

Regular City Commission Meeting

Mayor Kelly presiding

CALL TO ORDER: 7:00 PM

Commission Chambers Room 206

PLEDGE OF ALLEGIANCE – 4-H Club

ROLL CALL/STAFF INTRODUCTIONS: City Commission members present: Bob Kelly, Tracy Houck, Bob Jones, Bill Bronson and Fred Burow. Also present were the City Manager Greg Doyon and Deputy City Manager Jennifer Reichelt; City Clerk Lisa Kunz and Deputy City Clerk Darcy Dea; Public Works Director Jim Rearden; Planning and Community Development Director Craig Raymond; Library Director Kathy Mora; Fiscal Services Director Melissa Kinzler; City Attorney Sara Sexe; and, Police Chief Dave Bowen.

AGENDA APPROVAL: No changes were proposed by the City Manager or City Commission. The agenda was approved as submitted.

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

PETITIONS AND COMMUNICATIONS**1. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

- A. Brett Doney**, Great Falls Development Authority, 300 Central Avenue, announced that the first vertical steel will be going up in the next couple of days at the AgriTech Park. He thanked City Staff for its support and work on the AgriTech Park. He further announced that a third company will break ground at the AgriTech Park later this spring.
- B. Aart Dolman**, 3016 Central Avenue, thanked Director Rearden and his staff for meeting with him and discussing the Water Plant. Mr. Dolman expressed concern regarding the impacts the Tintina Cooper Mine and its proposed project expansion may have on this community, including tourism.
- C. Ron Gessaman**, 1006 36th Avenue NE, indicated he spoke with Doug Wilmot at the Department of Transportation, and that local legislators discussed warranties on CTEP projects at the Interim Transportation Committee meeting last week. Mr. Gessaman also discussed an article in today's *Tribune* regarding the 4th Street NE Railroad Crossing.

NEIGHBORHOOD COUNCILS**2. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

Bernard Danishefsky, Neighborhood Council 9 Delegate, provided and read a letter from NC 9, and provided a letter from neighbor Mary "Liz" Rice expressing concern about the physical condition of and criminal activity at the Martha Apartments owned by Madill Enterprise. Mr. Danishefsky also discussed code violations and lack of permits, and a records request submitted Friday regarding properties owned by Madill. He requested that the property be made to be

brought up to code, and that Neighborhood Council Liaison Patty Cadwell be informed of any developments regarding this issue.

Mary Rice, 1704 Central Avenue, stated that 23 neighbors signed a letter complaining about the premises and tenant activity at the Martha Apartments. She reported that the police were called to the Martha Apartments 32 times in 2014 and 30 times in 2015, and several times already this year. She and the neighbors are exhausted and frustrated with this ongoing problem. She noted that the conditions are the same at the 86 total units owned by Madill.

Mayor Kelly requested that she stay until after this meeting and he would assist her in getting appointments with the proper staff to review processes and respond to her needs.

Manager Doyon commented that he will follow-up with Director Raymond and the Commission and someone will get back in touch with Ms. Rice.

Bill Boland, Neighborhood Council 8, reported that he is newly elected to the council. He has learned a lot about how the system works, and he is looking forward to reporting back to the Commission.

BOARDS & COMMISSIONS

3. LIBRARY BOARD OF TRUSTEES, BOARD MEMBER INTRODUCTIONS AND BOARD REPORT.

Mayor Kelly introduced Library Director Kathy Mora. Director Mora introduced Library Board members present: Judy Riesenberg, Dea Nowell, Mary Brinkley, MaryEllen Kropp and Mitch Tropila. The Library Board meets the third Tuesday of each month at 4:30 p.m. in the Montana Room in the Library.

The board spends the greatest amount of its time addressing policies and procedures and making decisions regarding the current as well as the future state of the Library. There are no current board openings.

The Commission presented the board members with a certificate recognizing them for their work and thanked them for their service.

4. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM BOARDS AND COMMISSIONS.

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

CITY MANAGER

5. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

City Manager Greg Doyon discussed his attendance and participation at the recent Leadership Great Falls and Leadership Montana events. At the latter event, he discussed concerns regarding local government security and the need for Great Falls to diversify economically. He also participated in a MACO Conference hosted in Great Falls which was well attended.

He also noted that he appreciated the comments and questions from the Commission during the retreat with the department heads, and he will continue to work through priorities.

Manager Doyon announced that Moody's affirmed the City's Aa3 credit rating. The negative outlook has been removed.

He congratulated Fiscal Services Director Melissa Kinzler and her team for receiving the Distinguished Budget Presentation Award from the Government Finance Officers Association.

CONSENT AGENDA.

6. Minutes, February 2, 2016, Commission meeting.
7. Total expenditures of \$1,852,928 for the period of January 16, 2016, through February 3, 2016, to include claims over \$5,000, in the amount of \$1,593,865.
8. Contracts list.
9. Set public hearing for March 1, 2016 on Resolution 10130, to revise fees for the City of Great Falls Mapping and Addressing Division.

