



The Weekly Update – September 15, 2022

Attachments:

1. Journal of City Commission Work Session, August 16, 2022
2. Journal of City Commission Work Session, September 6, 2022
3. City of Great Falls Pooled Investments as of August 31, 2022
4. Great Falls Housing Authority notification letter with their intent to not renew the Management Agreement with the City of Great Falls which expired on September 3, 2022.

JOURNAL OF COMMISSION WORK SESSION
August 16, 2022

1

City Commission Work Session
Civic Center, Gibson Room 212

Mayor Kelly presiding

CALL TO ORDER: 5:30 PM

CITY COMMISSION MEMBERS PRESENT: Bob Kelly, Susan Wolff, Joe McKenney, Eric Hinebauch and Rick Tryon.

STAFF PRESENT: City Manager Greg Doyon and Deputy City Manager Chuck Anderson; City Attorney Jeff Hindoen and Deputy City Attorney David Dennis; Finance Director Melissa Kinzler; Planning and Community Development Director Craig Raymond; Park and Recreation Director Steve Herrig; Municipal Court Judge Steve Bolstad and Court Supervisor Morgan Medvec; Fire Chief Jeremy Jones and Fire Marshal Mike McIntosh; Police Chief Jeff Newton; and, Deputy City Clerk Darcy Dea.

PUBLIC COMMENT

Jeff Keller, 1424 3rd Avenue North, commented that I&B Landholdings owns commercial property at 1427 3rd Avenue North, zoned R-3, and are the owners of the Montana Dispensary. Mr. Keller expressed concern that if the voters approve of marijuana dispensaries within the City limits, there could potentially be a dispensary in his neighborhood. He commented that he is not aware of City regulations preventing that at this time. There are many children in the immediate vicinity of the property and if a dispensary was allowed at this location, it could create an unsafe environment for children due to increased traffic, inadequate parking and other worries. Mr. Keller further expressed concern that it could have a detrimental effect on the property values in the neighborhood.

Mayor Kelly responded that the electors would get to decide whether to allow or prohibit commercial marijuana activities in the City. City staff is working to develop an alternative regulatory framework in case the voters choose or a judge orders the City to allow commercial marijuana activities within the City limits. Mayor Kelly noted that Mr. Keller's concerns would be taken into consideration.

Kevin Westie, 602 35th Street North, commented that marijuana is a life destroyer. He discussed ways to prevent the next pandemic with his program, Five for Ninety. He expressed concern with regard to battery-energized vehicles being expensive to purchase and operate. Mr. Westie commented that having more factories is one way to defeat foreign countries economically.

1. INSURANCE SERVICES OFFICE (ISO) AUDIT AND RATING UPDATE

Fire Chief Jeremy Jones reviewed and discussed the following PowerPoint:

08/16/2022

JOURNAL OF COMMISSION WORK SESSION

August 16, 2022




Insurance Service Office (ISO) Survey Review

Great Falls Fire Rescue | 2022

What is ISO?

ISO collects & evaluates information from communities on their structure fire suppression capabilities.

ISO is an independent company that serves insurance companies, communities, fire departments, insurance regulators & others by providing information about risk.



Great Falls Fire Rescue | 2022

Public Protection Classification (PPC) Program

Data and Analysis

ISO experts collect information about municipal fire protection efforts, then analyzes the relevant data and assigns a number (grade) from 1 to 10.

Class 1 represents an exemplary fire suppression program.


Class 10 indicates the area's fire suppression does not meet ISO's minimum criteria.

Great Falls Fire Rescue | 2022

PPC Grade Criteria

PPC Grades are dependent on:

- Needed Fire Flows:** Represented building locations used to determine the theoretical of water necessary for fire suppression purposes.
- Emergency Communications:** Includes emergency reporting, telecommunications & dispatching systems
- Fire Department:** Including equipment, staffing, training, geographic distribution of fire companies, operational considerations & Community Risk Reduction.
- Water Supply:** Includes inspection & flow testing of hydrants, alternative water supply operations, & evaluation of available water with the amount needed to suppress fires.




Great Falls Fire Rescue | 2022

Community Classification

In order for a community to obtain a grade better than Class 9, three elements of fire suppression features are reviewed:

- Emergency Communications** 10%
- Fire Department** 50%
- Water Supply** 40%



Great Falls Fire Rescue | 2022


Prior Public Protection Classification

Class 02/2X

2022 Public Protection Classification

Class 03/3X

Result:
This is a retrogression from the previous classification.



