



**City Commission Meeting Agenda  
2 Park Drive South, Great Falls, MT  
Commission Chambers, Civic Center  
June 17, 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](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 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**

**COMMUNITY INITIATIVES**

1. Miscellaneous Reports and announcements from Great Falls Area Chamber of Commerce.

## 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, June 3, 2025, City Commission Meeting.
- [7.](#) Total Expenditures of \$4,025,096 for the period of May 15, 2025 through May 28, 2025, to include claims over \$25,000, in the amount of \$3,179,949.
- [8.](#) Contracts List.
- [9.](#) Approve a final payment for the 5th St S Drainage project, totaling \$50,055.11. This includes \$49,554.56 allocated to Geranios Enterprises, Inc. and \$500.55 to the State Miscellaneous Tax Fund; and authorize the City Manager to execute the payments.
- [10.](#) Approve a final payment for the Southwest Side Water Main Replacement – Phase 4 project, in the amount of \$114,015.68. This includes \$112,875.52 to Capcon, LLC and \$1,140.16 to the State Miscellaneous Tax Fund and authorize the City Manager to make the payments.
- [11.](#) Award a Professional Services Agreement in the amount not to exceed \$200,000 to Water and Environmental Technologies (WET) for the Smith Ponds Improvements project and authorize the City Manager to execute the necessary documents.
- [12.](#) Award a contract in the amount of \$93,400 to United Materials of Great Falls, Inc., for the 32nd Ave NE Water and Storm Sidewalk Repair project, and authorize the City Manager to execute the necessary documents.
- [13.](#) Set a public hearing for the FY2025 Tourism Business Improvement District Budget Amendment for July 1, 2025.

**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

## **OLD BUSINESS**

14. City of Great Falls Electric Supply Contract. *Action: Authorize or not authorize the city manager to execute necessary supply agreements with Guzman Energy for electricity supply to the City of Great Falls and extend the agreement period (three/five) years based on the already received indicative pricing rates. (Presented by Greg Doyon)*

## **NEW BUSINESS**

## **ORDINANCES / RESOLUTIONS**

## **CITY COMMISSION**

15. Miscellaneous reports and announcements from the City Commission.
16. 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.*

**JOURNAL OF COMMISSION PROCEEDINGS**  
**June 3, 2025 -- Regular City Commission Meeting**  
**Civic Center Commission Chambers, Room 206 -- Mayor Reeves Presiding**

**CALL TO ORDER: 7:00 PM**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL/STAFF INTRODUCTIONS:**

City Commission members present: Cory Reeves, Joe McKenney, Rick Tryon, Shannon Wilson, and Susan Wolff.

Also present were City Manager Greg Doyon, Deputy City Manager Bryan Lockerby, Public Works Director Chris Gaub, Planning and Community Development Director Brock Cherry, Deputy Finance Director Kirsten Wavra, Utility Manager Laura Lynch, City Attorney David Dennis, Police Captain Doug Mahlum, and City Clerk Lisa Kunz.

**AGENDA APPROVAL:**

There were no proposed changes to the agenda by the City Manager or City Commission. The Commission approved the Agenda as presented.

**CONFLICT DISCLOSURE/EX PARTE COMMUNICATIONS:**

Commissioner McKenney referred to Agenda Item 15 and recognized that, as a realtor who specializes in single-family residential properties, there could be a perceived conflict of interest. There is no direct personal or financial interest in the specific development project, and there is no actual conflict of interest. Therefore, he will participate in both the discussion and the vote on this item.

**MILITARY UPDATES**

**1. Miscellaneous Reports and announcements from Montana Air National Guard.**

Colonel Smith made the following announcements:

- General John Hronek's retirement is scheduled this weekend.
- The Blue Angels will be here for Montana Air National Guard (MANG) and Malmstrom Air Force Base (MAFB) open house August 13-14, 2027.

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- 156 airmen deployed to Africom for approximately four months. When they return, the C130H aircraft models will head out and then MANG will start accepting the J models.

## PETITIONS AND COMMUNICATIONS

2. **Jeni Dodd**, City resident, read from a prepared statement in opposition to the City's purchase of property located at 5200 2<sup>nd</sup> Avenue North, which had been approved by the Commission at its May 6, 2025 meeting for the development of a future regional storm water pond. She expressed her opinion that the City Manager acted beyond his authority by entering into related agreements prior to formal ratification by the City Commission.

