



Work Session Meeting Agenda
2 Park Drive South, Great Falls, MT
Gibson Room, Civic Center
June 17, 2025
5:30 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, will be so noted in the official record of the meeting.

CALL TO ORDER

PUBLIC COMMENT

(Public comment on agenda items or any matter that is within the jurisdiction of the City Commission. Please keep your remarks to a maximum of five (5) minutes. Speak into the microphone, and state your name and either your address or whether you are a city resident for the record.)

WORK SESSION ITEMS

1. Proposed Amendments to Title 15 regarding Residential Geological Hazards - Presented by Brock Cherry. (estimated 15 minutes)
2. FY2026 Great Falls Public Library Budget Presentation - Presented by Library Vice-Chair Anne Bulger and Library Director Susie McIntyre. (estimated 45 minutes)

DISCUSSION POTENTIAL UPCOMING WORK SESSION TOPICS

ADJOURNMENT

City Commission Work Sessions are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. Work Session meetings are re-aired on cable channel 190 the following Thursday morning at 10 a.m. and the following Tuesday evening at 5:30 p.m.

Wi-Fi is available during the meetings for viewing of the online meeting documents.

UPCOMING MEETING SCHEDULE

Special City Commission Work Session - 2026 Proposed Budget Presentation - Thursday June 26, 2025
3:00 p.m.

City Commission Work Session - Tuesday July 1, 2025 5:30 p.m.

City Commission Meeting - Tuesday July 1, 2025 7:00 p.m.



Ordinance Amending Title 15 **Residential Geologic Hazards**

City Commission Work Session

6/17/2025

City of Great Falls

Background

- History of geotechnical issues in Great Falls
- 2008 policy requiring site-specific geotechnical analysis
- Ongoing litigation despite policy
- Decline in local engineering support due to liability concerns

October 3, 2008

Dear Contractor:

The increased number of problems being cited from individuals regarding moisture, unstable soils and surface drainage, for newer homes gives reason for concern.

With that being said, starting with your next permit application, we will require a foundation design by a registered design professional, licensed in the State of Montana, based on a Geotechnical evaluation. The evaluation shall be submitted with the application for review.

Single-Family Home Building in Great Falls

- **Diverging trends:** County permits rose steadily after 2015; City remained flat or declined.
- **Market shift:** Most SFH construction has moved from the City to the County since 2015.
- **City rebound:** Permits rose from 30 in 2020 to 50 in 2024 but remain below 2014 levels.
- **County growth factors:** Likely driven by perceived regulatory ease, available lots, or lower costs.

	City of Great Falls - SFH Permits Issued	Cascade County - SFH Permits Issued
2011	44	33
2012	44	38
2013	54	48
2014	67	71
2015	39	72
2016	49	57
2017	56	85
2018	45	40
2019	42	83
2020	30	84
2021	49	81
2022	52	117
2023	39	94
2024	50	83
TOTAL	660	986

2020 Proposed Ordinance

- In 2020, City staff explored a uniform geotechnical review framework for all new residential dwellings.
- Engineering firms agreed to resume services if the City required upfront testing and on-site inspections.
- Key Features of the 2020 Draft (Not Adopted):
 - Disclosures of Great Falls' soil risks & owner responsibility
 - Geologic Hazards Plans & mitigation by qualified experts
 - Mandatory on-site inspections before foundation pours
 - Estimated added cost: \$1,500–\$7,500 per unit

2025 Revised Proposal – Key Features

Replaces 2020 draft with a more flexible, infill-focused approach:

- Initial Site Evaluation before a full site geotechnical study – the soils and building code will tell us next steps.
- Exemptions for up to 4 dwellings on 1 acre or less, or ADUs on stable ground (IRC-compliant).
- Allows proven foundation types without a full site geotechnical study (with approval by Building Official).
- City retains discretion to deny exemptions if risk is present.
- Requires signed Hold Harmless Agreement from developer.

Legal Implications & Concerns

- Does not eliminate all risks or potential litigation.
- Provides a degree of protection for the City in certain circumstances.
- Effectiveness depends on the specific facts of each case.



Next Steps

- Direct City Staff to commence the formal hearing and approval process by bringing the item to a City Commission Meeting.
- If passed, utilize relationships with Great Falls Home Builders, GFAR, GFDA, NeighborWorks, etc, to both spread the word and educate regarding the ordinance change.

Key Insight or Challenge	COGF 2013 Growth Policy	2024 GFDA Housing Demand Report	2025 Growth Policy Public Engagement Report	Proposed Residential Geological Hazards Ordinance
Soil conditions increase development costs, limiting affordability	Notes that soils in Great Falls include expansive clays, loams, and silts which may require additional geotechnical study and safeguards (p. 90)	Soil conditions add to development costs and may make workforce housing infeasible (p. I-2)	Housing cost and quality are top concerns; public supports affordability strategies and infill (pp. 11, 14, 17)	Provides risk-based pathway with exemptions and Hold Harmless waiver for infill (15.12.060, 15.12.070)
Support for infill and small-scale housing typologies	UR zoning and infill lot aggregation encouraged by the City (p. 110)	Encourages townhomes, ADUs, and small infill forms to address demand (p. I-8)	Cottage courts, small lots, ADUs, and infill supported by visual preference and survey (pp. 18, 35)	Infill lots meeting low-impact criteria exempt from full geologic hazard report (15.12.060.1.m)
Public concern over housing affordability and quality	The 2013 Growth Policy urges practical, inclusive policies that uphold safety without pricing out residents, noting not all can afford upgrades and rigid rules risk exclusion (p. 111)	Affordability /availability are top concerns, limited supply forces many to settle for lower-quality homes or stay cost-burdened. Competition across income levels for the same inventory worsens the issue (p. I-1, I-6)	Housing was the top community concern, with 69% citing rental and 62% citing ownership affordability, and widespread concern about cost and quality across all engagement formats (pp. 11, 14, 17).	Affords flexibility for cost-effective development when risks are acknowledged (15.12.070)
Need for safe, resilient construction amid variable soils	Calls for safeguards in areas with difficult soils; identifies need for mitigation in new development projects, consistent with current ordinance (p. 90)	Problematic soils increase development costs, making it harder to deliver housing for lower- to middle-income households. soil-related costs can discourage new development, especially on infill sites (p. I-2)	Public supports infrastructure investment and housing safety (pp. 14, 20)	Sets clear expectations and allows practical, site-specific solutions—supporting safe development and helping clarify responsibilities for both builders and the City (entire chapter)



Agenda #: _____
 Commission Meeting Date: *****

CITY OF GREAT FALLS COMMISSION AGENDA REPORT

Item: Ordinance **, “An Ordinance Amending Title 15, Chapters 12 and 13 Of The Official Code Of The City Of Great Falls (OCCGF), Pertaining To Buildings and Construction.”

From: Planning and Community Development and Legal Departments

Initiated By: Planning and Community Development and Legal Departments

Presented By: Brock Cherry, Planning and Community Development Director

Action Requested: Accept Ordinance ** on first reading and set public hearing for ***.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (accept/not accept) Ordinance ***, with Exhibit A, on first reading and set the public hearing for **.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Background/Recommendation:

The City of Great Falls encompasses many areas that are known to contain expansive fatty clay soils as well as other soil types with characteristics that adversely affect building foundations. Building construction that has occurred on properties with these soil types has resulted in costly and numerous citizen complaints and lawsuits against residential builders, engineers, the City, and others. In response, the Planning and Community Development Department, Building Safety Division instituted a policy in 2008 that required geo-technical analysis and foundation design recommendations in order to obtain permits to construct new residential dwellings within the city limits. Although the policy was not popular, permit applicants were able to provide the necessary test results along with recommendations and then permits were issued without undue hardship in most cases.