Great Falls Fire Rescue | 2022

Earned & Available Credits

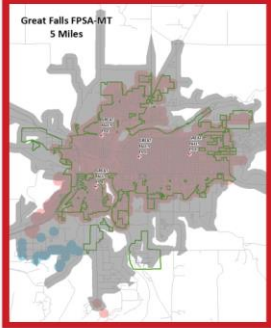
FPRS Feature	Earned Credit	Credit Available
Emergency Communications		
414. Credit for Emergency Reporting	2.55	3
422. Credit for Telecommunications	3.75	4
432. Credit for Dispatch Circuits	3.00	3
440. Credit for Emergency Communications	9.30	10
Fire Department		
513. Credit for Engine Companies	6.88	6
523. Credit for Reserve Pumps	8.47	8.50
532. Credit for Pump Capacity	3.00	3
540. Credit for Ladder Service	0.83	4
563. Credit for Reserve Ladder and Service Trucks	6.40	6.50
561. Credit for Deployment Analysis	5.25	10
571. Credit for Company Personnel	6.50	15
581. Credit for Training	7.96	9
730. Credit for Operational Considerations	2.00	2
990. Credit for Fire Department	32.35	50
Water Supply		
616. Credit for Supply System	29.71	30
621. Credit for Hydrants	3.00	3
631. Credit for Inspection and Flow Testing	4.00	7
648. Credit for Water Supply	36.71	40
Divergence		
1050. Community Risk Reduction	-6.42	-
	3.89	5.50
Total Credit	76.83	105.50

Business Review | 2020

Highlighted Components

The number of protected road miles (those within 5 road miles of a station **AND** within 1000ft of a hydrant).

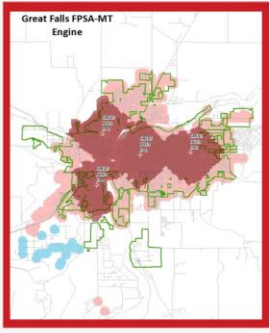
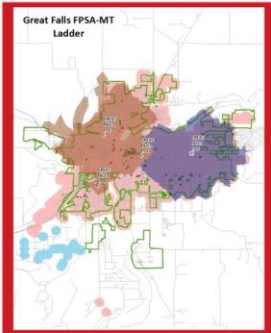
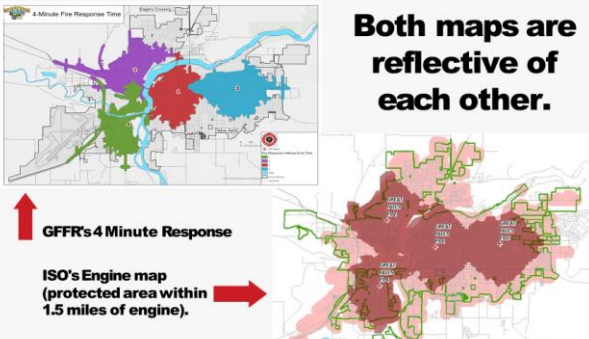
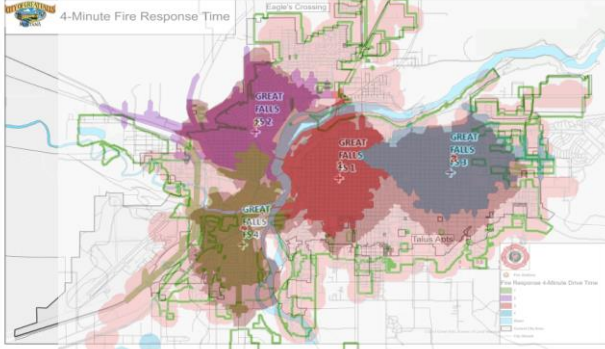

