



**City Commission Meeting Agenda  
2 Park Drive South, Great Falls, MT  
Gibson Room, Civic Center  
October 06, 2020  
7:00 PM**

**UPDATES CONCERNING PROCESS OF MEETINGS**

Due to the COVID-19 health concerns, the format of the City Commission meeting may be modified to accommodate Commission member attendance in person, via a remote location/virtual meeting method, or to appear telephonically. In order to honor the Right of Participation and the Right to Know (Article II, Sections 8 and 9 of the Montana Constitution), modifications have also been made for public participation. Public participation is welcome in the following ways:

- Attend in person. Refrain from attending in person if you are not feeling well. The City will require social distancing at the meeting, and may limit the number of persons in the meeting room according to applicable health guidelines.
- Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, October 6, 2020, to: [commission@greatfallsmt.net](mailto: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 a city resident. Due to tracking and dissemination requirements, written communication must be received by that time in order to 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.
- Call-in. The mayor will announce specific public comment periods. At that time, the public may call 406-761-4786 to provide public comment specific to that agenda item. All callers will be in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. **When your call is answered, mute the online or television audio to avoid time-delayed background noise/feedback, and do not use speakerphone when commenting.** Callers will be restricted to customary time limits. We ask for your patience in the event there are technical difficulties.
- 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>.

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL / STAFF INTRODUCTIONS**

**AGENDA APPROVAL**

**CONFLICT DISCLOSURE / EX PARTE COMMUNICATIONS**

## **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.)*

1. Miscellaneous reports and announcements.

## **NEIGHBORHOOD COUNCILS**

2. Miscellaneous reports and announcements from Neighborhood Councils.

## **BOARDS AND COMMISSIONS**

3. Miscellaneous reports and announcements from Boards and Commissions.

## **CITY MANAGER**

4. 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.*

5. Minutes, September 15, 2020, City Commission Meeting.
6. Total Expenditures of \$4,420,528 for the period of September 1, 2020 through September 23, 2020, to include claims over \$25,000, in the amount of \$3,628,031.
7. Contracts List.
8. Renew the Mutual Aid and Assistance Agreement for Water and Wastewater Utilities and authorize the City Manager to execute the document.
9. Approve the Esri Small Enterprise Agreement for County and Municipal Government in the amount of \$153,000 total over a 3 year term and authorize the City Manager to execute the Agreement documents.
10. Award a construction contract in the amount of \$217,345 to WVH Enterprises, LLC, for the Great Falls Fire Station No. 4 Phase 2 Renovation project, and authorize the City Manager to execute the construction contract documents.
11. Set a public hearing for October 20, 2020 to consider a lease agreement of City owned property located in Wadsworth Park with the Electric City Archers of Great Falls.
12. Set a public hearing for October 20, 2020 to consider a lease agreement of the north portion of City owned property located in Community Hall Park with River City Harvest.
13. Set a public hearing for October 20, 2020 to consider a lease agreement of the south portion of City owned property located in Community Hall Park with Sunburst Unlimited Incorporated.

**Action: Approve Consent Agenda as presented or remove items for separate discussion and/or vote by any Commission member.**

## **PUBLIC HEARINGS**

14. Turbo Transportation Group LLC Annexation and Zoning Request of Tract 1B of Certificate of Survey No. 5077 and the adjoining Right of Way of Jasper Road; Minor subdivision of Double T Estates. *(Presented by Craig Raymond)*
  - A.) Resolution 10372, to annex Tract 1B of Certificate of Survey No. 5077 and the adjoining right-of-way of Jasper Road; minor subdivision of Double T Estates. *Action: Conduct a joint public hearing and adopt or deny Res. 10372 and Findings of Fact/Basis of Decision and approve or deny Improvement Agreement.*
  - B.) Ordinance 3224, to assign C-3 Highway Commercial zoning for Lots 1-3 and R-2 Single-family Medium Density for Lot 4 of Double T Estates. *Action: Adopt or deny Ord. 3224 and Findings of Fact/Basis of Decision.*
15. Little Shell Tribe of the Chippewa Indians of Montana Annexation and Zoning Request for Tract 2 of Certificate of Survey No. S-0005156 located along Stuckey Road. *(Presented by Craig Raymond)*
  - A.) Resolution 10369, to annex the property legally described as Tract 2 of Certificate of Survey No. S-0005156. *Action: Conduct a joint public hearing and adopt or deny Res. 10369 and Findings of Fact/Basis of Decision and approve or deny the Improvement Agreement.*
  - B.) Ordinance 3223, to assign M-2 Mixed-use transitional zoning. *Action: Adopt or deny Ord. 3223 and Findings of Fact/Basis of Decision. (Presented by Craig Raymond)*
16. Ordinance 3222, Approving the amended and restated urban renewal plan for the Downtown Urban Renewal District and to approve the Civic Center project as an urban renewal project. *Action: Conduct a public hearing and adopt or deny Ord. 3222. (Presented by Craig Raymond)*

## **OLD BUSINESS**

## **NEW BUSINESS**

## **ORDINANCES / RESOLUTIONS**

17. Ordinance 3225, Request from Mike and Sheila Staigmiller and Mark and Mary Staigmiller assigning R-2 Single-family Medium Density to Tract 1 and Remainder Tract 1-A of Certificate of Survey No. 4120, properties addressed as 2001, 2003 and 2005 Upper River Road. *Action: Accept or not accept Ord. 3225 on first reading and set or not set a public hearing for November 4, 2020. (Presented by Craig Raymond)*
18. Resolution 10371, Relating to financing certain proposed improvements; establishing compliance with reimbursement bond regulations under the Internal Revenue Code to allow the reimbursement for costs of improvements for the recreation and aquatic facility by bond proceeds. *Action: Adopt or deny Res. 10371. (Presented by Melissa Kinzler)*

## **CITY COMMISSION**

19. Miscellaneous reports and announcements from the City Commission.
20. 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.*