Even after the new testing policies were adopted, the development community advised that it continued to experience costly litigation regarding foundations, other issues resulting from fatty or expansive clay soils, or other geo-technical issues, throughout Great Falls. Some of the litigation involved cases where geo-technical analysis and reporting were provided, but the recommendations were allegedly not followed

throughout construction and engineers may not have been present on site to ensure that the recommendations were implemented before foundations were poured.

The City was joined as a party to a number of the cases, resulting in significant attorney fees and other costs. As a result, during 2020, local engineering firms indicated to City staff that they were not willing to perform residential geo-technical sampling, analysis and foundation design recommendations, indicating that the costs of litigation outweighed the benefit of providing such reports. City staff members were advised at the time that only one local engineering firm was willing to perform residential geo-technical tests or foundation design, but only if under contract to perform on-site engineering testing and inspection before foundations were poured and typically as part of a larger subdivision project as opposed to single, individual parcel projects.

In an attempt to facilitate residential development, City staff worked with the development community to locate and work with other engineering firms licensed in the State of Montana to perform this service. In this outreach, City staff located two firms (located in Helena and Bozeman) willing to travel to Great Falls for this service, but each firm had large work backlogs. Obviously, this had a dampening effect on new housing investment. Partly because of these factors, the City is seeing a stagnation in residential single family dwelling permit applications while virtually every other category of construction growth is significantly increasing. The demand for housing of all forms is at an all-time high and the City is receiving feedback that this condition is likely to continue or worsen unless alternative solutions can be found.

2020 Proposal:

City staff began coordinating with local engineering firms in 2020 to determine whether they would be willing to resume providing geotechnical services for residential development, provided that the City required both upfront site testing and on-site inspections before foundations were poured. Receiving a positive response, staff drafted an ordinance that would have established a uniform geotechnical review framework for all new residential dwellings. If adopted, the 2020 proposal would have, in part:

1. Provided special disclosures of Great Falls' unique soils conditions and an acknowledgment of owner responsibility;
2. Required Geologic Hazards Plans & Reports from qualified experts to identify site-specific conditions, assess adjacent property impacts, and recommend mitigation;
3. Required on-site inspections from qualified experts prior to foundation placement; and
4. Increased residential construction costs by an estimated \$1,500 to \$7,500 per dwelling, depending on structure type and soil conditions.

Current Proposal:

While technically sound, the 2020 draft was not broadly supported by the development community and was ultimately set aside. In contrast, the newly proposed ordinance offers a more flexible approach, particularly for small-scale infill and ancillary residential projects. These revised provisions aim to reduce regulatory and financial burdens while maintaining appropriate safeguards. If adopted, the exemption provisions would, in part:

1. Allow residential infill development of up to four dwellings and qualifying accessory structures (including accessory dwellings) to proceed without a full geotechnical report when located on stable ground and within the IRC footprint;

2. Permit the use of foundation systems (slab-on-grade, crawlspace, or other non-basement foundation systems) that have demonstrated adequate performance in similar soil conditions—without requiring a full site evaluation—when approved by the building official;
3. Retain the City’s discretion to deny exemptions where geological conditions or prior site history suggest a higher risk profile;
4. Require developers seeking exemption to acknowledge known soil risks and agree to a standardized Assumption, Release, and Hold Harmless Agreement, which would be signed, notarized, and recorded to run with the property; and
5. Support cost-effective housing delivery while ensuring clear roles and responsibilities by requiring applicants for exempted projects to acknowledge site conditions and standard legal disclaimers.

The proposed 2025 ordinance reflects a shift from the more rigid framework outlined in 2020, offering increased flexibility while maintaining a focus on geotechnical risk management.

Further, Staff has consulted with professionals involved in real estate financing, lending, and appraisal regarding the draft ordinance. No concerns were raised and no indication that the proposed process would hinder development activity, financing, or the resale of affected properties.

After considerations of multiple factors and interests, the City Staff present the proposed Ordinance to the Commission for review. Staff believe that the proposed Ordinance ** may assist in ensuring that proper soils analysis, and if necessary, engineering review and inspection, reduce the litigation risk which had been present in prior years.

Other alternatives considered by Staff, but not recommended, are:

1. Enacting optional Ordinance language, which provides the substantive notification of the risks attendant to various soils in the Great Falls area and places the burden on the permit applicant and owners to educate themselves and determine their appetite for undertaking the risk of building without geo-technical consideration; or
2. Amending the OCCGF to prohibit any or minimal residential development in areas known to have high-risk soil classifications or promoting and/or incentivizing development of residential subdivisions in areas shown to be suitable employing standard residential design and construction methods should be considered.

Fiscal Impact: None.

Staff Recommendation: Staff recommends that the City Commission accept Ordinance **, Exhibit A, on first reading and set the public hearing for **.

Attachments/Exhibits: Ordinance ** Exhibit A,

Concurrences:

Public Works

Title 15 BUILDINGS AND CONSTRUCTION

Title 15 BUILDINGS AND CONSTRUCTION [\[1\]](#)**Chapter**

Chapter 1 - CODE ADOPTION

Chapter 2 - MOBILE HOMES

Chapter 3 - INTERNATIONAL ENERGY CONSERVATION CODE

Chapter 4 - INTERNATIONAL EXISTING BUILDING CODE

Chapter 5 - MECHANICAL CODE

Chapter 6 - PLUMBING CODE

Chapter 7 - INTERNATIONAL FUEL GAS CODE

Chapter 8 - ELECTRICAL CODE

Chapter 9 - FIRE CODE

Chapter 10 - SCREENING

Chapter 11 - DESIGN PROFESSIONALS

Chapter 12 - ~~APPLICABILITY~~ **RESIDENTIAL GEOLOGIC HAZARDS****Chapter 13 – APPLICABILITY**

Chapter 12 RESIDENTIAL GEOLOGIC HAZARDS

Sections:

[15.12.010 Purpose and Intent.](#)

[15.12.020 Applicability and Exemptions.](#)

[15.12.030 Geologic Hazards Plan and Report.](#)

[15.12.040 Mitigation Measures.](#)

[15.12.050 Review Procedures.](#)

[15.12.060 Exemptions.](#)

[15.12.070 Responsibility and Liability for Geologic Hazards.](#)

15.12.010 - Purpose and Intent.

1. The requirements and procedures in this Chapter support public and community goals including economic development, tax base growth, downtown and neighborhood revitalization, housing near jobs and services, cost-effective use of municipal services, and reduced public costs, as compared to sprawl, while recognizing qualities of residential construction that are particular to Great Falls. The intent of this Chapter is to support the public interests of encouraging small-scale infill development by providing clear procedures for evaluating geologic hazard risks, consistent with the City's role in promoting sound land use and efficient use of existing infrastructure, reducing construction barriers and incentivizing quality infill. Nothing in this Chapter shall be construed as a guarantee, warranty, or individualized assurance of specific site suitability or absence of geologic hazards.
2. Property within the City of Great Falls has areas that are susceptible to one or more geologic hazards occurring either on, or affected by, property which is proposed to be developed. A list of common geologic hazards found in Great Falls includes but is not limited to:
 - a. Expansive or unstable soils and/or rock;
 - b. Unstable or potentially unstable slopes;
 - c. Landslide or laterally unstable areas or potential landslide areas;
 - d. Flood inundation, debris flows, and debris fans;
 - e. Unstable fill;
 - f. Erosion and deposition areas, or highly erodible soils;
 - g. Rock fall;

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- h. Subsidence;
 - i. Shallow water tables;
 - j. Groundwater springs or seeps;
 - k. Flood-prone areas;
 - l. Collapsible soils;
 - m. Faults;
 - n. Upturned or steeply dipping bedrock;
 - o. Radon;
 - p. Problems caused by features or conditions on adjacent properties; and
 - q. Other general geologic or site problems.
3. **Geologic hazards can be interrelated, and evaluation of geologic hazards requires comprehensive review and analysis. Residential development within the City of Great Falls should consider geologic hazards and consult maps or other information to conduct initial review of site hazards prior to site development.**
4. **Recognition of these hazards must be acknowledged by those intending to develop residential property within the City of Great Falls, in order to allow those developing property to minimize losses due to geologic conditions in the City, and to:**
- a. **Protect human life, safety, and property;**
 - b. **Minimize damage to private property;**
 - c. **Minimize damage to public facilities, infrastructure, and utilities;**
 - d. **Provide flexible approaches to evaluating geologic hazards risk;**
 - e. **Reduce the amount of effort and expenditures associated with response, cleanup, and repair following a geologic hazard event;**
 - f. **Educate the public about the potential risks associated with geologic hazards in Great Falls;**
 - g. **Require applicants who desire to develop residential property in the City to evaluate, mitigate as necessary, and be responsible for geologic hazards related to the property to be developed; and**
 - h. **Require applicants to comply with requirements in the International Building Code (IBC) and International Residential Code (IRC), as applicable.**

15.12.020 - Applicability and Exemptions.

