

Regular City Commission Meeting

Mayor Winters presiding

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

Commission Chambers Room 206

**PLEDGE OF ALLEGIANCE**

**MOMENT OF SILENCE**

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

**AGENDA APPROVAL:** City Manager Greg Doyon noted the amended contract amount from \$15,000 to \$16,000 on Item 4A. No changes were proposed by the City Commission. The agenda was approved with the amendment to Item 4A.

**\*\* 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, June 2, 2015, Commission meeting.
3. Total expenditures of \$1,456,029 for the period of May 16 through June 4, 2015, to include claims over \$5,000, in the amount of \$1,164,392.
4. Contracts list.
5. Grants list.
6. Approve final payment in the amount of \$32,678.32 for the 36<sup>th</sup> Avenue NE – 11<sup>th</sup>, 12<sup>th</sup> and 14<sup>th</sup> Streets NE Connectors to Phillips Construction LLC and the State Miscellaneous Tax Division.

**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.

Commissioner Burow asked for discussion on agenda Items 4 A, B, C and F. With regard to Item 4A, the Big Sky Fireworks contract is paid for by community donations through the

fundraising efforts of the People's Park and Recreation Foundation. The Professional Services Agreements with David F. Simpson, Items 4B and 4C, are annual contracts pursuant to City ordinance and a contract with Great Falls Emergency Services for a medical director to ensure emergency response is consistent with modern protocol and maintaining a level of service the community expects with an ambulance that is providing transport services. With regard to Item 4F, Mr. Doug Wicks of Recreational Trails Inc. (RTI) has primarily maintained the trails and he is retiring. This agreement sets forth that RTI will reimburse the City for two full time employees to maintain the trails June – September, 2015. This matter will be discussed in more detail during the budget.

Commissioner Kelly thanked the Park & Recreation Department and RTI noting this was a great example of a public/private partnership.

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

Motion carried 5-0.

### **BOARDS & COMMISSIONS**

#### **7. APPOINTMENT, DESIGN REVIEW BOARD.**

**Commissioner Bronson moved, seconded by Commissioner Jones, that the City Commission appoint Dani Grebe to the Design Review Board to fill the remainder of a three-year term through March 31, 2017.**

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 36<sup>th</sup> Avenue NE, noted this board seems to have a lot of traffic from the standpoint of appointments.

Director Raymond responded that the last three vacancies have been created due to board members moving out of the City limits.

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

Motion carried 5-0.

#### **8. APPOINTMENT, HISTORIC PRESERVATION ADVISORY COMMISSION.**

**Commissioner Bronson moved, seconded by Commissioner Jones, that the City Commission appoint Ruthann Knudson to fill the remainder of a three-year term through April 30, 2017, to the Historic Preservation Advisory Commission.**

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.

9. **REAPPOINTMENT, POLICE COMMISSION.**

**Commissioner Burow moved, seconded by Commissioner Bronson, that the City Commission reappoint Ted Barns to the Police Commission for a three-year term through June 30, 2018.**

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.

10. **MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM BOARDS AND COMMISSIONS.**

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

**PUBLIC HEARINGS**

**OLD BUSINESS**

**NEW BUSINESS**

11. **DOWNTOWN URBAN RENEWAL DISTRICT TAX INCREMENT FINANCING (TIF) FUNDS FOR DOWNTOWN STREETScape EXPANSION SUPPLEMENT.**

Planning and Community Development Director Craig Raymond reported that this item is a request to approve the use of Tax Increment Financing (TIF) funds from the Downtown Urban Renewal and Tax Increment Financing District which essentially includes Great Falls' Central Business District and periphery properties. TIF funds are requested to supplement and complement funding of a larger downtown streetscape expansion project, funded with Community Transportation Enhancement Program (CTEP) funds and matched by the Business Improvement District (BID).

The BID submitted a grant application for CTEP funding to install period lighting, trees and patterned sidewalks in certain areas downtown. After a transportation study was completed for downtown in 2013, the project was approved for expansion by the City Commission, with the BID providing the 13.42% matching dollars. The locations of the improvements followed the recommendations in the study.

However, a portion of the project was contingent upon the expansion of the BID along Central Avenue from 7<sup>th</sup> to 9<sup>th</sup> Streets. Because the expansion did not occur, the BID cannot match the portion of the project outside its current boundaries. With finalization of the project cost estimates, only the segment from 7<sup>th</sup> to 8<sup>th</sup> Streets can be constructed if the required match can be secured.

The City adopted the Downtown Urban Renewal Plan in 2012. TIF participation requests must be determined to be in compliance with and follow the recommendations of the Urban Renewal Plan, as well as be determined eligible for TIF participation in accordance with state statutes.

The City has a formal "Tax Increment Application Process" for considering funding requests from the private and public sectors for tax increment assistance from TIF Districts. On May 24, 2015, the Downtown Development Partnership (DDP) considered the application and recommended approval of the TIF funding as requested in the application.

City staff also determined the work is eligible and appropriate, and that there is adequate funding in the TIF district to fund the project.

