



**City Commission Meeting Agenda
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
June 03, 2025
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.
5. Appointment to the Library Board.

CITY MANAGER

6. 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.

7. Minutes, May 20, 2025, City Commission Meeting.
8. Total Expenditures of \$3,912,311 for the period of May 1, 2025 through May 14, 2025, to include claims over \$25,000, in the amount of \$3,346,326.
9. Contracts List.
10. Award a contract in the amount of \$145,593.15 to United Materials of Great Falls, Inc. for the River Drive Trail Replacement project, and authorize the City Manager to execute the construction contract documents.
11. Award a contract in the amount of \$126,888 to Smith River Construction, LLC, for the 10th Street Bridge remodel project, and authorize the City Manager to execute the construction contract documents.

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

12. Resolution 10574, Establishing Residential and Commercial Water, Sewer, and Storm Drain Utility Service Rates Effective July 1, 2025. *Action: Conduct a public hearing and adopt Res. 10574 with either Option A with an average increase of 10% or Option B with an average increase of 27%. (Presented by Christoff Gaub)*
13. Resolution 10566, Request from the City of Great Falls Public Works Department to use additional Downtown Urban Renewal District Tax Increment Finance (TIF) funds in the amount of \$257,000 for the replacement of deteriorated sidewalk and non-compliant ADA ramps with streetscape, along the east side of 7th Street South between Central Avenue and 1st Avenue South. *Action: Conduct a public hearing and adopt or deny Resolution 10566. (Presented by Brock Cherry)*

14. Resolutions 10589 and 10590, Requests for Downtown Urban Renewal District Tax Increment Finance (TIF) funds for trash receptacles and the cost of trimming, maintaining, and replacing downtown boulevard trees. *Action: Conduct a joint public hearing. (Presented by Brock Cherry)*
 - I. Resolution 10589, A request from the City of Great Falls to use \$130,000 in Downtown Urban Renewal District Tax Increment Financing (TIF) funds for the cost of the replacement of the downtown trash receptacles. *Action: Adopt or deny Res. 10589.*
 - II. Resolution 10590, A request from the Business Improvement District (BID) to use \$35,000 in Downtown Urban Renewal District Tax Increment Financing (TIF) funds for the cost of trimming, maintaining, and replacing downtown boulevard trees. *Action: Adopt or deny Res. 10590.*
15. Meadowview Village Major Subdivision Annexation and Planned Unit Development Zoning. *Action: Conduct a joint public hearing. (Presented by Brock Cherry)*
 - I. Resolution 10578, Annexing the property legally described as Lots 8-10, and 13-15 of Beebe Tracts. *Action: Adopt or deny Resolution 10578 and approve or not approve and the Improvement Agreement.*
 - II. Ordinance 3273, Assigning a Planned Unit Development (PUD) zoning district for the subject property. *Action: Adopt or deny Ord. 3273 and approve or not approve the Preliminary Plat of Meadowview Village Major Subdivision.*

OLD BUSINESS

16. Professional Services Agreement for the Water Treatment Plant (WTP) Head House and Rapid Mix Vault project. *Action: Approve or not approve the Professional Services Agreement Amendment No. 1 in the amount of \$256,000 to TD&H Engineering Inc. and authorize or not authorize the City Manager to execute the agreement documents. (Presented by Christoff Gaub)*
17. South Great Falls Storm Drain Middle Basin Project, Change Order No. 1. *Action: Approve or not approve Change Order No. 1 with United Materials of Great Falls, Inc. in the amount of \$149,721 and increase the total contract amount from \$1,581,695.80 to \$1,731,416.80. Presented by Christoff Gaub)*

NEW BUSINESS

ORDINANCES / RESOLUTIONS

18. Ordinance 3275, A request from Benefis Health Systems assigning Planned Unit Development (PUD) zoning to the property legally described as Lot 1A1A of Block 1, Mount Olivet Addition for the Sanavita Estates Development. *Action: Accept or not accept Ordinance 3275 on first reading and set or not set a public hearing for July 1, 2025. (Presented by Brock Cherry)*

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.