1. **Applicability of Initial Site Evaluation and/or Geologic Hazards Plan and Report. Unless exempted, as provided in 15.12.060, this Chapter shall apply to any of the following activities or scenarios:**

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- a. Any residential building permit or property improvement permit for construction of a new habitable building that is located on a permanent foundation;
 - b. Any residential Major or Minor Subdivisions as defined in Chapter 8 of Title 17;
 - c. Any application for residential development or redevelopment on any property with slopes exceeding seventeen (17) percent within the limits of disturbance; or
 - d. Any application for residential development on any property that has evidence of conditions listed in 15.12.010.
2. The Planning and Community Development Director, may at the Director's discretion, have any Initial Site Evaluation or Geologic Hazards Plan and Report reviewed by an independent qualified professional. This separate review shall supplement an Initial Site Evaluation, any Geologic Hazards Plan and Report, and the City's review, and will be considered by the City in making a final determination on the associated land developmental proposal. The cost of having an independent review and analysis of geological hazard evaluation reports shall be borne by the developer, builder or property owner (collectively referred to as developer).
3. Initial Site Evaluation.
- a. For all residential development to which this Chapter applies, an Initial Site Evaluation shall be performed by a qualified geotechnical or structural engineer. The cost of having an Initial Site Evaluation shall be borne by the developer.
 - b. An Initial Site Evaluation is a limited geotechnical assessment from which a general assessment of property conditions can be made regarding the potential applicability of use of the IRC (with regard to structure foundations). Conditions found by the Initial Site Evaluation may require more extensive geotechnical engineering involvement and foundation design in accordance with the IBC.
 - c. The Initial Site Evaluation must, at a minimum, contain the following:
 - i. A project description that presents the overall proposed project details including the size, location and planned structures of the project and the existing and proposed land uses;
 - ii. A soil and rock profile log from at least one boring location at the approximate center of proposed construction that presents:
 - 1. a detailed log of subsurface materials including depths and material types (classified per the USCS classification system and standard geotechnical engineering terminology) of all soils (and rocks) encountered; and
 - 2. geotechnical concerns, including but not limited to the presence of expansive soils or rocks, collapsible soils, high groundwater conditions, highly compressible soils, presence

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- of liquefiable soils, slope stability concerns, other geotechnical conditions, or other hazards set forth in 15.12.010, that warrant additional geotechnical investigation, defined in this Chapter as a Geologic Hazards Plan and Report, in accordance with applicable sections of the IBC for the proposed development.
- iii. Boring locations for the soil and rock profile log must be obtained at a minimum investigated depth of 20 feet or 10 feet below anticipated footing depth, whichever is greater, unless five (5) or more feet of sandstone or other non-swell prone bedrock is encountered at or below foundation depth;
 - iv. Standard split spoon samples should be obtained in a maximum five (5) foot intervals, or more closely spaced at the discretion of the qualified professional geotechnical or structural engineer;
 - v. Laboratory testing is required for all major clay soils and clayey rock types as defined under the IRC to determine whether investigation, design, and construction can proceed within the IRC or whether IBC requirements are to be used.;
 - vi. In addition to, or in lieu of the testing outlined in IRC, alternative testing such as ASTM D2435, Standard Test Methods for One-Dimensional Consolidation Properties of Soils Using Incremental Loading, with appropriate swell test assessment may be used, at the professional discretion of the geotechnical engineer; and
 - vii. An acknowledgment that a full Geologic Hazards Plan and Report, described later in this Chapter, may be the most comprehensive analysis of the soil conditions on the property and that the developer accepts all responsibility and liability for relying upon an Initial Site Evaluation, if allowed by this Chapter, versus a full Geologic Hazards Plan and Report.
- d. Any developer wishing to conduct residential development to which this Chapter applies, may waive the Initial Site Evaluation and proceed to obtain a Geologic Hazards Plan and Report, as described in this Chapter.

15.12.030 - Geologic Hazards Plan and Report.

1. The purpose of the Geologic Hazards Plan and Report is to:
 - a. Identify the geologic hazards affecting the development site;
 - b. Assess proposed development that could pose a more significant geologic hazard impact;
 - c. Analyze potential geologic hazard impacts the proposed development could have on surrounding properties or public facilities;

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- d. Identify appropriate mitigation measures that shall be employed to reduce or avoid the identified hazards to acceptable levels so that development may proceed;
 - e. Require on-site monitoring and assessment by a qualified professional geotechnical or structural engineer during the project;
 - f. Recommend areas that are not suitable for the proposed development or that pose unacceptable risks for development; and
 - g. Include the requirements or reporting pursuant to the IBC and IRC, as applicable.
2. **Geologic Hazards Analysis.** A Geologic Hazards Plan and Report, when required, shall be prepared by a qualified professional geotechnical or structural engineer. The Geologic Hazards Plan and Report shall address the topics listed in this section, where applicable. The level of detail and emphasis may vary due to specific geologic conditions or hazard risks of the site or the scale and type of proposed development activity.
- a. **General Project Description and Certification.**
 - i. A project description shall be included that presents the overall proposed project details including the size and location of the project and the existing and proposed land uses.
 - ii. The qualified professional geotechnical or structural engineer preparing or certifying the Plan and Report shall apply the engineer's professional seal and sign the Plan and Report.
 - b. **Conclusions and Recommendations.** The Geologic Hazard Plan and Report shall address the following:
 - i. Whether the intended use of the land is compatible with any identified or potential geologic hazards or constraints;
 - ii. The development of mitigation procedures or design changes necessary to minimize or abate any hazardous condition, if such mitigation or design change is possible. Each hazardous condition requires a recommendation, which may be a recommendation that the conditions are too severe to warrant development;
 - iii. The long-term stability and safety of the proposed project. Discuss the critical planning and construction aspects of the development, including the suitability of using irrigated landscaping, the stability of earth materials, the appropriateness of the proposed grading plans, the need for selective location of project facilities, and the static and dynamic parameters for the design of structures; as applicable;
 - iv. Include the reporting requirements in the IBC and IRC, as applicable;

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- v. **Identify that qualified geotechnical or structural engineer, that will be on site, monitoring, and assessing development to ensure compliance with conclusions, recommendations and mitigation measures; and**
- vi. **Clearly state the geologic basis for all conclusions.**

15.12.040 – Geologic Hazards Mitigation Measures.

In cases where geologic hazards are identified, appropriate mitigation measures shall be required in conjunction with the approval of the project, if approval is recommended. Such mitigation measures may include, but are not limited to:

- 1. Changes to the proposed land use configuration;**
- 2. Changes to the location of proposed structures;**
- 3. Modification of land use types;**
- 4. Modification of lot boundaries or building envelopes;**
- 5. Special foundation designs and/or over-excavation;**
- 6. Mitigation of rock fall and/or debris flow;**
- 7. Grading, drainage, and erosion controls;**
- 8. Geotechnical engineering solutions;**
- 9. Limitations on irrigated landscapes; and**
- 10. Recommended areas that are not suitable for the proposed development or that pose unacceptable risks for development.**

15.12.050 – Geologic Hazard Plan and Report Review Procedures.