**Commissioner Jones moved, seconded by Commissioner Kelly, that the City Commission approve the use of up to \$37,500 in Downtown Urban Renewal District Tax Increment Financing Funding for the Downtown Streetscape Expansion Supplement.**

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

Commissioner Jones commented that Bennett Motors did a beautiful job on the north side of Central Avenue between 8<sup>th</sup> and 9<sup>th</sup> Streets, and he supports the continuation through 7<sup>th</sup> and 8<sup>th</sup> Streets.

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

**Bob Moretti**, 909 25<sup>th</sup> Avenue SW, Downtown Development Partnership board member, reported that the board is excited about the Commission's consideration of the \$37,500 because it will result in six times that amount in improvements.

**Sheila Rice**, NeighborWorks, 509 1<sup>st</sup> Avenue South, Downtown Development Partnership President, commented that this is a great example of using TIF dollars as they should be used for the betterment of all downtown which spurs development and makes it a better place for everyone to live and creates tax dollars in the future.

**Jan Cahill**, 746 33<sup>rd</sup> B Avenue NE, noted support of the project on behalf of the Great Falls Area Chamber of Commerce.

**Brett Doney**, Great Falls Development Authority, 300 Central Avenue, agreed with the previous speakers' comments.

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

Motion carried 5-0.

### **ORDINANCES/RESOLUTIONS**

12. **RESOLUTION 10100, AUTHORIZING THE LOAN AGREEMENT WITH THE MONTANA BOARD OF INVESTMENTS FOR THE INSTALLATION OF NINE (9)**

**CITY-OWNED RESIDENTIAL STREET LIGHTS IN STONE MEADOWS ADDITION, PHASE II.**

Fiscal Services Director Melissa Kinzler reported that staff received signed petitions from the developers of Stone Meadows Phase II requesting the installation of nine (9) street lighting units. On March 3, 2015, the City Commission adopted Resolution 10055 and created Residential Lighting District No. 1309 in Stone Meadows Phase II. On May 7, 2015, City staff received quotes from interested contractors and vendors for the street lighting project. On June 2, 2015, the City Commission awarded the contract to Enterprise Electric.

Approval of Resolution 10100 authorizes the loan agreement with the Montana Board of Investments for the installation of the street lights. The Montana Board of Investments has agreed to loan the City \$58,000 for the installation costs. The loan has a variable interest rate that changes annually and the current interest rate is 1.25%. The term of the loan will be 15 years and will be repayable from assessments levied against the 28 individual property owners within the boundaries of the district.

**Commissioner Kelly moved, seconded by Commissioner Bronson, that the City Commission adopt Resolution 10100.**

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

Commissioner Burow inquired if the City has explored getting out of the lighting business.

Manager Doyon responded that staff is working on a resolution to amend the prior resolution that, basically, will make it clear that developers have a choice between the City or NorthWestern Energy.

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

Motion carried 5-0.

**PETITIONS AND COMMUNICATIONS****13. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

- A. **Ron Gessaman**, 1006 36<sup>th</sup> Avenue NE, commented about the lack of accountability in American society and in Great Falls. Mr. Gessaman concluded that \$15.5 million dollars of general fund money went out the door to Billings, while citizens suffered a reduction in services.
- B. **Mike Witsoe**, 510 11<sup>th</sup> Street South, made announcements of upcoming local events.

**CITY MANAGER****14. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

City Manager Doyon reported that he is continuing to work on the budget. The Library roof was

inspected and does not require an immediate replacement. The more critical need is replacing concrete at the front entrance. The Library has funding for the concrete work. In the proposed budget he is looking at backfilling \$11,000 that the Library puts towards the concrete work for the roof.

In response to Deputy City Manager Jennifer Reichelt regarding scheduling conflicts with the Mansfield Theatre, the Commission approved the use of the Gibson Room on January 19, 2016, and a community concert on April 5, 2016.

Public Work Director Jim Rearden reported that the first phase of the Broadwater to Oddfellows water main replacement project is completed. Phase II will continue replacing water main through the parks and tie back into the new line towards the end of the summer.

Deputy Manager Reichelt reported that community information about 4<sup>th</sup> of July events, as well as firework safety and laws, is easily accessible on the City's website.

### **CITY COMMISSION**

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

Mayor Winters announced that he and Chief Bowen were partaking in a chili cook-off event on Friday.

Commissioner Bronson reported that Neighborhood Council 6's ice cream social was a fantastic event and well attended.

Mayor Winters reported that \$15.5 million was lost when the City was involved in a failed electric power process. However, due to advice of counsel, this Commission saved the City \$45 million. The reserves are being recouped, and the City is better off today.

#### **16. COMMISSION INITIATIVES.**

There were no Commission initiatives.

### **ADJOURNMENT**

There being no further business to come before the Commission, **Commissioner Kelly moved, seconded by Commissioner Jones, to adjourn the regular meeting of June 16, 2015, at 7:39 p.m.**

Motion carried 5-0.

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Mayor Michael J. Winters

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City Clerk Lisa Kunz

Minutes Approved: July 7, 2015