343 Protected Road Miles



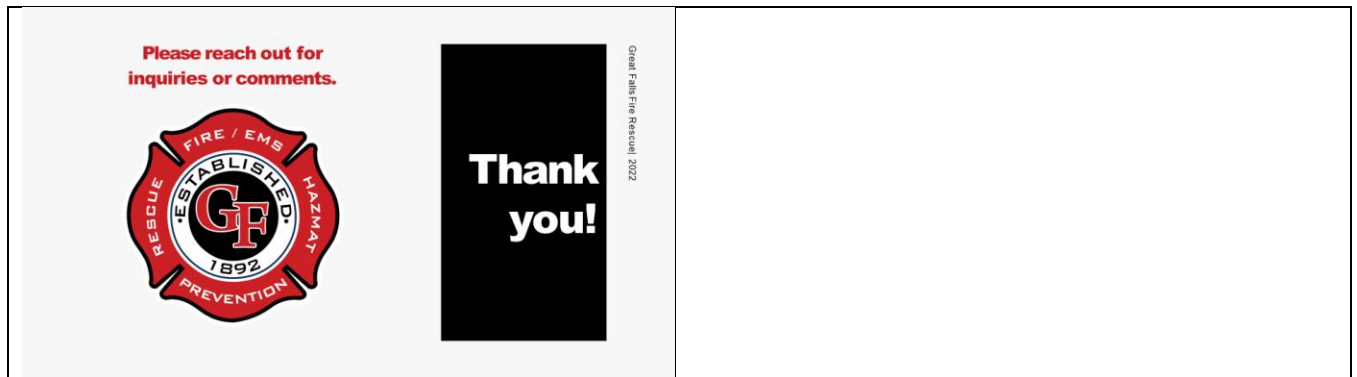
Great Falls Fire Rescue | 2022

JOURNAL OF COMMISSION WORK SESSION

August 16, 2022

 <p style="font-size: small; transform: rotate(-90deg); position: absolute; left: -40px; top: 50px;">Great Falls Fire Rescue 2022</p> <div style="text-align: center; margin-top: 20px;"> <h3>Highlighted Components</h3> <p>The number of protected miles within 1.5 road miles of an engine company.</p> <h2 style="color: red;">236 Protected Road Miles</h2> </div>	 <p style="font-size: small; transform: rotate(-90deg); position: absolute; left: -40px; top: 50px;">Great Falls Fire Rescue 2022</p> <div style="text-align: center; margin-top: 20px;"> <h3>Highlighted Components</h3> <p>The number of protected miles within 2.5 miles of a ladder/service company.</p> <h2 style="color: red;">122 Protected Road Miles</h2> <p style="font-size: x-small;">**Analysis found a Ladder is needed at Station 3, expanding coverage to 139 miles. Credit was lost due to Station 3 having no Ladder.</p> </div>
<p>Both maps are reflective of each other.</p>	
 <p style="font-size: x-small; transform: rotate(-90deg); position: absolute; left: -40px; top: 50px;">Great Falls Fire Rescue 2022</p> <p style="color: red; font-weight: bold;">↑ GFFR's 4 Minute Response</p> <p style="color: red; font-weight: bold;">→ ISO's Engine map (protected area within 1.5 miles of engine).</p>	 <p style="font-size: small; transform: rotate(-90deg); position: absolute; left: -40px; top: 50px;">Great Falls Fire Rescue 2022</p>
<h2 style="color: red;">Ladder Service</h2> <p>Trucks should be staffed/respond on a regular basis (discounting outlying situations).</p> <p>Because the run reports show the Ladder in Station 1 does not respond consistently, it cannot be recognized.</p> <p>City lacks a staffed ladder/aerial device 24/7.</p>  <p style="font-size: x-small; transform: rotate(-90deg); position: absolute; right: -40px; top: 50px;">Great Falls Fire Rescue 2022</p>	<p>Address Ladder Service Deficiency: Staffing an aerial/ladder company 24/7</p> <p>Address Deployment Analysis Deficiency: Building additional fire station(s) to provide more geographical coverage of the City.</p> <p>Address Company Personnel Deficiency: ISO recommends additional Fire Department resources (apparatus & personnel) along with increased personnel on GFFR's current, available apparatus within the City.</p> <p>GFFR's strategy is to acquire additional personnel to staff additional resources within the City, to provide further geographical coverage. Personnel numbers on current, available apparatus would remain the same.</p> <div style="text-align: center; margin-top: 20px;"> <h2 style="color: red;">What to do from here? ?</h2> </div> <p style="font-size: x-small; text-align: right;">Great Falls Fire Rescue 2022</p>
<p style="font-size: x-small; transform: rotate(-90deg); position: absolute; left: -40px; top: 50px;">Great Falls Fire Rescue 2022</p> <div style="background-color: #cccccc; padding: 10px; margin-bottom: 10px;"> <h2 style="color: red; text-align: center;">IF NO ACTION IS TAKEN</h2> </div> <p>ISO Audits Will continue to result in a decline in our community's classification.</p> <p>Insurance Premiums Residential and Commercial property premiums will continue to increase.</p> <p>Unprotected areas within the City will continue to expand.</p>	<p style="font-size: x-small; text-align: right;">Great Falls Fire Rescue 2022</p> <div style="text-align: center; margin-top: 20px;"> <h2 style="color: red;">Conclusion</h2> <h3 style="color: red;">If changes aren't made in less than 5 years,</h3> <p>our community will continue to experience further retrogression of its Public Protection Classification.</p> </div>