- 1. The Geologic Hazard Plan and Report shall be reviewed by the Planning and Community Director, City Engineer and/or their designee(s), as part of the review of the land development application. The City's review shall determine whether the findings, conclusions, and recommendations of the Geologic Hazard Plan and Report have been incorporated into the design of the Major or Minor Development Plan, Subdivision Plat, Drainage and Erosion Control Plan, Grading Plan, and public improvement construction drawings, or other required documents. If the City review determines that the submitted study is incomplete or fails to comply with the standards and requirements set forth in this Chapter, the Planning and Community Development Director may require new or supplemental information.**
- 2. Recommendations of the Geologic Hazards Plan and Report shall be incorporated, as applicable, into the approval of the Major or Minor Development Plan, Subdivision Plat, Drainage and Erosion Control Plan, Grading Plan, public improvement construction drawings, and building construction plans.**

3. **The qualified geotechnical or structural engineer preparing or certifying the Plan and Report shall review any on-site monitoring reports of the development to ensure compliance with the mitigation measures set forth in the Geologic Hazard Plan and Report.**
4. **Before permanent foundation structures are placed in the development, the qualified engineer that prepared the Geologic Hazards Plan and Report must provide the Planning and Community Development Director with a letter of compliance with the Geologic Hazards Plan and Report and mitigation procedures.**

(Ord. 3219, 2020)

15.12.060 - Exemptions.

1. **The following types of development activities are exempt from an Initial Site Evaluation and/or Geologic Hazards Evaluation in this Chapter:**
 - a. **Fences;**
 - b. **Detached residential garages and carports;**
 - c. **Lighting;**
 - d. **Booms;**
 - e. **Poles;**
 - f. **Monument and Free Standing Pole Signs unless specifically recommended by the design engineer;**
 - g. **Decorations;**
 - h. **Machinery or equipment;**
 - i. **Decorative or perimeter walls that do not serve to retain soil, unless supporting a load or other weight surcharge;**
 - j. **Any replat of a previous subdivision in which no new structures or new building lots are being created and no new development is proposed;**
 - k. **Property that is identified in a letter of findings from a qualified professional geotechnical engineer, with the professional seal and sign indicating that:**
 - i. **upon the engineer's preliminary review, or the Initial Site Evaluation, the property to be developed is not likely to have expansive, compressible, shifting soils or other questionable soil characteristics;**
 - ii. **that the property can be designed in accordance with the IRC; and**
 - iii. **the level of detail and emphasis contained in the preliminary review or Initial Site Evaluation may vary due to specific geologic conditions or hazard risks of the site or the scale and type of proposed development activity;**
 - l. **Sites with existing studies or reports that are 10 years or newer, unless, the City determines that the existing study or report is insufficient for the**

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proposed development application, or if changes in conditions warrant a new evaluation;

- m. Upon request from the developer, single infill residential parcels and/or accessory developments on residential lots with existing residences, may be exempted by the City from the Initial Site Evaluation and/or Geologic Hazards Plan and Report, on the developer's showing of the following conditions:
 - i. There is no quantitative evidence of geologic hazards on the property, as identified in this Chapter; and
 - ii. The developer acknowledges, in writing and in a form acceptable to the City, that:
 - 1. The best practice would be to comply with the provisions of this Chapter,
 - 2. The developer agrees to waive any and all claims for injury or damages that may result from the exemption from this Chapter, and
 - 3. The developer agrees to indemnify, defend and hold the City harmless for the developer's requesting and obtaining an exemption from complying with the provisions of this Chapter.
 - iii. Infill Development is defined as Development or redevelopment within the incorporated City limits that results in the creation or use of no more than four (4) residential lots or dwelling units and meets all of the following criteria:
 - 1. Is subject to the IRC and is not classified as a commercial or multifamily project under the IBC;
 - 2. Is served by existing public infrastructure, including water, sanitary sewer, and roadway access;
 - 3. Occupies one (1) acre or less in total area;
 - 4. Does not involve significant grading, excavation, or soil disturbance beyond what is customary for small-scale residential construction; and
 - 5. Complies with all applicable ordinances and regulations of the City of Great Falls; and/or
- n. Foundation systems that have performed adequately in soil conditions similar to those encountered at the building site are permitted without an Initial Site Evaluation and/or Geologic Hazards Plan and Report, subject to the approval of the building official and the developer acknowledgements in subpart 15.12.060.1.m.ii. above.

(Ord. **, 2025)

15.12.070 - Responsibility and Liability for Geologic Hazards.

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1. Applicants, who intend to develop property within the City of Great Falls, assume liability and responsibility to evaluate for, and mitigate known, geologic hazards on their proposed development sites.
2. The assumption of liability in this Chapter shall be placed on development permit applications, permits, certificates of occupancy and other documents associated with the development, as determined by the Director of Planning and Community Development.
3. An exemption from the standards of this Chapter does not exempt the developer or applicant from liability and responsibility to evaluate and mitigate known geologic hazards on a site.

Chapter 15.4213 APPLICABILITY

Sections:

[15.4213.010 Applicability.](#)

[15.4213.020 Appeals.](#)

15.4213.010 Applicability.

OCCGF Title 15 is applicable to all buildings within the incorporated City limits of Great Falls, including but not limited to:

- A. Residential buildings, containing less than four (4) dwelling units or their attached-to structures;
- B. Any farm or ranch building; and
- C. Any private garage or private storage structure used only for the owner's own use as provided by Mont. Code Ann. § 50-60-102(1)(a).

(Ord. 3219, 2020; Ord. 3189, 2018).

15.4213.020 Appeals.

Appeals may be filed to any order, requirement, permit decision, refusal or determination of the Building Official or designee in accordance with OCCGF Title 17, Chapter 12, Article 5.

(Ord. **, 2025, Ord. 3219, 2020; Ord. 3189, 2018).



FY2026 GREAT FALLS PUBLIC LIBRARY BUDGETS

JUNE 2025

FY2025 Accomplishments

- June 9th Anniversary of being open 7 days-a-week
- February Anniversary of joining the Partners
- Expanded Bookmobile Service
- Restarted Homebound Service
- Expanded early literacy programming to 5 days a week
- Started early literacy outreach project
- Expanded programming for teens and tweens
- Expanded adult programming and community partnerships
- Provided Digital Literacy/Computer Skills classes
- Expanded digital resources: MontanaLibrary2Go (Libby), Chilton Auto repair database, Mango Languages, LinkedIn Learning
- Significant increase in Library visits and checkouts

Full FY2025 Statistics will be provided in January or December when the Library provides its FY2025 Annual Report.



FY2026 Goals

- Continue to meet goals for increased services (circulation, visits, computer usage, program attendance etc.)
- Start 5 day-a-week after school programming
- Expand Digital Resources to include Kanopy and ABCMouse
- Start developing New Strategic Plan for 2027-2030



Library Remodel Planning

- **Cushing Terrell Library Remodel Design Contract:**

- The ongoing design work is the necessary first step in order to identify renovation priorities and clearly determine costs and fundraising needs for an eventual remodel of the Library for deferred maintenance repairs and capital improvements.
- The design contract is for a total not to exceed the amount of \$873,158.00 and the contract has been fully funded by the Great Falls Public Library Foundation.
- Renovations and improvements will only be possible if, through the leadership of Great Falls Public Library Foundation, our community joins in efforts in support this project in full over the next several years.