Commissioner Houck moved, seconded by Commissioner Jones, that the City Commission approve the Consent Agenda as presented.

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

Commissioner Burow inquired about the Centurylink charges listed in Item 7, and the Professional Services Agreement to complete a mural listed as Item 8D.

With regard to Item 7, Fiscal Services Director Melissa Kinzler and Police Chief Dave Bowen explained that the annual maintenance fee is split among the 911 Special Revenue Fund and the 911 Dispatch Center Enterprise Fund. The monthly telephone bill is high due to the number of dispatch, truck, administrative and fiber lines.

In response to Commissioner Burow regarding New World Systems listed in Item 7, Manager Doyon explained that payment is for outside counsel representing the City with regard to New World's breach of its obligations under the contract.

With regard to Item 8D, Deputy City Manager Jennifer Reichelt responded that the estimated cost for the mural of Charlie Russell on the downtown parking garage is \$3,775.43, and that the

City's portion is about \$360.00. The majority of the costs will be split between the Downtown Development Partnership and Business Improvement District. She depicted the proposed mural on a PowerPoint slide. The artwork could attract business and new businesses to the downtown area.

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

Ron Gessaman, 1006 36th Avenue NE, referred to Item 6, page 23 of the Minutes, and commented that he finds it disgraceful that people do not attend Commission meetings to support their project. With regard to page 27, he requested clarification regarding whether it was staff or senior members of the City and MacLean Animal Facility discussing a possible Memorandum of Understanding. Mr. Gessaman concluded that he doesn't think enough fee information was contained in the agenda report for Item 9.

Brett Doney, Downtown Development Partnership, 300 Central Avenue, explained that the mural of Charlie Russell would face the Strain Building, and just two blocks away is the Rocky Mountain building. These are major downtown properties that they are trying to attract new businesses to and substantial investment in.

Mayor Kelly noted that the Commission received a similar citizen request regarding the Animal Shelter. He responded at this point it is two neighbors talking about two groups that do similarly the same business and how they can best get along.

Mayor Kelly further noted that there is a lot of local support for the downtown mural of Charlie Russell.

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

Motion carried 5-0.

PUBLIC HEARINGS

OLD BUSINESS

NEW BUSINESS

ORDINANCES/RESOLUTIONS

- 10. ORDINANCE 3138 AMENDING ORDINANCE 1447 PERTAINING TO VACATING A PORTION OF 10TH ALLEY SOUTH BETWEEN 14TH AND 15TH STREETS SOUTH, ALL WITHIN BLOCK 780 OF GREAT FALLS SIXTEENTH ADDITION.**

Planning and Community Development Director Craig Raymond reported that this item is a request to accept Ordinance 3138 on first reading and set a public hearing for March 1, 2016. In 1963 the City Commission approved Ordinance 1447 which conditionally vacated 10th Alley South between 14th St S and 15th St S. Essentially the conditions of approval were subject to the property being used strictly for a motel. The current owner of the property is proposing to redevelop the site into a different use entirely. In order to redevelop the site in the manner that

they desire, 10th Alley South will need to be vacated without the special motel use conditions.

The subject portion of 10th Alley South is ±350 feet long by ±20 feet wide, thus ±7,000 square feet, or ±0.16 acres, in size. The subject property is zoned C-2 General Commercial district, and the proposed gas station, convenience store and casino use is permitted.

Commissioner Burow moved, seconded by Commissioner Bronson, that the City Commission accept Ordinance 3138 on first reading and set a public hearing for March 1, 2016.

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

Motion carried 5-0.

CITY COMMISSION

11. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Mayor Kelly reported that the Parking Advisory Commission will report to the Commission the second meeting in March.

With regard to comments about the Black Butte Copper project, Mayor Kelly reported that the City and County Commissioners are trying to arrange a date to tour the facility. Members of the City and County Commissions want to represent their respective interests in a potential situation if something did go wrong and that risks be mitigated as much as possible.

Commissioner Houck discussed events on the City of Great Falls' webpage including swimming lessons at the Natatorium and the Great Falls Police Department taking applications for the Citizens Academy. She also applauded the Great Falls Museum Consortium working collaboratively to make things happen for our community, including Western Art Week. The Museum Consortium is excited about the Charlie Russell mural. She noted it was not just about Western Art Week, but the tourism that comes through the City on an annual basis which helps the overall economy in Great Falls. She expressed appreciation to the City for being a partner.

12. COMMISSION INITIATIVES.

There were no Commission initiatives.

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Houck moved, seconded by Commissioner Jones, to adjourn the regular meeting of February 16, 2016, at 7:59 p.m.**

Motion carried 5-0.

Mayor Bob Kelly

Deputy City Clerk Darcy Dea

Minutes Approved: March 1, 2016

DRAFT