JOURNAL OF COMMISSION WORK SESSION
August 16, 2022



Fire Chief Jones explained that the City's rating dropped to a D, largely due to the Great Falls Fire Rescue's (GFFR) staffing resources and the City could receive another regression grade if changes are not made. If the City were to make some progress quickly, a mid-audit review adjustment could be requested to potentially improve its rating.

Mayor Kelly inquired about the public protection classification increase from 2X to 3X for residential and commercial.

Commissioner Hinebauch responded that there could be approximately a 10 percent increase in insurance premiums for residential property owners and a greater increase for commercial property owners.

Commissioner Wolff received clarification that GFFR currently has an aerial truck; however, it is not staffed 24/7.

Commissioner McKenney inquired about the need for additional fire stations.

Fire Chief Jones responded that another fire station would meet the response needs for today and future growth. If the City funded construction for a new station, the project would take some time; however, fire personnel could work out of adjacent stations until construction was complete.

Commissioner Tryon commented that there is not enough money in the general fund to meet the needs of GFFR and a public safety levy might be necessary.

Fire Chief Jones concurred with Commissioner Tyron about a public safety levy given the number of resources needed to get the GFFR up to standard.

Commissioner Tryon received clarification that Fire Chief Jones would provide the Commission with a good, better, best approach with regard to a cost estimate to get GFFR up to standard later. Commissioner Tryon commented that the City has let this go far too long and are now at a place where something has to be done.

City Manager Doyon added that the ISO rating is a small component of the impact to GFFR and service to the community if the public safety aspect is not strengthened. He requested that Fire Chief Jones discuss possible outcomes if changes are not made.

JOURNAL OF COMMISSION WORK SESSION
August 16, 2022

Fire Chief Jones responded that eventually GFFR would not be able to respond in a timely manner to calls for help.

Commissioner Hinebauch inquired about the importance of a ladder truck in heavy industrial areas.

Fire Chief Jones responded that GFFR has an aerial ladder truck and firefighters can staff it; however, they are generally on an engine company and takes longer to get the aerial ladder truck on scene. GFFR does not have the specialized training affiliated with a dedicated ladder company.

Commissioner Hinebauch commented that not having a dedicated ladder company could be a factor to companies with sizable factories from choosing the City as its location.

Referring to the GFFR four-minute response time, Commissioner McKenney commented that it is easy to monetize property damage; however, the loss of life or personal injury cannot be monetized.

It was the consensus of the Commission that Fire Chief Jones report back to the Commission about his good, better, best approach with regard to a cost estimate to get GFFR up to standard.

2. MARIJUANA BUSINESS REGULATIONS

City Attorney Jeff Hindoien explained that the purpose of the work session tonight is for the Commission to provide feedback on the proposed alternative regulatory framework in the event the voters decide to choose or a judge orders the City to allow commercial marijuana activities within the City limits. The proposed framework would allow for marijuana dispensaries, cultivation, manufacturing and transportation in I-1 and I-2 industrial districts and commercial marijuana activities. The second reading and public hearing for Ordinance 3249 will be on the September 6, 2022 City Commission agenda.

Planning and Community Development Director Craig Raymond reported that at the August 9, 2022 Planning Advisory Board/Zoning Commission (PABZC) meeting, the board members were unable to reach a consensus on what the framework should look like. However, there was unanimous opinion that they were not comfortable with allowing the dispensary land use in all commercial and mixed-use districts.

Director Raymond recommended that the Commission give serious thought as to what its vision is for the City. Director Raymond commented that because distance provisions are difficult to administer and the Cascade County property records are not always updated, it would be better to manage marijuana activities through zoning districts.