Operational Budget 2220

Revenue:

Property Tax Revenue

- From voted levies & City/Library Agreement

County Support

State Support

Changes for Services

Donations (Book Sale)



Expenses:

Personal Services

Supplies

Purchased Services

Internal Service Charges

	City Commission	Administration	Fire	Finance	Human Resources	Legal Services	Municipal Court	Public Library	Park and Rec	Planning & CD	Police	Public Works	Special Districts
Funds													
<i>General</i>	x	x	x			x	x		x		x		
Special Revenue Funds													
<i>COVID Recovery</i>		x											
<i>Park & Rec Special Revenue</i>									x				
<i>Parkland Trust</i>									x				
<i>Library</i>								x					
<i>Library Foundation</i>								x					
<i>Planning & Community Develop.</i>										x			
<i>Central MT Ag Tech TID</i>													x
<i>Airport TID</i>													x
<i>Downtown TID</i>													x
<i>East Industrial Ag Tech TID</i>													x
<i>Economic Revolving</i>													x
<i>Permits</i>										x			
<i>Natural Resources</i>									x				
<i>Portage Meadow</i>									x				
<i>Park Maintenance District</i>									x				
<i>Street District</i>												x	
<i>Support & Innovation</i>													x
<i>Gas Tax BaRSAA</i>												x	
<i>911 Special Revenue</i>											x		
<i>Police Special Revenue</i>											x		
<i>HIDTA Special Revenue</i>											x		
<i>Fire Special Revenue</i>			x										
<i>Federal Block Grant</i>				x									
<i>Federal HOME Grant</i>				x									
<i>Street Lighting Districts</i>													x
Debt Service Funds													
<i>Soccer Park GO Bond</i>													x
<i>West Bank TID</i>													x
<i>Downtown TID Bonds</i>													x
<i>Improvement District Revolving</i>													x
<i>Master Debt SILD</i>													x
<i>General Obligation Taxable Bond</i>													x

Funds	City Commission	Administration	Fire	Finance	Human Resources	Legal Services	Municipal Court	Public Library	Park and Rec	Planning & CD	Police	Public Works	Special Districts
General	x	x	x			x	x		x		x		
Special Revenue Funds													
COVID Recovery		x											
Park & Rec Special Revenue									x				
Parkland Trust									x				
Library								x					
Library Foundation								x					
Planning & Community Develop.										x			
Central MT Ag Tech TID													x
Airport TID													x
Downtown TID													x
East Industrial Ag Tech TID													x
Economic Revolving													x
Permits										x			
Natural Resources									x				
Portage Meadow									x				
Park Maintenance District									x				
Street District												x	
Support & Innovation													x
Gas Tax BaRSAA												x	
911 Special Revenue											x		
Police Special Revenue											x		
HIDTA Special Revenue											x		
Fire Special Revenue			x										
Federal Block Grant				x									
Federal HOME Grant				x									
Street Lighting Districts													x
Debt Service Funds													
Soccer Park GO Bond													x
West Bank TID													x
Downtown TID Bonds													x
Improvement District Revolving													x
Master Debt SILD													x
General Obligation Taxable Bond													x

Foundation/Donation budget
2221

Revenue:

Donations (Direct to Library)
Foundation Grant Projects
Donor Designated Foundation
Funds



Expenses:

Projects designated by donor

Foundation Grant Projects

Best Use (various projects)

Great Falls Public Library Foundation
Independent Nonprofit
Independent Audit Submitted to City Yearly

Direct Donations
to the Library

Unrestricted
Funds

Designated
Funds
Dorothy Lampen
Thomson

Designated
Funds
Book-A-Thon

Designated
Funds
John Elmer Smith

Designated
Funds
Remodel Project

Library
Foundation
Fund
2221
Designated as
requested by
donor

Library
Foundation
Fund
2221
Undesignated
Donor designates
for the "best use"
of the Library

Library
Foundation
Fund
2221
Designated for
Specified Foundation
Grant Projects

Library
Foundation
Fund
2221
Designated for
Nonfiction Books and
Cultural Programming

Library
Foundation
Fund
2221
Designated for
Youth Services
Programming and
Materials

Library
Foundation
Fund
2221
Designated for
Westerns

Library
Foundation
Fund
2221
Designated for
Library Remodel

Project
LB262201
Materials

Project
261403
Mental
Health
First Aid

AAUW
annual gift

Project
LB262203
Materials

Project
LB261401
News

Project
LB261404
Computer

New Projects
created as
needed

Project
LB261402
Materials

Project
LB261300
Cultural

Project
LB262102
Programs

Project
LB261402
Materials

Project
LB261402
Materials

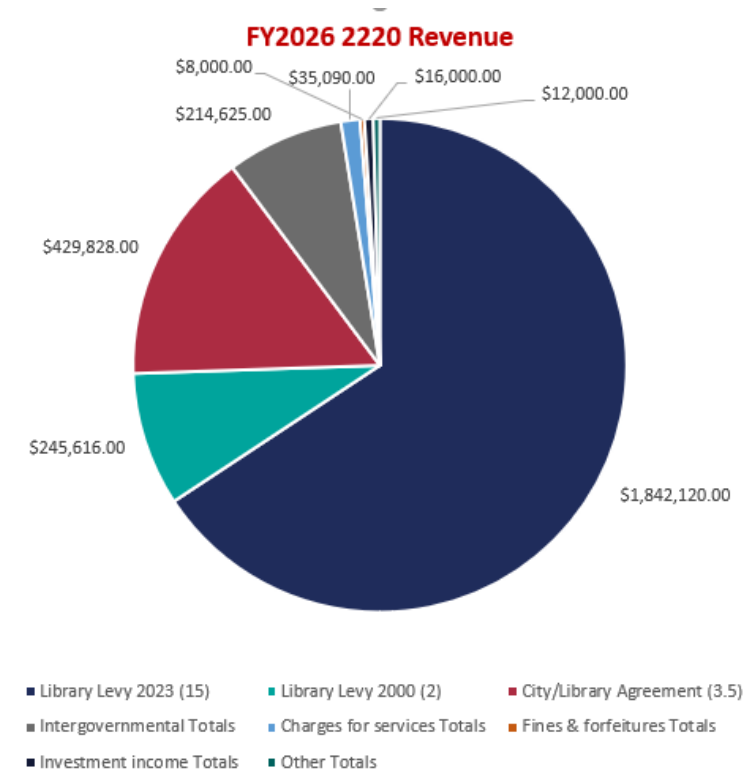
Project
LB262401
Remodel
Design

New Projects
created as
needed

FY26 2220 REVENUE

Account	Account Description	2026 DEPARTMENTS	2025 Adopted Budget	2024 Adopted Budget
Fund 2220 - LIBRARY	REVENUE			
	<i>Taxes Totals</i>	\$ 2,517,564.00	\$2,889,600.00	\$2,424,500.00
	<i>Intergovernmental Totals</i>	\$ 214,625.00	\$214,885.00	\$209,075.00
	<i>Charges for services Totals</i>	\$ 35,090.00	\$32,690.00	\$33,400.00
	<i>Fines & forfeitures Totals</i>	\$ 8,000.00	\$6,500.00	\$6,500.00
	<i>Investment income Totals</i>	\$ 16,000.00	\$8,000.00	\$2,500.00
	<i>Other Totals</i>	\$ 12,000.00	\$10,000.00	\$10,000.00
	REVENUE TOTALS	\$ 2,803,279.00	\$3,161,675.00	\$2,685,975.00

Account	Account Description	2026 DEPARTMENTS	2025 Adopted Budget	2024 Adopted Budget
Fund 2220 - LIBRARY Totals				
	REVENUE TOTALS	\$ 2,803,279.00	\$3,161,675.00	\$2,685,975.00
	EXPENSE TOTALS	\$ 2,772,265.00	\$2,708,870.00	\$2,606,164.00
Fund 2220 - LIBRARY Totals		\$ 31,014.00	\$452,805.00	\$79,811.00