**Ron Paulick**, City resident, encouraged the City to promptly review and address concerns raised by Jeni Dodd, in order to correct any potential issues she identified. He also noted that it has been very difficult to obtain information about ongoing City projects. He expressed concern that the City Attorney's Office may be understaffed, which could be contributing to delays in providing information to the public. As a potential solution, he suggested that hiring a legal assistant or paralegal could help improve the timeliness and accessibility of information.

**Sherrie Arey**, NeighborWorks Great Falls, announced that NeighborWorks Week officially begins next week. A celebration is starting early with the presentation of the "Most Improved" awards. Ms. Arey outlined four upcoming project tours:

- Baatz Block Apartments – scheduled to open in September.
- Dream Street Tours – showcasing USDA Rural Development self-help homes near Meriwether Crossing and the Benefis area.
- Downtown Mural Tour – highlighting public art initiatives tied to community outreach.
- High School Houses & Small Apartments Tour – featuring student-built homes and small residential developments across the city.

**Gerry Jennings**, City resident, announced that June is Pride Month and recognized members of the community who are often underserved, yet contribute to the vibrancy and economy of Great Falls. She also voiced concern about the issue of homelessness in the city, noting that many of the unhoused individuals have education levels no higher than the third grade. She encouraged monetary support of public education aimed at helping the unhoused, emphasizing the importance of providing educational resources rather than relying on law enforcement as the primary response.

**Matt Taylor**, Mr. T's Electronics Etc., 528 Central Avenue, commented that downtown business owners are having difficulties with the unhoused population to one degree or another. He suggested putting more resources on the downtown streets and into maintaining the revitalization process to safeguard that progress.

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**John Hubbard**, downtown business owner, expressed concern over the increasing incidents of crime and violence in the downtown area. As a small business owner, he described the ongoing struggles he faces, particularly the harassment of his customers by unhoused individuals, which negatively affects his ability to operate and sustain his business. He noted that the rise in crime not only impacts his bottom line but also affects the safety and well-being of both his employees and patrons. Additional concerns were raised regarding individuals loitering and sleeping in doorways, along with broader public health and sanitation issues. Mr. Hubbard urged the Commission to allocate resources to support the revitalization of the downtown district.

**John Hubbard**, City resident, referenced a pamphlet he stated he had previously given to former Mayor Kelly. The pamphlet, according to Mr. Hubbard, outlines a claim involving a United Nations agenda allegedly aimed at eliminating two-thirds of the world's population through the use of poisonous vaccines.

**Chris Chumrau**, City resident, expressed appreciation for the work of first responders who help keep the community safe, stating that he currently feels safe living here. However, he voiced concerns about increased violence within the unhoused population. He encouraged a compassionate approach, suggesting that residents ask unhoused individuals what assistance they need rather than responding with violence. He recommended carrying pepper spray if an aggressive individual continues to pose a problem.

Mayor Reeves asked Captain Mahlum to address some of the concerns discussed about the unhoused in the downtown district.

Police Captain Doug Mahlum provided an update on recent discussions regarding concerns in the downtown area. He reported that the City has held very constructive meetings with downtown business owners, Municipal Court judges, the Sheriff's Office, and other key stakeholders who are directly impacted.

The City fully acknowledges the challenges currently taking place downtown and is preparing to implement a strategic response, expected to roll out by late Wednesday or Thursday morning. This plan will include the involvement of school resource officers during the summer months, as well as the City's direct enforcement team.

Captain Mahlum emphasized that while the issue cannot be addressed solely through policing, the City will take a firm and zero-tolerance approach to criminal behavior and lawlessness. He also acknowledged the deeper, underlying issues contributing to the situation—such as mental health struggles and substance abuse—and stated that the City is aware of and considering those factors as part of a broader response.

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## **NEIGHBORHOOD COUNCILS**

### **3. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

None.

## **BOARDS AND COMMISSIONS**

### **4. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

### **5. APPOINTMENT TO THE LIBRARY BOARD.**

Mayor Reeves reported that the Library Board is comprised of five members who are appointed by the City Commission. The Board oversees the Library policies and operations including book policies and service to the City, County, and Pathfinder Federation of Libraries. Members serve for five-year terms, but no more than two full terms in succession, exclusive of time served on any unexpired term.

Ms. Crist submitted an updated application to be considered for an additional five-year term. In accordance with Resolution 10524, City staff advertised for the upcoming vacancy through May 20<sup>th</sup> and received applications from three new citizens.

Candidates were interviewed by the City Commission during a Special Work Session on June 3, 2025.

