

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 and Bob Kelly. Commissioner Burow was excused. Also present were the City Manager; City Attorney; Directors of Fiscal Services, Park and Recreation, Planning and Community Development and Public Works; Police Chief; and the City Clerk and Deputy City Clerk.

At the request of Mayor Winters, Boy Scout Zach Williamson sat with the Commission during the meeting to fulfill requirements for communication and community citizenship merit badges.

The Commission recognized and paid tribute to Ardith "Ardi" Aiken who passed away on October 17, 2015, in Kalispell. Ardi served the City of Great Falls for two four-year terms as Commissioner in the 1980s and two two-year terms as Mayor from 1988-1991. Her volunteer work and community involvement were extensive for which she received a number of awards. The Commission expressed sincere sympathy to Ardi's family and expressed a special thank you for her service to our community.

AGENDA APPROVAL: City Manager Greg Doyon requested that Item 7 be moved from the Consent Agenda and considered under New Business, and Item 9 be pulled from this agenda for consideration at a later date. No changes were proposed by the City Commission. The agenda was approved with the requested changes to Agenda Items 7 and 9.

PROCLAMATIONS: Mayor Winters read proclamations titled Red Ribbon Week, Post Polio Awareness Week and YWCA Week Without Violence.

**** 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.

Kathy Gessaman, NC 3, reported that the council was pleased commission candidates attended their council meeting, and that the construction projects of 25th, 26th and 27th Avenues NE and water tower were completed. A representative from Planning and Community Development will attend the council's next meeting to address neighbor concerns about the construction phases of the Thaniel Addition. Ms. Gessaman announced that NC 3 meetings are held the first Thursday of each month at Riverview School.

Tracy Houck, NC 7, reported on the council's September and October meetings. As a result of those meetings, the council recommends that the City revisit the residential parking permit fee requirement for the neighborhood, and that the Commission address more police traffic in the

community.

CONSENT AGENDA.

2. Minutes, October 6, 2015, Commission meeting.
3. Total expenditures of \$3,215,336 for the period of September 18, 2015 through October 7, 2015 to include claims over \$5,000, in the amount of \$2,938,220.
4. Contracts list.
5. Set public hearing on Resolution 10121, Golf fees for November 3, 2015.
6. Set public hearing to consider a lease agreement with Great Falls Public School District of City owned park property known as Westwood Park including CMR tennis courts for November 17, 2015.
- * 7. Moved to New Business.
8. Approve purchase of three new 2016 Ford sedan police interceptors and four new Ford police interceptor SUV's to Bison Motor Company of Great Falls for \$190,375.70.
- * 9. Award construction contract in the amount of \$60,805 to Missouri River Trucking & Excavating, Inc. for the River Drive Overlook/Veterans Memorial landscaping project. **OF 1681** (*Pulled from Agenda for future consideration.)
10. Approve declaration of equipment as surplus.
11. Award construction contract in the amount of \$77,460 to S&H Aluminum to replace roof on the 911 center building. **OF 1667.1**

Commissioner Bronson moved, seconded by Commissioner Jones, that the City Commission consider Item 11 separately, and approve the balance of the Consent Agenda consisting of Items 2-6, 8 and 10.

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

Richard Liebert, 289 Boston Coulee Road, commented that it was good to leverage buying power with the State of Montana with regard to Item 8. He noted that the State of Montana maintains a surplus vehicle fleet that cities and towns have access to. Mr. Liebert referred to the contract payment to Veolia listed in Item 3, and commented that Veolia should be part of the co-gen solution. He further agreed with moving Item 7 from the Consent Agenda to New Business.

Ron Gessaman, 1006 36th Avenue NE, referred to Item 5 and suggested that the net revenue of the golf courses be set forth in the agenda report for the public hearing. Mr. Gessaman objects to 30-year leases as set forth in Item 6. He further inquired why the Police Department requested

the change in police pursuit vehicles from the current front wheel drive to all wheel drives as set forth in Item 8.

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

Motion carried 4-0.

Commissioner Bronson noted that he intends to recuse himself from voting on Item 11 due to personal business recently with a principal of S&H.

Police Chief Dave Bowen reported that, based on the architect's recommendation and materials to be used, he felt more than comfortable recommending S&H be awarded a contract for the 911 Emergency Call Center reroof project.

Commissioner Kelly moved, seconded by Commissioner Jones, that the City Commission award a contract in the amount of \$77,460 to S&H Aluminum for the 911 Emergency Call Center Reroof project.

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 3-0-1 (Commission Bronson abstained).