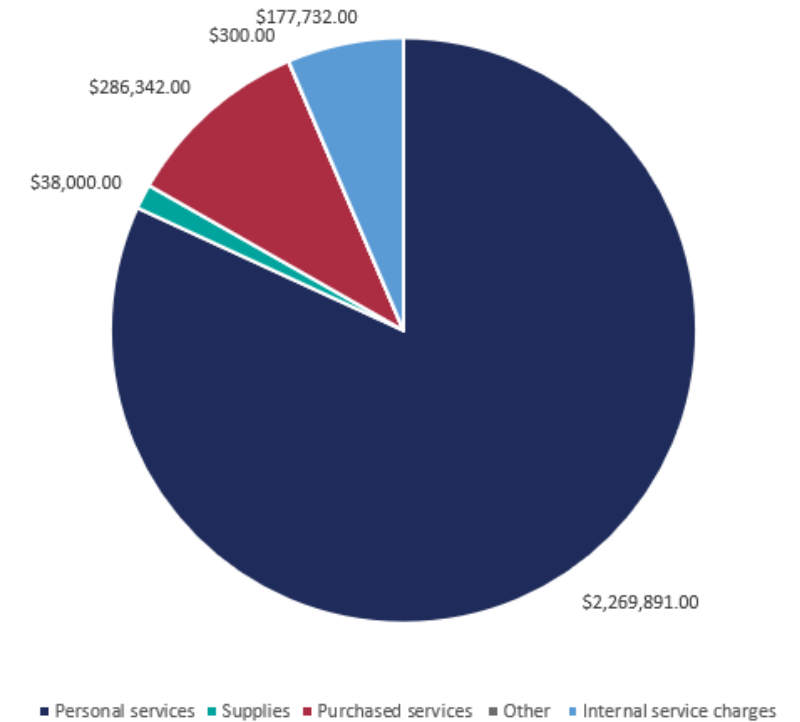


FY26 2220 EXPENSES

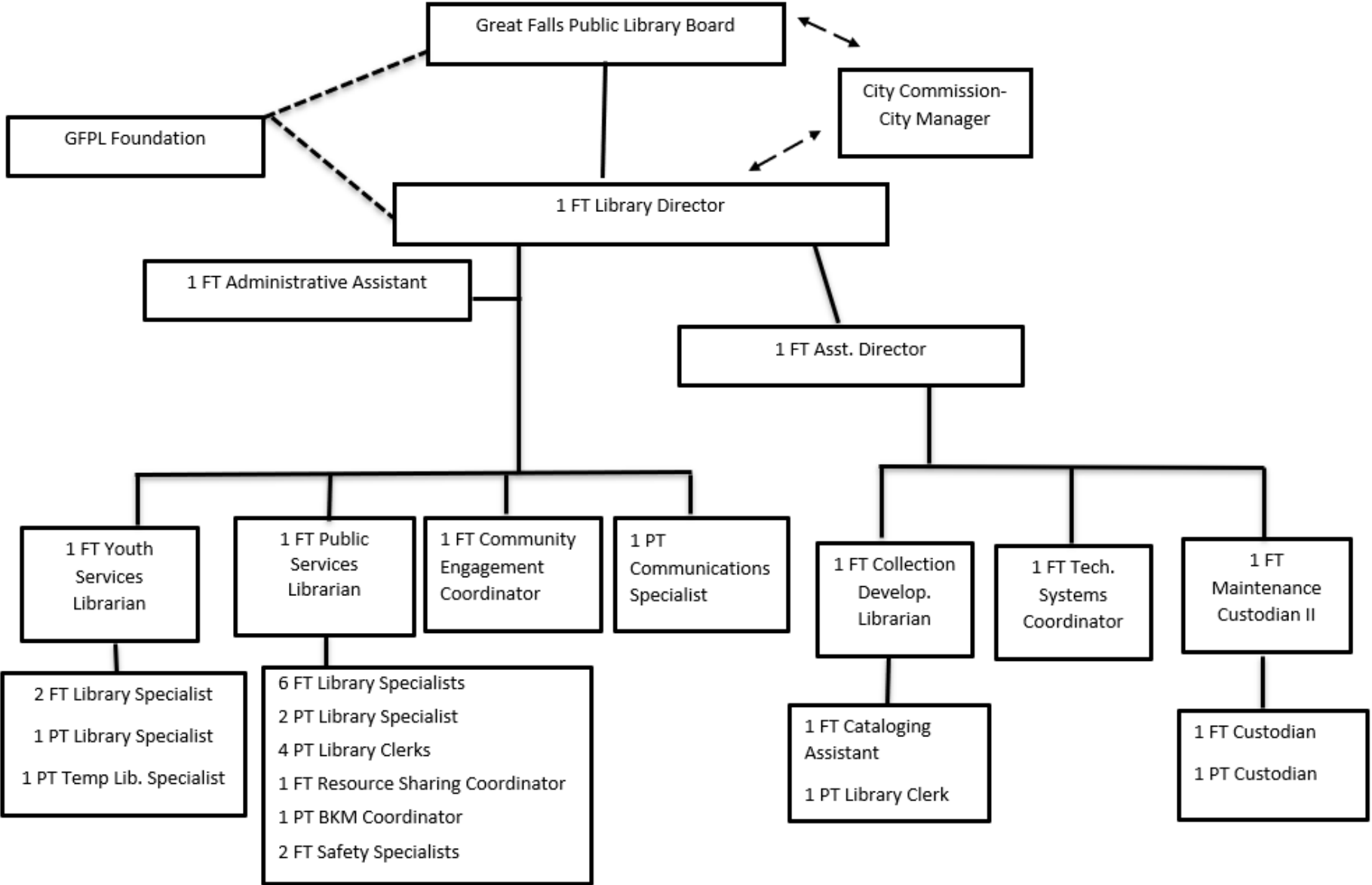
Account	Account Description	2026 DEPARTMENTS	2025 Adopted Budget	2024 Adopted Budget
Fund	2220 - LIBRARY			
	EXPENSE			
	<i>Personal services Totals</i>	\$ 2,269,891.00	\$2,234,064.00	\$2,135,100.00
	<i>Supplies Totals</i>	\$ 38,000.00	\$42,000.00	\$41,943.00
	<i>Purchased services Totals</i>	\$ 286,342.00	\$312,384.00	\$312,018.00
	<i>Other Totals</i>	\$ 300.00	\$450.00	\$450.00
	<i>Internal service charges Totals</i>	\$ 177,732.00	\$119,972.00	\$116,653.00
	EXPENSE TOTALS	\$ 2,772,265.00	\$2,708,870.00	\$2,606,164.00

Account	Account Description	2026 DEPARTMENTS	2025 Adopted Budget	2024 Adopted Budget
Fund	2220 - LIBRARY Totals			
	REVENUE TOTALS	\$ 2,803,279.00	\$3,161,675.00	\$2,685,975.00
	EXPENSE TOTALS	\$ 2,772,265.00	\$2,708,870.00	\$2,606,164.00
Fund	2220 - LIBRARY Totals	\$ 31,014.00	\$452,805.00	\$79,811.00

