 1006 36th Avenue NE, discussed the different number of jobs listed in the application.

Commissioner Bronson noted Mr. Gessaman was referring to an earlier application. Great Falls Development Authority staff corrected the application and the revised application was posted to the City website.

Jeremiah Johnson, Great Falls Development Authority, responded to Mr. Gessaman's comments. The original intent was to apply for 41 jobs. Changes were brought to their attention and he submitted a revised application on Monday morning.

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

Motion carried 5-0.

12. **ORDINANCE 3122 AMENDING TITLE 10, CHAPTERS 3, 48 AND 87 OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS (OCCGF) PERTAINING TO THE ADMINISTRATION AND OPERATION OF THE CITY'S PARKING SYSTEM.**

Planning and Community Development Director Craig Raymond reported that in November, 2013, City staff and the Great Falls Parking Advisory Commission (PAC) began work on the recommendations that are incorporated in Ordinance 3122 and Resolution 10083. The first step was to analyze the physical and fiscal condition of the municipal parking system. The results of that analysis are summarized in the April 30, 2014, memo that conveyed the PAC's original recommendations to the City Commission. It became readily apparent that the revenues being collected by the parking system are insufficient to address substantial deferred maintenance needs and ultimately will be insufficient to support operations.

The PAC and staff then focused on developing revenue increasing measures that would begin to

address immediate maintenance needs as well as long term operations functionality. After months of discussion, staff presented findings and possible recommendations to the City Commission at the May 6, 2014, work session. Staff also met with a number of downtown stakeholders to present our findings and listen to public input. Some of the recommendations are a direct result of these conversations. One thing that became very apparent during this process is that there are a number of possible solutions to this issue and not everyone agrees on the best approach. During a subsequent work session before the City Commission, the Commission asked staff to bring forward a menu if you will of possible options to consider, so that after hearing from the public, you may make a decision on the preferred approach to raising revenue in order to meet the substantial needs of the parking system downtown. So in essence what you have before you is in fact a series of options for you to consider subsequent to a public hearing.

Commissioner Bronson moved, seconded by Commissioner Jones, that the City Commission accept Ordinance 3122 on first reading and schedule a public hearing on Ordinance 3122 and Resolution 10083 for December 2, 2014.

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

Commissioner Bronson reiterated that what the Commission is being asked to do tonight is just setting the public hearing. He reported that he has heard comments from people in the downtown area, mainly about the fees and how it's being approached. Commissioner Bronson encouraged members of the public, if they have other ideas, to attend and comment at the public hearing or to submit their ideas in writing before the public hearing.

Commissioner Kelly recommended to those interested in commenting at the public hearing to read the straight forward and informative agenda report.

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

Ron Gessaman, 1006 36th Avenue NE, suggested the City consider the abolition of City owned parking, getting out of the parking business, and not setting this matter for public hearing. He further suggested cleaning up and clarifying language in the documents before the public hearing.

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

Motion carried 5-0.

13. **ORDINANCE 3126 TO ASSIGN CITY ZONING CLASSIFICATION OF PUD, PLANNED UNIT DEVELOPMENT, TO NORTHVIEW ADDITION, PHASE 9, LEGALLY DESCRIBED AS SE¼ SECTION 25, TOWNSHIP 21 NORTH, RANGE 3 EAST, P.M.M., CASCADE COUNTY, MONTANA, LOCATED AT NORTHVIEW AVENUE AND 12TH STREET NE.**

Planning and Community Development Director Craig Raymond reported that this item is a request to set a public hearing for December 16, 2014, to consider Ordinance 3126 that would assign initial zoning of Planned Unit Development (PUD) to ±2.6 acres of property that will comprise Phase 9 of the Northview Addition residential subdivision.

The developer is also proposing an amendment to the Preliminary Plat and original PUD site plan for Phase 9. The previously approved Preliminary Plat and site plan called for townhouse units on the north side of Northview Avenue and detached single-family units to the south. The amended site plan requests townhouse units on both sides of Northview Avenue. The proposed amendments to the PUD site plan are consistent with the overall intent and purpose of the previously approved Preliminary Plat and PUD site plan.

