



City Commission Meeting Agenda
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
October 07, 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.

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, September 16, 2025, City Commission Meeting.
7. Total Expenditures of \$3,698,955 for the period of August 28, 2025 through September 10, 2025, to include claims over \$25,000, in the amount of \$3,000,789.
8. Contracts List.
9. Approve the Final Payment for the Mansfield Theater Ceiling Repair Project in the amount of \$22,024.50 to Custom Plaster, LLC, and \$225.50 to the State Miscellaneous Tax Fund, and authorize the City Manager to make the payments.
10. Set a public hearing for November 4, 2025 on Resolution 10604 to amend Resolution 10545, modifying the existing Conditional Use Permit (CUP) for Ponderosa Solutions LLC, located at 6501 18th Ave N., to allow for the handling of additional hazardous substances.
11. Approve a Professional Services Agreement with Matrix Consulting Group in the amount of \$94,792 for the Great Falls Comprehensive Fee Study, Cost Allocation Plan, and Park and Recreation Operational Efficiency Review, and authorize the City Manager to execute the agreement.

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. City of Great Falls Stormwater Master Plan. *(Presented by Christoff Gaub)*
 - I. Ordinance 3279, amending Title 13, Chapter 24, Referencing the City of Great Falls Stormwater Master Plan. *Action: Conduct a joint public hearing and adopt or deny Ord 3279. AND*
 - II. Resolution 10600, adopting the City of Great Falls Stormwater Master Plan. *Action: adopt or deny Res.10600.*

13. Request from Joseph and Jessica Boso for annexation and assignment of zoning for property addressed as 1420 17th Avenue Southwest. *(Presented by Brock Cherry)*
 - I. Resolution 10595, to approve the annexation of the subject property, annexation of the adjoining right-of-way of 18th Alley Southwest. *Action: Conduct a joint public hearing and adopt or deny Res. 10595 and approve or not approve the accompanying Annexation Agreement. AND*
 - II. Ordinance 3277, to assign R-3 Single-family High Density zoning district for the subject property. *Action: Adopt or deny Ord. 3277.*
14. Resolution 10601, to allow the use of up to \$300,000 in Great Falls International Airport Tax Increment Financing Industrial District funds for infrastructure improvements and the accompanying Development Agreement. *Action: Conduct a public hearing and adopt or deny Res. 10601 and approve or not approve the Development Agreement. (Presented by Brock Cherry)*
15. Resolution 10603, to allow the City of Great Falls to use up to an additional \$382,690 in Downtown Urban Renewal District Tax Increment Financing funds to contribute to the Mansfield Theater Ceiling Repair, Theater Seat Replacement, and Civic Center Elevator repair projects. *Action: Conduct a public hearing and adopt or deny Res. 10603. (Presented by Tom Hazen)*

OLD BUSINESS

16. Construction Contract Award: WTP Head House and Rapid Mix Vault. *Action: Award or not award a construction contract in the amount of \$1,986,375 to Sletten Construction Company and authorize or not authorize the City Manager to execute the contract documents. (Presented by Christoff Gaub)*

NEW BUSINESS

17. Labor Agreement between the City of Great Falls and the Great Falls Police Protective Association (GFPPA) for the period of July 1, 2025 through June 30, 2027. *Action: Approve or not approve the labor agreement. (Presented by Gaye McInerney)*
18. Cascade County Metro Region Governance Committee for Opioid Abatement. *(Presented by David Dennis)*
 - I. Interlocal Agreement Between Cascade County and the City of Great Falls Establishing the Cascade County Metro Region Governance Committee for Opioid Abatement. *Action: Approve or not approve the Interlocal Agreement. AND*
 - II. Resolution 10608 Appointing Metro Region Governance Committee Representatives. *Action: Adopt or deny Res. 10608.*

ORDINANCES / RESOLUTIONS

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.