**Commissioner Wilson moved, seconded by Commissioner Wolff, that the City Commission reappoint Jessica Crist to the Library Board for a five-year term through June 30, 2030.**

Mayor Reeves asked if there were any comments from the public. Hearing none, Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioners commented that all of the candidates were remarkable and qualified to serve on the board. The other three applicants were encouraged to find ways to serve the community or Library.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

## **CITY MANAGER**

### **6. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

City Manager Greg Doyon provided an update on recent housing and community development initiatives:

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- The City was awarded a Pro Housing Grant from HUD through the Governor's Office, specifically via the Community Planning and Development Office. The grant amount totals approximately \$641,000.
- Eligible uses for the grant include developing, evaluating, and implementing housing policy plans and improving housing strategies. This opportunity was pursued with encouragement from the Montana League of Cities and Towns.
- The City plans to use the funds for:
  - Updating zoning ordinances,
  - Assisting with the current Growth Policy update,
  - Supporting a citywide soils analysis, which is important because poor soil conditions in Great Falls are a significant barrier to development.
- The City received the second highest award in Montana, with Kalispell receiving the highest.

### **Parking Update:**

- A reminder that the first two hours of parking are free in the North Parking Garage through August 31.
- After two hours, the rate is \$0.50 per hour, which is half the cost of on-street metered parking.
- All other parking policies remain unchanged.
- The garage is recommended for ease of use compared to downtown kiosks.

### **Workforce Housing and Downtown Development:**

- Staff are developing a proposal to utilize Tax Increment Financing (TIF) to support workforce housing in downtown and urban renewal districts.
- Two recent open houses gathered input from community members, including downtown business owners, development professionals, and housing advocates.
- Staff plan to present a proposal to the City Commission in the coming months regarding amendments to allowable uses of TIF funding.

### **Public Safety and Homelessness:**

- Remarks on downtown public safety were acknowledged, highlighting ongoing conversations about public safety beyond just downtown.
- Resource allocation to one area often impacts other areas; addressing homelessness and related challenges remains complex.
- The City recognizes the difficulty in providing adequate resources and services to individuals experiencing homelessness.
- Efforts to shift and monitor resources to address these issues will continue, as homelessness and public safety remain key community concerns.

## **CONSENT AGENDA**

7. Minutes, May 20, 2025, City Commission Meeting.



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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. **OF 1838.0**
11. Award a contract in the amount of \$126,888 to Smith River Construction, LLC, for the 10<sup>th</sup> Street Bridget remodel project, and authorize the City Manager to execute the construction contract documents. **OF 1790.0**

**Commissioner Wolff moved, seconded by Commissioner Tryon, that the City Commission approve the Consent Agenda as presented.**

Mayor Reeves asked if there were any comments from the public or discussion amongst the Commissioners. Hearing none, Mayor Reeves called for the vote.

Motion carried 5-0.

**PUBLIC HEARINGS**

**12. RESOLUTION 10574, ESTABLISHING RESIDENTIAL AND COMMERCIAL WATER, SEWER, AND STORM DRAIN UTILITY SERVICE RATES EFFECTIVE JULY 1, 2025.**

Mayor Reeves declared the public hearing open and asked for presentation of the staff report.

Public Works Director Chris Gaub, Water Plant Manager Cody McRady and Utility Systems Manager Jake McKenna reviewed and discussed 2025 Utility Rate PowerPoint slides (available in the City Clerk's Office). Highlights included:

- Inflation on energy, chemicals, materials and fuel utilized by Public Works has exponentially affected the City. Financing is only getting more expensive.
- \$2 billion capital replacement value.
- Certain regulations include the EPA's Lead & Copper rule revisions and improvements that could potentially levy costs on all rate payers.
- Aging infrastructure at the Water Treatment Plant (1916) and Wastewater Treatment Plant (1960).