Commissioner Tryon received clarification that from a land use perspective, the impacts of a marijuana dispensary use is not fundamentally different from off premises liquor use in C-1 and C-2 districts.

City Attorney Hindoien added that there would be no impact to staff for land use zoning enforcement because marijuana dispensaries would not receive a licenses from the Department of Revenue (DOR) until it demonstrates that the premises is located in place where a local government has already authorized it to operate. Marijuana business activity in industrial districts could have an impact on the Fire Protection Bureau and Fire Code Enforcement. Amending the permissive zoning districts for dispensary use

JOURNAL OF COMMISSION WORK SESSION
August 16, 2022

framework would be easy; however, the above and beyond what the state requires for licensure with regard to distance provisions would be more difficult. City Attorney Hindoien reported that a court decision from the Yatsko lawsuit should be forthcoming soon.

Commissioner Wolff stepped out at 6:30 p.m. and returned at 6:32 p.m.

Commissioner McKenney commented that the voters get to decide what the vision for the city should be. If voters approve marijuana activities in the city, the Commission should not get in the way of that decision and marijuana should be allowed in the commercial zoning districts.

Commissioner Wolff commented that she could not get past the presentations from the Crime Task Force, Crime Stoppers and City staff about the negative impacts of marijuana. If the voters want marijuana activities to be allowed in the city, she would prefer to have it limited to I-1 and I-2 districts and not by schools, retail areas or where children are being raised.

Director Raymond requested that the Commission review the zoning district map prior to the September 6, 2022 work session.

Mayor Kelly commented that it is difficult to get too worked up over something that may not happen. The Commission has heard from those who are concerned about the youth; however, it has not heard from the business community about marijuana activities in the city.

City Manager Greg Doyon explained that the Commission could keep the alternative regulatory framework or it could be more restrictive.

City Attorney Hindoien suggested that if the Commission has specific ideas about limiting the alternative regulatory framework, to provide those amendments to him prior to the September 6, 2022 work session.

DISCUSSION OF POTENTIAL UPCOMING WORK SESSION TOPICS

City Manager Greg Doyon reported that the September 6, 2022 work session would consist of updates about ARPA Application Scoring and Evaluation, as well as Marijuana Zoning. A Public Safety Levy will be a topic for an upcoming work session.

ADJOURN

There being no further discussion, Mayor Kelly adjourned the informal work session of August 16, 2022 at 6:44 p.m.

JOURNAL OF COMMISSION WORK SESSION
September 6, 2022

2

City Commission Work Session
Civic Center, Gibson Room 212

Mayor Pro Tempore Wolff presiding

CALL TO ORDER: 5:30 PM

CITY COMMISSION MEMBERS PRESENT: Susan Wolff, Joe McKenney, Eric Hinebauch and Rick Tryon. Mayor Bob Kelly appeared telephonically.

STAFF PRESENT: City Manager Greg Doyon and Deputy City Manager Chuck Anderson; City Attorney Jeff Hindoién; Finance Director Melissa Kinzler, Deputy Director Kirsten Myre and Grant Administrator Tom Hazen; Planning and Community Development Deputy Director Tom Micuda; Park and Recreation Director Steve Herrig; Municipal Court Judge Steve Bolstad; Fire Chief Jeremy Jones; Police Chief Jeff Newton; and, City Clerk Lisa Kunz.

PUBLIC COMMENT

Ben Forsyth, City resident, expressed concern with allowing recreational marijuana activities into the community. Based on his 10 years of research, Mr. Forsyth discussed statistics about increasing the availability and potency of recreational marijuana in other states. There is an increase in crime activity, and assault and murder rates have gone up due to 16 drug cartels operating in Colorado. Adolescent marijuana users are much more likely than non-users to interact with the criminal system. Mr. Forsyth read a prepared statement pertaining to a relationship of cannabis use to violent crimes and assaults.

Kevin Westie, 602 35th Street North, commented that marijuana and opioids are life destroyers. He requested that the City stop utilizing the Tax Increment Financing Tax Industrial District (TIFTID).

Stephanie Martino, Manhattan, MT, owner of 710 Montana, commented that she cares for many city and county residents who rely on medical marijuana for treatment of health issues. Access to medical marijuana is important and needs to be available for patients. She opined that additional revenue from medical marijuana sales could help the city.