FY2026 2220 Expenses



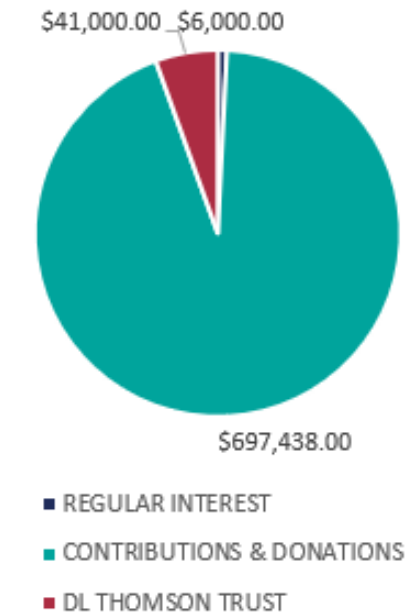
FY 2026 Library Organizational Chart



FY26 2221 REVENUE

Account	Account Description		2026 DEPARTMENTS		2025 Amended Budget		2024 Amended Budget
Fund	2221 - LIBRARY FOUNDATION						
	REVENUE						
	REGULAR INTEREST	✓	6,000.00	✓	10,000.00	✓	1,100.00
	CONTRIBUTIONS & DONATIONS	✓	697,438.00	✓	1,836,666.00	✓	239,780.00
	DL THOMSON TRUST	✓	41,000.00	✓	41,000.00	✓	7,500.00
	REVENUE TOTALS	✓	\$744,438.00	✓	\$1,887,666.00	✓	\$248,380.00
Account	Account Description		2026 DEPARTMENTS		2025 Amended Budget		2024 Amended Budget
Fund	2221 - LIBRARY FOUNDATION						
	REVENUE TOTALS	✓	\$744,438.00	✓	\$1,887,666.00	✓	\$248,380.00
	EXPENSE TOTALS	✓	\$708,109.00	✓	\$2,033,752.00	✓	\$558,481.00
Fund	2221 - LIBRARY FOUNDATION Totals	✓	\$36,329.00	✓	(\$146,086.00)	✓	(\$310,101.00)

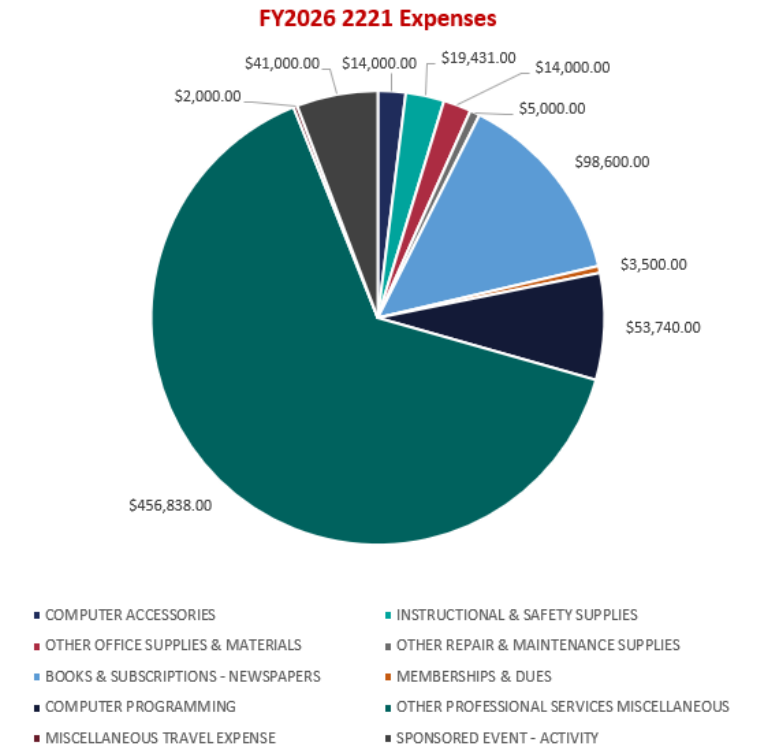
FY2026 2221 Revenue



*Remodel Design Contract Support = \$451,838

FY26 2221 EXPENSES

Account	Account Description		2026 DEPARTMENTS		2025 Amended Budget		2024 Amended Budget
Fund	2221 - LIBRARY FOUNDATION						
	COMPUTER ACCESSORIES	✓	14,000.00	✓	12,000.00	✓	.00
	INSTRUCTIONAL & SAFETY SUPPLIES	✓	19,431.00	✓	24,500.00	✓	6,700.00
	OTHER OFFICE SUPPLIES & MATERIALS	✓	14,000.00	✓	17,000.00	✓	.00
	OTHER REPAIR & MAINTENANCE SUPPLIES	✓	5,000.00	✓	17,000.00	✓	.00
	BOOKS & SUBSCRIPTIONS - NEWSPAPERS	✓	98,600.00	✓	173,386.00	✓	202,573.00
	MEMBERSHIPS & DUES	✓	3,500.00	✓	.00	✓	.00
	COMPUTER PROGRAMMING	✓	53,740.00	✓	15,000.00	✓	10,000.00
	OTHER PROFESSIONAL SERVICES MISCELLANEOUS	✓	456,838.00	✓	1,697,366.00	✓	326,746.00
	MISCELLANEOUS TRAVEL EXPENSE	✓	2,000.00	✓	5,000.00	✓	2,500.00
	SPONSORED EVENT - ACTIVITY	✓	41,000.00	✓	32,500.00	✓	9,962.00
	EXPENSE TOTALS	✓	\$708,109.00	✓	\$2,033,752.00	✓	\$558,481.00
Account	Account Description		2026 DEPARTMENTS		2025 Amended Budget		2024 Amended Budget
Fund	2221 - LIBRARY FOUNDATION						
	REVENUE TOTALS	✓	\$744,438.00	✓	\$1,887,666.00	✓	\$248,380.00
	EXPENSE TOTALS	✓	\$708,109.00	✓	\$2,033,752.00	✓	\$558,481.00
Fund	2221 - LIBRARY FOUNDATION Totals	✓	\$36,329.00	✓	(\$146,086.00)	✓	(\$310,101.00)



*Remodel Design Contract Expenses = \$451,838

RESERVE ACCOUNT \$585,000

WHAT SPECIFIC FUTURE NEEDS WOULD THE GREAT FALLS PUBLIC LIBRARY RESERVE ACCOUNT ADDRESS?

The Library has great plans for a remodel. It will be several years before the fundraising and actual remodel construction will be completed. **The Library has several capital improvement projects that will need to be accomplished even if the Library remodel has to be postponed into the future. The most pressing project is the replacement of the Air Handling Unit and chiller.**

- **AIR HANDLING UNIT & CHILLER REPLACEMENT:** The Library would reserve funds for the replacement of the 3rd floor air handling unit and chiller. The Library mechanical air distribution system consists of two air handling units. These units are located on the 3rd floor (AHU-1) and in the basement (AHU-2). AHU-2 was replaced in 2019. AHU-1 is original to the building. The 2022 Master Plan building assessment found that the AHU-1 is a highly inefficient style of air handling unit that is no longer code compliant in new construction projects. The Master Plan also found that the air-cooled chiller is nearing the end of its service life. **Estimated cost of replacement \$1.7 million.**

WHAT FUNDS WOULD GREAT FALLS PUBLIC LIBRARY PLACE IN THE RESERVE ACCOUNT?

The Great Falls Public Library will have extra one-time only funds at the end of FY2025 for two different reasons.

- **LIBRARY FUND CASH FLOW LEVEL:** The Library FY2026 budget will be significantly smaller due to the renegotiated City/Library Management Agreement. A reduction in the FY2026 budget means that Library needs a lower reserve in the Library Fund to meet the July to December expenses.
- **VACANCY SAVINGS:** Because of the budget uncertainty inherit in the renegotiation of the City/Library Management Agreement, the Library held several positions open—including Assistant Library Director and Technology Systems Coordinator.

The City of Great Falls defines a “reserve account” as “an account used to indicate that a portion of a fund’s assets are legally restricted for a specific purpose and are not available for general appropriation.” In the past, the Library used a reserve account to set aside funds that were then used for the roof repair.

RESERVE ACCOUNT \$585,000

HOW DID YOU CALCULATE THE AMOUNT TO BE TRANSFERRED TO THE RESERVE ACCOUNT?

