



**City Commission Meeting Agenda
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
December 03, 2024
7:00 PM**

The agenda packet material is available on the City's website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.

Public participation is welcome in the following ways:

- Attend in person.
- Provide public comments in writing by 12:00 PM the day of the meeting: Mail to City Clerk, PO Box 5021, Great Falls, MT 59403, or via email to: commission@greatfallsmt.net. Include the agenda item or agenda item number in the subject line, and include the name of the commenter and either an address or whether the commenter is a city resident. Written communication received by that time will be shared with the City Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter; and, will be so noted in the official record of the meeting.

Meeting Decorum Statement

1. Members of the public shall address their comments to the presiding officer and the Commission as a body and not to any individual member of the Commission or City staff.
2. Speakers shall keep their comments germane to the subject item on the agenda or, during petitions and communications, matters of significant public interest which are within the jurisdiction of the Commission.
3. Be respectful and do not engage in disorderly or boisterous conduct, including but not limited to applause, booing, or making any remarks that are, threatening, profane, abusive, personal, or slanderous that disturbs, disrupts, or otherwise impedes the orderly conduct of our meeting.
4. Signs, placards, banners, or other similar items shall not be permitted in the audience during our City Commission meeting.
5. Remain seated, unless addressing the body at the podium or entering or leaving the meeting. Private or informal conversations may occur outside of the Chambers. Obey any lawful order of the Presiding Officer to enforce the Rules of Decorum.
6. A complete copy of Rule 10 pertaining to the public participation is available on the table in the Commission Chambers and is included with the Meeting posting on the City's Website.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL / STAFF INTRODUCTIONS

AGENDA APPROVAL

CONFLICT DISCLOSURE / EX PARTE COMMUNICATIONS

MILITARY UPDATES

1. Miscellaneous Reports and announcements from Montana Air National Guard.

PETITIONS AND COMMUNICATIONS

(Public comment on any matter that is not on the agenda of the meeting and that is within the jurisdiction of the City Commission. Please keep your remarks to a maximum of 3 minutes. When at the podium, state your name and either your address or whether you are a city resident for the record.)

2. Miscellaneous reports and announcements.

NEIGHBORHOOD COUNCILS

3. Miscellaneous reports and announcements from Neighborhood Councils.

BOARDS AND COMMISSIONS

4. Miscellaneous reports and announcements from Boards and Commissions.

CITY MANAGER

5. Miscellaneous reports and announcements from City Manager.

CONSENT AGENDA

The Consent Agenda is made up of routine day-to-day items that require Commission action. Items may be pulled from the Consent Agenda for separate discussion/vote by any Commissioner.

6. Minutes, November 19, 2024, City Commission Meeting.
7. Total Expenditures of \$5,119,135 for the period of November 7, 2024 through November 20, 2024, to include claims over \$25,000, in the amount of \$4,272,958.
8. Contracts List.
9. Grants List.
10. Reject all Construction Contract bids for the Great Falls Public Library Renovation Entry Vestibule's Exterior and Interior Doors project due to budget shortfall.

Action: Approve Consent Agenda as presented or remove items for separate discussion and/or vote by any Commission member. After motion is made, Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

PUBLIC HEARINGS

11. Aspen Village Apartments (Multifamily) Affordable Housing Proposal. *Action: Conduct or not conduct a public hearing to determine if a project meets a community housing need. (Presented by Kassy Buss)*
12. Centennial Village Apartments (Multifamily) Affordable Housing Proposal. *Action: Conduct or not conduct a public hearing to determine if a project meets a community housing need. (Presented by Kassy Buss)*

OLD BUSINESS

13. Development Agreement Amendment with Context LLC for the remodel of the Kellergeist Pub Theater located at 111 Central Avenue. *Action: Approve or deny an amendment to the development agreement to extend the reimbursement terms to December 31, 2025. (Presented by Brock Cherry)*
14. Electric City Water Park Splash Pad Installation – Funding Agreement and Change Order. *(Presented by Sylvia Tarman)*

- I. *Action: Approve or not approve an Amendment for the CDBG Funding Agreement to add \$6,150 additional funding for the project.*
 - II. *Action: Approve or deny a change order with Smith River Construction Inc. in the amount of \$6,150 and authorize or not authorize the City Manager to execute the contract documents.*
15. Sewage Lift Station No. 1 and Supplemental Forcemain Improvements – Alternative Project Delivery Contract Award for General Contractor Construction Manager Services. *Action: Award or not award a GCCM Construction Contract to Prospect Construction, Inc, for Construction Phase Services at a Guaranteed Maximum Price (GMP) of \$7,456,692 and authorize or not authorize the City Manager to execute the agreement documents. (Presented by Christoff Gaub)*
 16. Sewage Lift Station No. 1 and Supplemental Forcemain Improvements – Professional Services Agreement Amendment No. 1 for Engineering Construction Phase Services. *Action: Approve or not approve Amendment No. 1 to the Professional Services Agreement with TD&H Engineering in the amount of \$687,600 for Construction Phase Services and authorize or not authorize the City Manager to execute the agreement documents. (Presented by Christoff Gaub)*

NEW BUSINESS

17. South Great Falls Storm Drain Middle Basin – Construction Agreement. *Action: Award or not award a construction agreement in the amount of \$1,581,695.80 to United Materials of Great Falls, Inc. and authorize or not authorize the City Manager to execute the agreement documents. (Presented by Christoff Gaub)*
18. GFPD Evidence Building Expansion - Security Contract. *Action: Award or not award a contract in the amount of \$24,860 utilizing American Rescue Plan Act funds, and authorize or not authorize the City Manager to execute the construction contract documents. (Presented by Sylvia Tarman)*
19. Civic Center Court Relocation Project – Furniture Order. *Action: Approve or not approve the furniture order for the Civic Center Court Relocation Project in the amount of \$273,243.85, to be purchased under the State TIPS/Omnia contract. (Presented by Sylvia Tarman)*
20. Great Falls Police Department Secure Front Desk Project – Construction Contract. *Action: Award or not award a contract in the amount of \$67,042.50 to Guy Tobacco Construction for the Great Falls Police Department Secure Front Desk Project utilizing SLIPA and City funds, and authorize or not authorize the City Manager to execute the construction contract documents. (Presented by Sylvia Tarman)*
21. Great Falls Animal Shelter Remodel Project – Construction Contract. *Action: Award or not award a contract in the amount of \$129,688.35 to A & R construction, LLC for the Great Falls Animal Shelter Remodel Project utilizing SLIPA and City funds, and authorize the City Manager to execute the construction contract documents. (Presented by Sylvia Tarman)*
22. Mansfield Theater Seating - Construction Contract. *Action: Award or not award a contract in the amount of \$995,190 to Wadsworth Builders Company, Inc. for the Mansfield Theater Seating Project utilizing SLIPA and City funds, and authorize or not authorize the City Manager to execute the construction contract documents. (Presented by Sylvia Tarman)*

ORDINANCES / RESOLUTIONS

CITY COMMISSION

23. Miscellaneous reports and announcements from the City Commission.

24. Commission Initiatives.

ADJOURNMENT

(Please exit the chambers as quickly as possible. Chamber doors will be closed 5 minutes after adjournment of the meeting.)

Assistive listening devices are available for the hard of hearing, please arrive a few minutes early for set up, or contact the City Clerk's Office in advance at 455-8451. Wi-Fi is available during the meetings for viewing of the online meeting documents.

Commission meetings are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. City Commission meetings are re-aired on cable channel 190 the following Wednesday morning at 10 am, and the following Tuesday evening at 7 pm.