At a public hearing held on September 23, 2014, the Planning Advisory Board/Zoning Commission unanimously recommended that the City Commission annex the subject properties into the City, assign PUD zoning to the property, approve the PUD site plan amendment and approve the final plat as requested subject to certain conditions as outlined in the Agenda Report and Ordinance 3126.

Commissioner Kelly moved, seconded by Commissioner Jones, that the City Commission accept Ordinance 3126 on first reading and set a public hearing for December 16, 2104.

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

Ron Gessaman, 1006 36th Avenue NE, commented that it's a problem not having access and storm draining plans for this area.

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

Motion carried 5-0.

14. **ORDINANCE 3127 TO REZONE LOT 2, BLOCK 1, FIFTEENTH STREET BRIDGE ADDITION, SECTION 6, TOWNSHIP 20 NORTH, RANGE 4 EAST, P.M.M., CASCADE COUNTY, MONTANA, ADDRESSED AS 1100 15TH STREET NORTH.**

Planning and Community Development Director Craig Raymond reported that this item is a request to set a public hearing for December 16, 2014, to consider Ordinance 3127 which would rezone the subject property from M-2 Mixed Use transitional to I-1 Light Industrial. The subject property historically has been a City owned facility which was used as the Citizen Convenience Center/Recycling Center. The property was sold to Mike Mitchell. The applicant has not submitted final plans for the ultimate use of the property at this time; however, City Staff and Mr. Mitchell have been meeting to discuss the proposal and the desired zoning of I-1 due to the applicant's general desire to expand his current Mitchell's Crash Repair business located across the street. The owner has been cleaning up the property and getting it buttoned up for the winter with plans to develop in the spring.

At a public hearing held on October 28, 2014, the Zoning Commission recommended that the City Commission rezone the subject property to I-1 Light Industrial subject to certain conditions as outlined in the agenda report.

Commissioner Bronson moved, seconded by Commissioner Jones, that the City Commission accept Ordinance 3127 on first reading and set a public hearing for December

16, 2104.

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.

PETITIONS AND COMMUNICATIONS

15. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

- A. **Ron Gessaman**, 1006 36th Avenue NE, discussed recent *Tribune* articles regarding traffic safety concerns and listening skills.

CITY MANAGER

16. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

City Manager Greg Doyon announced that Joseph Petrella of Alexandria, Virginia, was hired as the Park and Recreation Director, and will begin working for the City after the first of the year. He reviewed Mr. Petrella's education and experience background. Manager Doyon further discussed the recruitment process, City staff and community input, and how he came to his decision.

Deputy Manager Jennifer Reichelt announced that she and Fire Chief McCamley will discuss what's going on in the community via Cherry Creek Radio this Thursday at 9:30 a.m.

CITY COMMISSION

17. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Commissioner Kelly thanked Patty Rearden for her service as Interim Park and Recreation Director.

Commissioner Kelly encouraged the public watching Commission meetings, now or in the future, that would like to make comments to the City Commission, to do so directly rather than through third parties. It means a lot to the Commission to hear those thoughts directly via phone, email or in person.

18. COMMISSION INITIATIVES.

Commissioner Bronson reported that the Native American Local Government Commission hasn't made a report to the City or County Commissions in some time. Commissioner Bronson suggested, and the Commission concurred, that staff contact the Native American Local Government Commission to inquire if it desires to continue in its advisory role to the City and County Commissions. If it does, the Native American Local Government Commission should get reorganized and proceed. If not, he suggested that the City and County Commissions consider resolutions dissolving the commission.

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Kelly moved, seconded by Commissioner Bronson, to adjourn the regular meeting of November 18, 2014, at 8:06 p.m.**

Motion carried 5-0.

Mayor Michael J. Winters

City Clerk Lisa Kunz

Minutes Approved: December 2, 2014

DRAFT