Name inaudible, City resident, expressed concern about the harmful effects that marijuana has on the city, youth, health, safety and well-being of citizens. Marijuana use reduces the educational capabilities of children, lowers living standards, causes depression, confusion and ruins families. He hopes that the Commission will make the right decision.

Beth Morrison, City resident, commented that she would continue to be a voice for youth with regard to marijuana dispensaries coming into the city limits. With regard to distributing ARPA funds, Ms. Morrison requested that the Commission consider investing in physical and human infrastructure. She added that prevention is cheaper than being reactive.

09/06/2022

JOURNAL OF COMMISSION WORK SESSION
September 6, 2022

Steven Vinnedge, County resident, read a prepared statement to address the harmful effects that marijuana has on adolescents. He commented that the purpose of local government is to protect the citizens.

1. ARPA APPLICATION SCORING AND EVALUATION

Finance Grant Administrator Tom Hazen reported that eight of the thirty-four applications were removed and the Review Committee will meet on September 12, 2022 to discuss the evaluation for the remaining applications. The committee will provide a list of recommendations to City Manager Greg Doyon and he will provide a final recommendation for Commission consideration. One committee member and Grant Administrator Hazen have recused themselves from reviewing one application each. He added that the scoring matrix is a blind scoring method for applications for the City ARPA Sub-Awards. Grant Administrator Hazen provided ARPA presentation on Review Committee and ARPA Scoring Sheet for Review Committee handouts.

Commissioner Tryon received clarification that the eight applications were removed primarily because the proposals did not meet the minimum programmatic eligibility requirements that were established. The eight applicants have not been notified yet; however, they will be notified soon. He further received clarification that if there was an appeal process, the appeal would be considered by the Commission and not the Review Committee.

Commissioner McKenney received clarification that the goal of the Review Committee would be to fund the remaining applications in harmony with the priorities that the Commission identified and that counter proposals from the award recipients could be a possibility.

2. MARIJUANA BUSINESS REGULATIONS

City Attorney Jeff Hindoien explained that the alternative regulatory framework would only become operative in the event the voters decide to choose or a judge orders the City to allow commercial marijuana activities within the City limits. City Attorney Hindoien provided and discussed a general process for possible amendments to the current framework handout.

Commissioner McKenney received clarification that currently there are approximately 33 retail businesses established in I-1 and 12 retail businesses in I-2.

Commissioner Tryon received clarification that state law does not take precedence over federal law with regard to cultivating or selling marijuana. He added that having an efficient parliamentary procedure is important with regard to a proposal for possible amendments.

Mayor Pro Tempore Wolff stated that the Commission needs to make the best decision for the community as a whole.

Commissioner McKenney added that the Commission had a fair chance to make its point prior to the vote.

JOURNAL OF COMMISSION WORK SESSION
September 6, 2022

DISCUSSION OF POTENTIAL UPCOMING WORK SESSION TOPICS

City Manager Greg Doyon reported that the September 20, 2022 work session would consist of updates on lead and copper requirements, quarterly TIF application, as well as the District Court decision pertaining to the City/County Health Department (CCHD).

Commissioner Tryon requested that a Crime Task Force update be added to an upcoming work session.

Mayor Pro Tempore Wolff requested that a Public Safety Levy be added to an upcoming work session.

City Manager Doyon responded that a decision about a Public Safety Levy would be after the election.

ADJOURN

There being no further discussion, Mayor Pro Tempore Wolff adjourned the informal work session of September 6, 2022 at 6:30 p.m.



Finance Department Memorandum

To: Greg Doyon, City Manager; City Commission; Members of the Investment Committee

From: Kirsten Myre, Deputy Finance Director

Date: September 13, 2022

Re: Total Cash and Investments as of August 31, 2022

The City of Great Falls' total cash and investments at the end of August 2022 was \$114,006,569.22. This included cash in bank accounts totaling \$11,176,708.38. Total cash and investments decreased from \$120.2 million in July to \$114.0 million at the end of August. The City continues to make construction payments on many ongoing projects (Civic Center façade, aquatics and recreation center, various Public Works projects, etc.). The General Fund cash balance decreased from \$8.8 million in July to \$5.7 million in August. The General Fund cash balance will continue to decrease until tax payments are received in December. The graphs for the City's total cash and investments as well as the General Fund, specifically, are on the next pages. Cash balances in all funds are monitored on a monthly basis.

