



Work Session Meeting Agenda
2 Park Drive South, Great Falls, MT
Gibson Room, Civic Center
October 18, 2022
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. Solid Waste Study - Mark Juras.
2. Downtown TIF District Update - Craig Raymond.

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

Work Session -- Tuesday November 1, 2022 5:30 p.m.

Commission Meeting -- Tuesday November 1, 2022 7:00 p.m.



Great Falls Solid Waste Study



October 18, 2022

Project Timeline

Solid Waste Study	
RFP & Consultant Engagement	2021 November
Study Awarded	2022 April
Project Kickoff / Framing Workshop	2022 May
Concept Development & Initial Screening Workshop	2022 August
Work Session Update	2022 October
Study Report and Follow-up Work Session	Late 2022/Early 2023

Project Introduction

Today:
Residents and businesses within the City of Great Falls currently have two options for solid waste (garbage) collection.



City of Great Falls Solid Waste Services – Disposal at High Plains Landfill



Republic Services – Disposal at High Plains Landfill

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The City is Proactively Considering Solid Waste Management & Disposal Options

- The High Plains Landfill, owned and operated by Republic Services, is the only current feasible option for the City.
- Republic Services took over ownership of the landfill in 2018.
- High inflation is causing disposal cost increases - the City decided it was prudent to explore if other options are available.

YEAR	MWS/REPUBLIC LANDFILL RATE
2017	\$25.61
2018	\$26.64
2019	\$27.35
2020	\$27.98
2021	\$28.37
2022	\$30.31

Looking to the Future

The City will utilize this study to inform the best long-term solid waste management and disposal options for the City of Great of Falls.

Project Status: Update on Background Data Findings

- ▶ Consultant team performed review of background data and prepared population and disposal tonnage forecasts for the City and Counties shown:

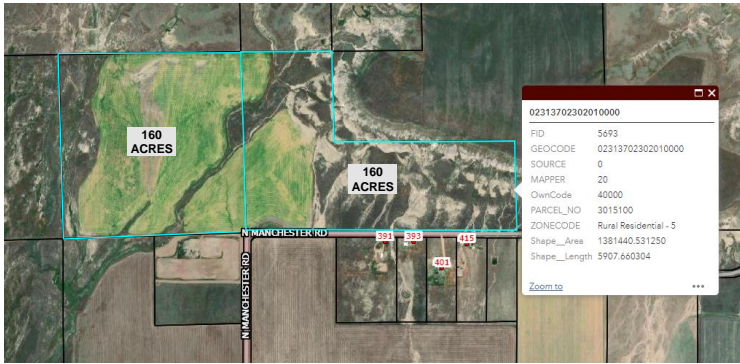
Surrounding Jurisdictions and Potential Partners



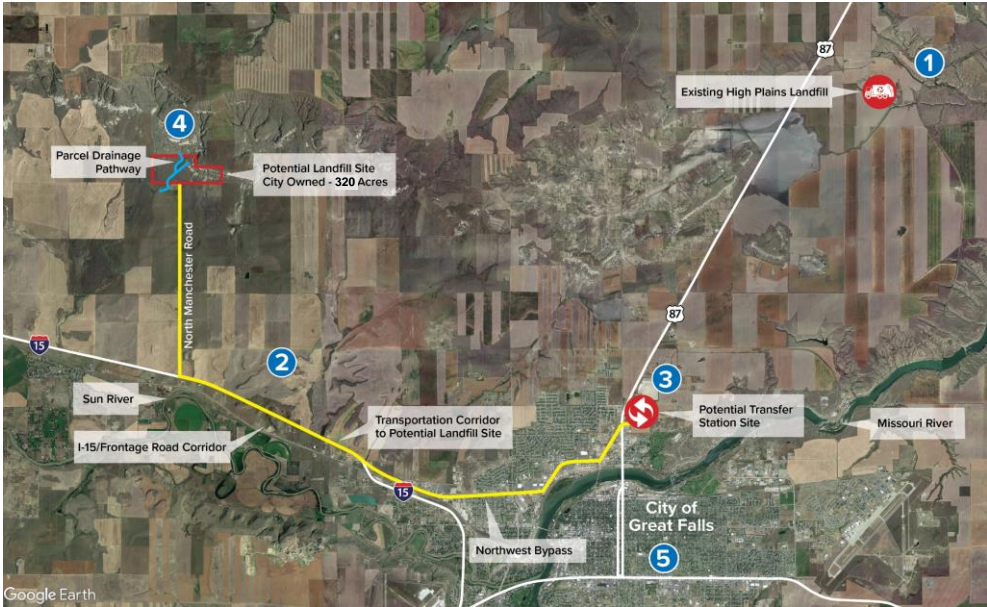
Project Status: Update on Background Data Findings

Continued

- ▶ Consultant team conducted a regulatory, permitting, and zoning review
- ▶ Peer to Peer Conversations