BOARDS & COMMISSIONS

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

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

PUBLIC HEARINGS

13. **RESOLUTION 10120, ESTABLISHING SANITATION SERVICE COLLECTION RATES EFFECTIVE OCTOBER 27, 2015.**

Public Works Director Jim Rearden reported that the Commission was briefed at the October 6, 2015, work session on the sanitation division operations and proposed rates. One of the major items discussed was replacement of fleet vehicles. Director Rearden reviewed and discussed PowerPoint slides consisting of the City sanitation customer base, 10-year average inflation costs, maintenance costs of new versus old sanitation trucks, vehicle replacement alternatives, proposed monthly rate changes, previous residential rate increases, as well as current statewide residential rates. Even with the proposed rate increase, Great Falls has the second lowest rates for public haulers in the state.

Mayor Winters declared the public hearing open.

No one spoke in support of Resolution 10120.

Speaking in opposition to Resolution 10120 were:

John Hubbard, 615 7th Avenue South, expressed opposition to any type of rate increases.

Ron Gessaman, 1006 36th Avenue NE, noted the competitor's rates and inquired why the City's costs were higher than a private contractor.

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

Manager Doyon commented that, from a business standpoint, Waste Management is structured differently than the City of Great Falls based on its business model, the area it covers and the fact that it operates the landfill. The Commission has struggled with this question for the last several years about whether or not to maintain a public service or privatize the service. The Commission has made a decision to keep it offered as a public service. As such it is run like a business which means the City will have to invest in trucks that have been deferred for years. The bottom line is people do have a choice.

With regard to senior discounts, Director Kinzler reported that customers can call Fiscal Services at 727-7660 to request a form be mailed to them. The discount applies to people age 65 and older and it has to be the requestor's primary residence. If a customer qualifies, the discount begins on the date the form is signed. The holiday sanitation schedule that is mailed out every year also includes information about qualified senior rates and includes the contact information.

Commissioner Jones moved, seconded by Commissioner Kelly, that the City Commission adopt Resolution 10120 establishing sanitation service collection rates effective October 27, 2015.

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

Commissioner Bronson commended the Public Works department for the proposal and presentation that is designed to operate the enterprise more like a business taking into consideration replacement costs and putting the Commission in a position that it doesn't have to raise rates as much in the future. With regard to Waste Systems rates, Commissioner Bronson noted that it is a multinational corporation and has a far greater ability to control its overall costs of operation.

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

Motion carried 4-0.

OLD BUSINESS

NEW BUSINESS

- *7. **AWARD CONTRACT FOR PROFESSIONAL SERVICES TO PROS CONSULTING IN THE AMOUNT OF \$89,970 FOR THE PARK AND RECREATION MASTER PLAN. OF 1694.**

Park and Recreation Director Joe Petrella reviewed and discussed PowerPoint slides that included the purpose of developing a master plan, why propose a master plan now and why propose a consultant to do so, the appropriate use of Park and Recreation trust funds, the selection process, the proposal submitters, the ranking and fees, the master plan process and costs, funding for the project and overall goals. Director Petrella recommended that the City Commission award the contract for professional services to PROS Consulting, Inc.

Commissioner Kelly moved, seconded by Commissioner Bronson, that the City Commission award a contract for professional services in the amount of \$89,970 to PROS Consulting for the Park and Recreation Master Plan, and authorize the City Manager to execute the contract documents.

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

Commissioner Bronson thanked Director Petrella and staff. He appreciates the fact that this project will be an intensive public process. He concluded that, after looking into PROS Consulting and reading the accolades offered to them by various cities and communities around the country, he supports the motion.

Commissioner Kelly thanked Director Petrella for presenting this item under New Business and demonstrating the efforts that have been made to come to a big decision like this.

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

Richard Liebert, 289 Boston Coulee Road, commented that good procedures and processes were followed by staff in evaluating this matter. He recommended that documentation be posted with the agenda on matters of significance. He also encouraged the master planning process be sped up to seven or eight months for completion prior to the next fiscal year.

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

Motion carried 4-0.

ORDINANCES/RESOLUTIONS

14. ORDINANCE 3136, AMENDING THE PREVIOUSLY ASSIGNED PUD PLANNED UNIT DEVELOPMENT ZONING FOR THE SUBDIVISION LEGALLY DESCRIBED AS COTTAGE GROVE ADDITION PHASE 3.

Planning and Community Development Director Craig Raymond reported that this item is a request to accept Ordinance 3136 on first reading and set a public hearing for November 17, 2015, to consider adoption of Ordinance 3136 that would approve an amendment to a previously approved Planned Unit Development (PUD) known as Cottage Grove Addition Phase 3 located at the east end of Great Falls.

The subject property consists of ±5.19 acres and was annexed and zoned PUD in 2008. Phase 1 and 2 are fully built out with detached single-family residential units. To date, Phase 3 is partially built out with a number of lots sold and ready to be developed. Phase 3 comprises 28 lots total.