- We estimate that the Library Fund Balance at the end of FY2025 will be \$2,528,820.39.
- It is prudent to have 70% (\$1,940,585.50) of the Library's estimated expenses for FY2026 in the Library fund for the start of FY2026.
- Subtracting the estimated amount needed (\$1,940,585.50) from the July 1 estimated fund balance (\$2,528,820.39.) EQUALS \$588,234.79. Rounding down gets us to the recommended amount to start the Reserve fund. (\$585,000).

FUND BALANCE JULY 1 2025	\$ 2,528,820.29
Estimated Expenses FY2026	\$ 2,772,265.00
70% of Estimated FY2026 Expenses	\$ 1,940,585.50
July 1 Fund Balance minus 70% of FY2026 Expenses)	\$ 588,234.79
 Transfer to Reserve Fund	 \$ 585,000.00
NEW LIBRARY FUND BALANCE FY2026	\$ 1,943,820.29

Questions and Further Conversation



ESTIMATED Library 2220 Cash Flow FY2026

JULY ESTIMATED

ACTUAL	
FUND BALANCE JULY 1 (\$585,000 moved to reserves)	\$ 1,943,820.29
TOTAL REVENUE JULY	\$ 4,924.17
TOTAL EXPENSES JULY	\$ (422,622.77)
FUND BALANCE AUGUST 1	\$ 1,526,121.69

AUGUST ESTIMATED

ACTUAL	
FUND BALANCE AUGUST 1	\$ 1,526,121.69
TOTAL REVENUE AUGUST	\$ 16,924.17
TOTAL EXPENSES AUGUST	\$ (205,667.15)
FUND BALANCE SEPTEMBER 1	\$ 1,337,378.71

SEPTEMBER ESTIMATED

ACTUAL	
FUND BALANCE SEPT 1	\$ 1,337,378.71
TOTAL REVENUE SEPT	\$ 9,924.17
TOTAL EXPENSES SEPT	\$ (205,667.15)
FUND BALANCE OCTOBER 1	\$ 1,141,635.73

OCTOBER ESTIMATED

ACTUAL	
FUND BALANCE OCTOBER 1	\$ 1,141,635.73
TOTAL REVENUE OCTOBER	\$ 47,549.17
TOTAL EXPENSES OCTOBER	\$ (205,667.15)
FUND BALANCE NOVEMBER 1	\$ 983,517.75

NOVEMBER -ESTIMATED

ACTUAL	
FUND BALANCE NOVEMBER 1	\$ 983,517.75
TOTAL REVENUE NOVEMBER	\$ 28,924.17
TOTAL EXPENSES NOVEMBER	\$ (205,667.15)
FUND BALANCE DECEMBER 1	\$ 806,774.76

DECEMBER-ESTIMATED

ACTUAL DECEMBER COLLECTION	
FUND BALANCE DECEMBER 1	\$ 806,774.76
TOTAL REVENUE DECEMBER	\$ 1,355,584.37
TOTAL EXPENSES DECEMBER	\$ (292,970.65)
FUND BALANCE JANUARY 1	\$ 1,869,388.48

JANUARY ESTIMATED

FUND BALANCE JANUARY 1	\$ 1,869,388.48
TOTAL REVENUE JANUARY	\$ 108,424.17
TOTAL EXPENSES JANUARY	\$ (205,667.15)
FUND BALANCE FEBRUARY 1	\$ 1,772,145.50

FEBRUARY ESTIMATED

FUND BALANCE FEBRUARY 1	\$ 1,772,145.50
TOTAL REVENUE FEBRUARY	\$ 24,924.17
TOTAL EXPENSES FEBRUARY	\$ (205,667.15)
FUND BALANCE MARCH 1	\$ 1,591,402.52

MARCH ESTIMATED

FUND BALANCE MARCH 1	\$ 1,591,402.52
TOTAL REVENUE MARCH	\$ 24,924.17
TOTAL EXPENSES MARCH	\$ (205,667.15)
FUND BALANCE APRIL 1	\$ 1,410,659.54

APRIL ESTIMATED

FUND BALANCE APRIL 1	\$ 1,410,659.54
TOTAL REVENUE APRIL	\$ 24,924.17
TOTAL EXPENSES APRIL	\$ (205,667.15)
FUND BALANCE MAY 1	\$ 1,229,916.56

MAY ESTIMATED

FUND BALANCE MAY 1	\$ 1,229,916.56
TOTAL REVENUE MAY	\$ 54,924.17
TOTAL EXPENSES MAY	\$ (205,667.15)
FUND BALANCE JUNE 1	\$ 1,079,173.57

JUNE ESTIMATED

FUND BALANCE JUNE 1	\$ 1,079,173.57
TOTAL REVENUE JUNE	\$ 1,101,327.97
TOTAL EXPENSES JUNE	\$ (205,667.15)
FUND BALANCE JULY 1	\$ 1,974,834.39

CERTIFIED MILL VALUE	unknown
Estimated tax revenue per mill	\$ 122,808.00
TOTAL ESTIMATED TAX REVENUE	\$ 2,517,564.00
ESTIMATED TAX COLLECTION PRE-DECEMBER	\$ 34,000.00
ESTIMATED DECEMBER COLLECTION	\$ 1,350,660.20
ESTIMATED COLLECTION JAN THROUGH MAY	\$ 125,000.00
ESTIMATED JUNE COLLECTION	\$ 1,007,903.80
	\$ 2,517,564.00

Tax Collection July--ESTIMATED	\$ -
Tax Collection August--ESTIMATED	\$ -
Tax Collection Sept.---ESTIMATED	\$ 5,000.00
Tax Collection Oct. --ESTIMATED	\$ 5,000.00
Tax Collection November--ESTIMATED	\$ 24,000.00
Tax Collection December--ESTIMATED	\$ 1,350,660.20
Tax Collection January--ESTIMATED	\$ 15,000.00
Tax Collection February--ESTIMATED	\$ 20,000.00
Tax Collection March--ESTIMATED	\$ 20,000.00
Tax Collection April--ESTIMATED	\$ 20,000.00
Tax Collection May--ESTIMATED	\$ 50,000.00
Tax Collection June--ESTIMATED	\$ 1,007,903.80
TOTAL	\$ 2,517,564.00

Cash Flow	Revenue	Expense	Fund Balance
FY2025			\$ 1,943,820.29
July	\$ 4,924.17	\$ (422,622.77)	\$ 1,526,121.69
Aug.	\$ 16,924.17	\$ (205,667.15)	\$ 1,337,378.71
Sept.	\$ 9,924.17	\$ (205,667.15)	\$ 1,141,635.73
Oct.	\$ 47,549.17	\$ (205,667.15)	\$ 983,517.75
November	\$ 28,924.17	\$ (205,667.15)	\$ 806,774.76
December	\$ 1,355,584.37	\$ (292,970.65)	\$ 1,869,388.48
January	\$ 108,424.17	\$ (205,667.15)	\$ 1,772,145.50
February	\$ 24,924.17	\$ (205,667.15)	\$ 1,591,402.52
March	\$ 24,924.17	\$ (205,667.15)	\$ 1,410,659.54
April	\$ 24,924.17	\$ (205,667.15)	\$ 1,229,916.56
May	\$ 54,924.17	\$ (205,667.15)	\$ 1,079,173.57
June	\$ 1,101,327.97	\$ (205,667.15)	\$ 1,974,834.39
	\$ 2,803,279.00	\$ (2,772,264.90)	

FUND BALANCE JULY 1 2025	\$ 2,528,820.29
Estimated Expenses FY2026	\$ 2,772,265.00
70% of Estimated FY2026 Expenses	\$ 1,940,585.50
July 1 Fund Balance minus 70% of FY2026 Expenses)	\$ 588,234.79
Transfer to Reserve Fund	\$ 585,000.00
NEW LIBRARY FUND BALANCE FY2026	\$ 1,943,820.29