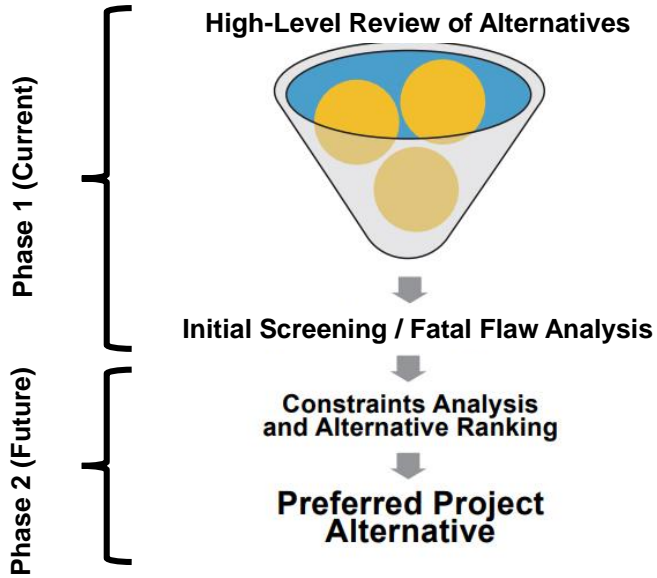


Locations of Landfill & Transfer Station Options



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Alternative Identification and Screening



Five Alternatives

Alternative	Description
Status Quo	Continue with a mix of City and Republic collection with solid waste going to High Plains Landfill and recycling to Pacific Steel & Recycling.
Privatization – contract or franchise	The City ceases collections operations and negotiates directly with Republic for collection, disposal, and recycling services on behalf of all the City of Great Falls residents and businesses.
City Developed Landfill (optional self-haul transfer station)	Continue with the current mix of City and Republic collection; collection outside the City limits decided by other jurisdictions. City develops a new City-Owned landfill and a new optional City-Owned transfer station for City residents and small businesses only (no collection vehicles).
Develop regional waste management authority/solution	Continue with the current mix of City and Republic collection; collection outside the City limits decided by other jurisdictions. New City-Owned Transfer Station; size dependent on landfill used and what other jurisdictions are interested. Disposal would be at a publicly-owned landfill serving multiple cities and counties. Recycling to Pacific Steel & Recycling.
Lewis & Clark Landfill & New City Transfer Station	Continue with the current mix of City and Republic collection. New City-Owned Transfer Station (self-haul and collection vehicles). Municipal solid waste hauled to Lewis & Clark Landfill and recycling to Pacific Steel & Recycling.

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A Few Transfer Stations Examples (medium to small)



Carothers Road Transfer Station, Whitman County, WA



Ellensburg Transfer Station, Kittitas County, WA



Prairie Transfer Station, Kootenai County, WA



Transfer Station, County of Kauai, HI



Public Drop-off, Western Placer, CA

Fact Sheet 1

- Fact Sheet 1 Summarizes Study Results to Date
- Commission Input is Requested – Revise as Needed

Great Falls Solid Waste Study

TODAY
Residents and businesses within the City of Great Falls currently have two options for solid waste collection:

- 1** The City operates and maintains a solid waste collection service to residential and commercial users within the City of Great Falls, including cardboard recycling to commercial customers. Solid waste that is collected by the City is taken to the High Plains landfill for disposal and recycling is taken to Pacific Steel & Recycling.
- 2** Republic Services operates and maintains a private solid waste collection service in the Great Falls and surrounding area. Solid waste is taken to High Plains Landfill and recycling is taken to Pacific Steel & Recycling.

LOOKING TO THE FUTURE
The City will utilize the study to inform the best long-term solid waste management and disposal options for the City of Great Falls.

Why is the City Considering Future Changes in Solid Waste Management & Disposal?

- The High Plains Landfill, owned and operated by Republic Services, is the only current feasible disposal option for the region.
- Republic Services took over ownership of the landfill in 2018.
- Since taking over ownership, inflation has increased and disposal rates have increased. The City decided it was prudent to explore if more cost-effective options are available while maintaining an acceptable level of customer service for options for long-term solid waste management.

QUESTIONS
Email: SolidWasteStudy@greatfalls.net

The Study Process

The City hired an outside consultant to assist in the completion of this study. The consultant began working on the project in March 2022. The range of options have been identified and an initial screening was performed to identify the 5 alternatives that will be evaluated further.

High-Level Review of Alternatives

Initial Screening / Fatal Flaw Analysis

Feasible Alternatives

Preferred Project Alternative

Phased screening approach weeds out unfeasible options prior to a more detailed analysis, reserving the City's money for more in-depth analysis of the final alternative.