The existing PUD standards approved for the subject property are for high density, detached single-family residential units on fee simple lots. In response to the Great Falls housing market demands, the owner is requesting a PUD amendment in order to have the option of developing detached single-family homes or attached 2-unit townhomes. This provides for an increase in the diversity of the housing stock in the City, as well as an increase in the availability of lower cost units.

The proposed PUD amendment does not create an increase in density as each townhome would still be on a fee simple lot. The current density in the subdivision is 5.39 dwelling units per acre. This is similar to the adjacent Cottage Grove Addition Phase 2, which is 5.88 dwelling units per acre. The owner is not proposing any boundary line adjustments or changes to the recorded Cottage Grove Addition Phase 3 plat. The existing subdivision provides adequate area for future development to meet all of the proposed amended PUD development standards for setbacks, height, and lot coverage.

There will be few site specific differences between the proposed PUD amendments and the previous PUD standards, namely that some units can be attached, thus eliminating one of the side yard setbacks. The location of the subject property to Malmstrom Air Force Base, Morningside and Loy elementary schools, Siebel Soccer Park and Rivers Edge Trail seems to lend itself well, in most respects, to this type of development.

At the conclusion of a public hearing held on September 22, 2015, the Planning Advisory Board/Zoning Commission recommended the City Commission approve the proposed PUD Planned Unit Development amendment for Cottage Grove Addition Phase 3, to allow for attached 2-unit townhomes in addition to detached single-family residential units, subject to fulfillment of the following Conditions of Approval:

1. The proposed project shall be developed consistent with the conditions in this report, and all codes and ordinances of the City of Great Falls, the State of Montana, and all other applicable regulatory agencies.
2. A shared structure maintenance agreement for any future townhomes developed in Cottage Grove Addition Phase 3 shall be established.
3. The owner shall take the 2-unit townhome design to the Design Review Board for review and approval.
4. All future outdoor lighting shall have full cutoff fixtures and be situated to prevent off-site light pollution.
5. No permanent structures shall be constructed on existing natural gas and utility easements shown on the Cottage Grove Addition Phase 3 plat.
6. The project architect and engineer shall submit reports and site civil plans to the City Public Works Department for review and approval.
7. If after approval the owner proposes to expand or modify the use, buildings,

and/or structures, the Director of the Planning Department shall determine in writing if such proposed change would alter the finding for one or more review criteria. If such proposed changes would alter a finding, the proposal shall be submitted for review as a new development application. If such proposed change would not alter a finding, the owner shall obtain all other permits as may be required.

Commissioner Jones moved, seconded by Commissioner Kelly, that the City Commission accept Ordinance 3136 on first reading and set a public hearing for November 17, 2015.

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 4-0.

PETITIONS AND COMMUNICATIONS

15. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

- A. Richard Liebert**, 289 Boston Coulee Road, announced that Montana Farmers Union is celebrating its 100th anniversary this year. Public events are scheduled for Friday at the Heritage Inn and Saturday night at the Mansfield Center. Mr. Liebert inquired about Calumet formally responding to the City's letter regarding compliance/permit status.
- B. Mike Lewis**, P.O. Box 2832, displayed a picture of Commissioner Kelly taken from the *Great Falls Tribune* during the past school levy election that depicted him holding a sign saying "Do you want an Olive Garden, vote for the levy."

Commissioner Kelly responded that the intent of the picture was to indicate in order to get growth to Great Falls we need to support our schools.

- C. John Hubbard**, 615 7th Avenue South, noted that he received his ballot in the mail today for the City election. He discussed the losses of Electric City Power and politicians being held accountable.

CITY MANAGER

16. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

City Manager Greg Doyon reported that he was pleasantly surprised with the number of people and the number of agencies represented at the Coffee with a Cop held this morning.

He reported that the preliminary estimate to renovate one bathroom at the fire station came back at \$400,000. He is exploring other options for these needed improvements.

He further updated the Commission that the Veolia report regarding the co-gen is undergoing final review.

Manager Doyon reported that pivoting public safety as a priority for the community was discussed during the last budget. We would all like to see more public safety personnel. In order to get to that level the City will probably have to go out for a public safety levy to provide ongoing financial support for public safety personnel.

CITY COMMISSION

17. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

There were no miscellaneous reports and announcements from members of the City Commission.

18. COMMISSION INITIATIVES.

There were no Commission initiatives.

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Jones moved, seconded by Commissioner Bronson, to adjourn the regular meeting of October 20, 2015, at 8:31p.m.**

Motion carried 4-0.

Mayor Michael J. Winters

City Clerk Lisa Kunz

Minutes Approved: November 3, 2015