Also on the next page is the summary of the City's total cash and investments. The maturity dates of the City's investments run through December 31, 2022, which falls within the 5-year statutory limitation. The City's investment policy specifies the percentage the City of Great Falls must have of the different types of instruments allowed by state statute. The chart below lists those percentages compared to the City's investments as of August 31st. The investments in the Montana Board of Investments (STIP) and US Bank Insured Cash Sweep (ICS) are liquid and may be called at any time.

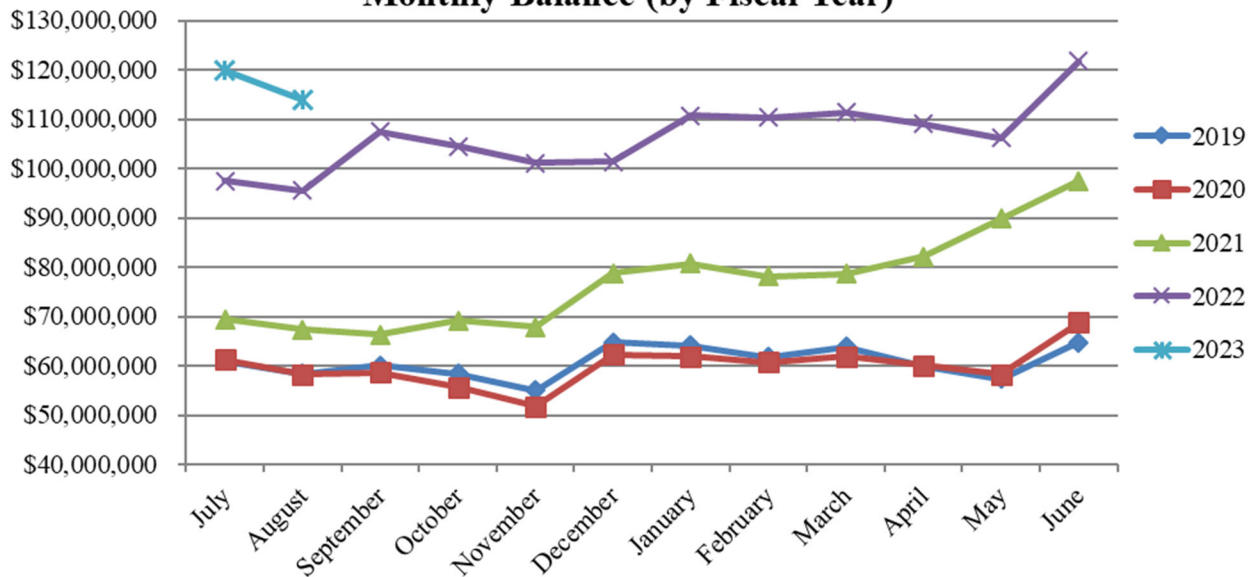
Issuer category	Minimum %	Maximum %	City's Investments % as of August 31, 2022
Master, savings, and ICS accounts	20% combined	100%	99.78%
Montana Board of Investments STIP		100%	
Money Market/Repurchase Agreements		100%	
Direct Obligations of the U.S. which includes Treasury Notes and Bills	0%	80%	0.22%
Obligations of agencies of the U.S.	0%	30%	0.00%