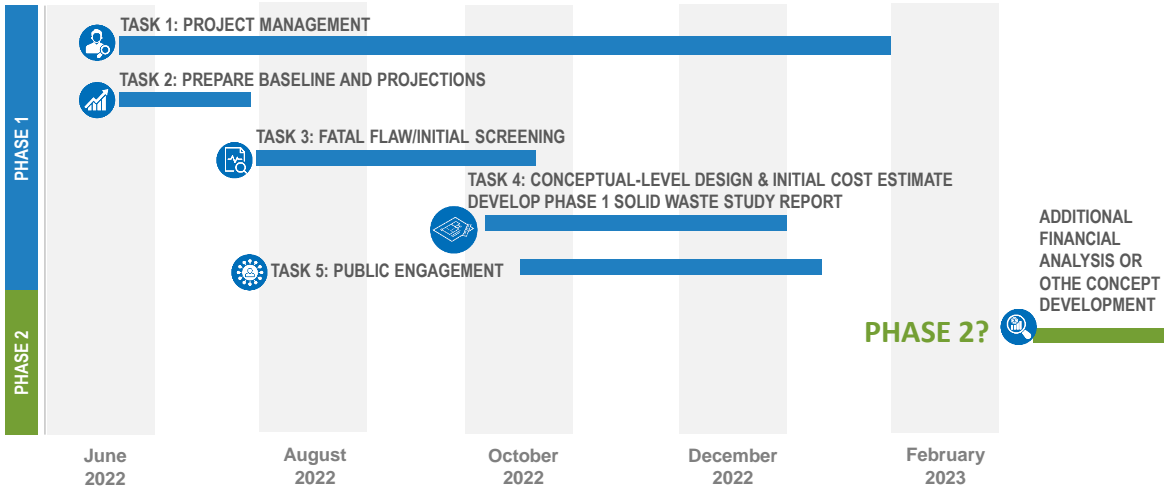
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QUESTIONS
Email: SolidWasteStudy@greatfalls.net

Next Steps

- Discuss Fact Sheet 1
- Conceptual level design & initial cost estimates
- Prepare Phase 1 report for City review
- Late 2022/Early 2023 Commission Work Session – present Phase 1 results and Fact Sheet 2
- Discuss future of project and Phase 2

Project Schedule



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Adjourn

Questions?

Downtown TIF District – What’s Happening

City Commission Work Session
October 18, 2022



Finished Projects

The Wild Hare



Reimbursements:

- Façade: \$35,675
- Life Safety: \$2,500
- Total: \$38,157

2



Finished Projects

Honey Hippo Play Cafe



Reimbursements:

Life Safety: \$24,930.50
Total: \$24,930.50

3



Finished Projects

The Newberry



Reimbursements:

Façade: \$12,500
Life Safety: \$12,500
Total: \$25,000

4



Approved Projects

The O'Haire Inn/Sip 'n Dip



Approved Funds:

Façade: \$50,000
Total: \$50,000

5



Approved Projects

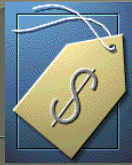
City Bar



Approved Funds:

Façade: \$18,557
Life Safety: \$19,637
Environmental: \$2,144
Total: \$40,338

6



Approved Projects

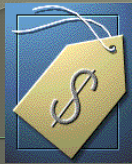
513 Central Ave



Approved Funds:

Façade: \$50,000
Environmental: \$5,000
Total: \$55,000

7



Approved Projects

Columbia Grain/120 1st Ave N



Approved Funds:

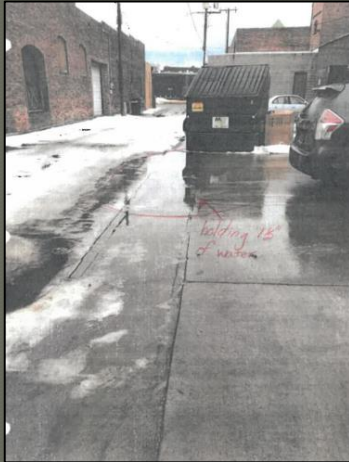
Façade: \$24,999
Total: \$24,999

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Other Downtown Projects

Arvon Block Alley Storm Drain



Approved Funds: \$90,000

Total : \$90,000

9



Other Downtown Projects

BID Mural Lighting



Approved Funds: \$150,000

Total : \$150,000

10



Other Downtown Projects

PW Downtown Storm Drain



Approved Funds: \$2.5 million over 5 years

Total : \$2.5 million

Totals

Total Approved:
\$2,998,424.50

Reimbursed to Date:
\$88,087.50



Project Payment

- Applicant submits request for payment
 - Approved form
 - Invoices (evidence invoices have been paid)
 - Proof of prevailing wages paid (if applicable)
- Staff review of documents
- Finance Dept processes for payment

Downtown Programs

2022

- Façade Program:
 - \$98,175 approved
 - \$12,500 spent
- Life Safety/Code Compliance:
 - \$37,430.50 approved
 - \$37,430.50 spent
- Environmental Safety:
 - \$7,500 approved
 - \$0 spent

Questions and Discussion