City of Great Falls
Total Cash & Investment Summary
August 31, 2022

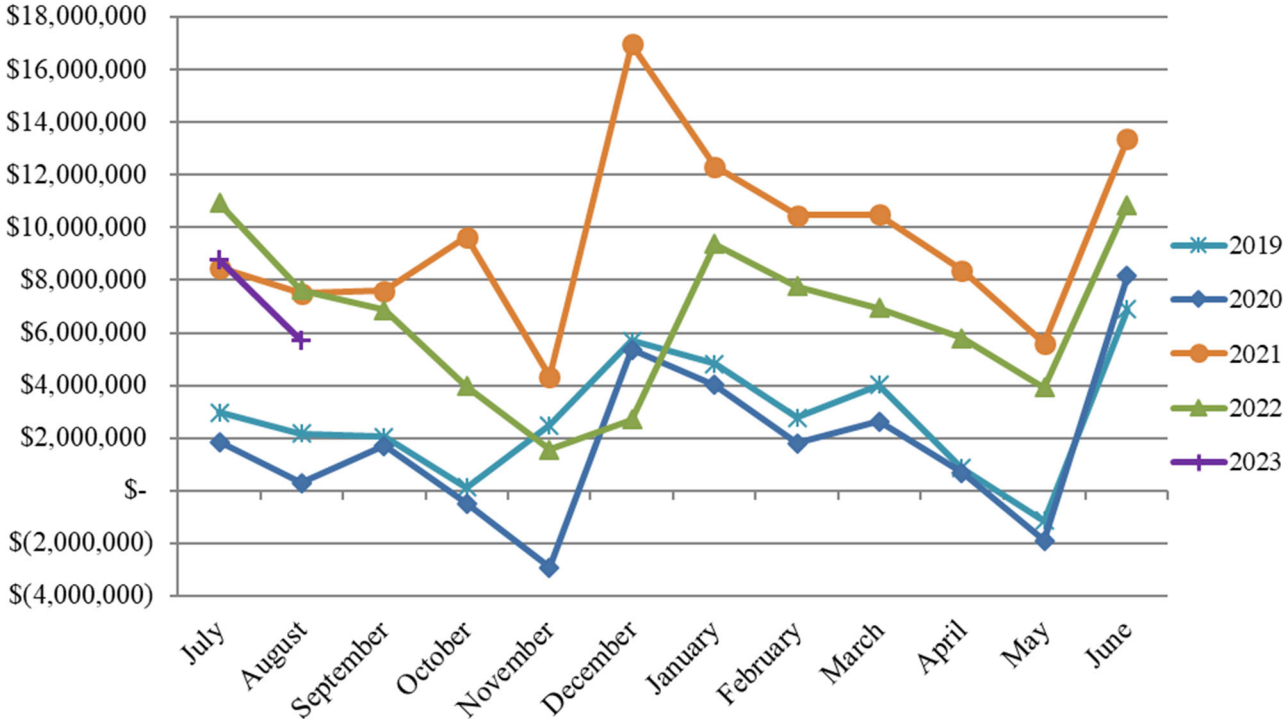
Description	Rate	Due Date	Principal Cost	Market Value
US Bank Investments				
US Treasury Note	2.125%	12/31/2022	245,390.63	249,227.50
Insured Cash Sweep	Variable		75,607,397.70	75,607,397.70
Total US Bank Investments			<u>75,852,788.33</u>	<u>75,856,625.20</u>
State of Montana Short Term Investment Pool (STIP)	2.223%		26,977,072.51	26,977,072.51
Total Investments			<u>102,829,860.84</u>	<u>102,833,697.71</u>
Cash on Hand, Deposits in Bank			11,176,708.38	11,176,708.38
Total Cash and Investments			<u><u>\$114,006,569.22</u></u>	<u><u>\$114,010,406.09</u></u>

Compared to previous years, total cash and investments is at a higher level. The higher levels can be attributed to receipt of American Rescue Plan (ARPA) funding and bond funding from the Park Maintenance District and Downtown Tax Increment District. These monies originally accounted for over \$35 million included in our total cash and investments and are being spent down as the Civic Center façade and new recreation center construction is completed. The ARPA funding will be spent down as it is allocated on a project by project basis.

Total Cash & Investments
Monthly Balance (by Fiscal Year)



General Fund Monthly Cash Balance (by Fiscal Year)



If you have any questions, please feel free to contact me at (406) 455-8423 or kmyre@greatfallsmt.net.



1500 Chowen Springs Loop 4
Great Falls, MT 59405-2564
Office: 406-453-4311
Fax: 406-727-5566
TDD: 406-453-6327
e-mail: gpha@gfhousing.org
Website: www.gfhousing.org

September 6, 2022

Great Falls City Commission
Greg Doyon, City Manager
2 Park Drive South
P.O. Box 5021
Great Falls, Montana 59403

Board of Commission/Mr. Doyon,

The Great Falls Housing Authority Board of Commissioners has been reviewing the Management Agreement between the City of Great Falls and the Great Falls Housing Authority for several months. The Agreement term expired on September 3, 2022.

The Great Falls Housing Authority has decided not to renew the agreement. The Housing Authority is in the process of securing services that have been provided by the City of Great Falls. We are currently working on gathering information on services that are needed for this transition. The Great Falls Housing Authority would like to continue with services on a month to month basis until all information that is required has been completed.

Sincerely,

Greg Sukut, Executive Director
Great Falls Housing Authority
GregSukut@gfhousing.org