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- Inflation has affected projects and repairs. Chlorine increased 300% over the last three years while other chemicals increased 30%-40%.
- Deferred \$8.5 million dollars of maintenance because rates were not raised for three years during Covid.
- DEQ's corrosion control plan.
- Calumet discharge – asking to convert from biological phosphorous removal to chemical removal and doubling or maybe tripling biosolids to landfill. Impact could drive City to replace 1.8 million linear feet of PVC pipe.
- Break even analysis (water) – not enough money is being put aside to pay for maintenance. There is a backlog of projects and prices keep going up.
- Break even analysis (wastewater), comparisons of an average monthly bill with the proposed 10% or 27% increase, ongoing projects at the Water Treatment Plant, ongoing projects at the Waste Water Treatment Plant, water main breaks from 1984 to 2024, commercial charges, materials cost due to inflation, water main taps, water capital needs and ongoing projects, sanitary sewer collection rehab and replacement, sewer capital needs, and storm drain capital needs.
- Comparison of nine Montana cities' water, sewer, and storm water combined rates; comparisons of several Montana cities' residential and commercial rates.
- Staff recommended a 10% average increase in utility rates at a prior work session, as well as presented some other options. One of the options was to help catch up to where the City should be on investing in our utility infrastructure, and another was to help the city invest in our system to improve it to better facilitate the current system as it stands as well as to facilitate development in Great Falls.
- Several top concerns of citizens that participated in the Growth Policy public engagement was aging infrastructure, and support for reinvesting in existing systems to enable responsible growth.
- Water Treatment Plant ongoing projects include the regulatory lead service line replacement, regulatory corrosion control, Hill 57 pump station upgrades, head house structural repairs, and chlorine onsite generation.
- Future capital needs include the basin repair and improvements, Water Rights Strategic Plan, head house repairs, chlorine onsite generation, high service operating adjustability improvements, alum tank storage consolidation, emergency power Water Treatment Plant improvements, and cost of development – growth management policy strategic decisions.

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- Wastewater Treatment Plant ongoing projects include Lift Station #4, Wastewater Treatment Plant side bar screen replacement, third centrifuge, Lift Station #1 and Lift Station #15. Future priority capital needs include additional centrifuge, bar screen replacement, Lift Stations #4, #15, #29, #30, #31 rehabilitation, and regulatory compliance projects driven by the EPA.
- Water Main breaks from 1984 – 2024. Extreme temperature swings and fluctuations in power supply to the water plant were accredited to the upswing in main breaks in 2022.
- 2013-2024 residential and commercial rate increases.
- Water capital needs – ongoing projects include 25 block of water main replacement (9 completed last year). It is projected 75-100 more phases depending on costs. Future priority capital needs includes a Water Master Plan, north side river crossing for water main, regulation accommodation and possible development. Without the replacement of aging infrastructure of the water main, breaks will continue to rise causing an increase in customer outages.
- 2013-2024 sanitary sewer collection rehab and replacement illustrates the proactive approach the City is taking to rehabilitate sewer mains and the costly repairs needing to be made in the meantime. One block of 8” sewer main to replace open trench is \$500,000 - \$1 million dollars; lining costs about \$20,000.
- Ongoing sewer capital needs includes the sewer lining projects, phases 23-28, with an estimated 75-100 more phases depending on costs. Future priority capital needs include Lift Station #1 upgrades, Missouri River Force Main Crossing, manhole rehab phase 7-11; estimated 90-125 more phases depending on costs, regulation accommodation – nutrient removal, and possible development.
- Ongoing storm drain capital needs includes the South Great Falls storm drain improvements project, Central/3<sup>rd</sup> Street drainage construction phase I-IV, and the 5<sup>th</sup> Street & 12<sup>th</sup> Avenue South drainage improvements. Questions about future priority capital needs includes who pays to increase storm water pipe capacity on existing system – rate payer (directly or debt service) or developer (directly or SID), and a rate study to be completed in the fall of 2025.

Mayor Reeves asked if the Commissioners had any questions of Director Gaub.

Commissioner McKenney inquired about the sanitary sewer phases and was informed that one phase equals one year. There will be 75 to 100 phases to complete 221 miles of sanitary sewer main.

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Commissioner Tryon inquired how adoption of Resolution 10574 would affect the contracts with Malmstrom Air Force Base and Black Eagle.

Director Gaub responded that Malmstrom and Black Eagle are commercial accounts and those rates would be affected the same as any commercial entity. Both have a special rate that would also go up by 10% or 27%, depending on the Commission's actions tonight.

Commissioner Tryon inquired how the proposed rate increase would affect customers that qualify for the Low Income Energy Assistance Program (LIEAP).

Director Gaub responded that the rates would increase either by 10% (option A) or 27% (option B), but customers that qualify for LIEAP through Opportunities, Inc. would qualify for the 10% discount.

Commissioner Tryon inquired about utility charges for apartment buildings, duplexes, and four-plexes, and if the proposed rate increases would affect Section 8 renters.

Director Gaub clarified that the billing invoices are sent to the landowners, not to their tenants.

Utility Manager Laura Lynch added that a lot of apartment buildings only have one meter. The individuals who live in an apartment do not get billed and, therefore, would not qualify for the discount. The City bills the property owner/landlord and no longer bills the tenants.

Mayor Reeves asked if there were any comments from the public in support of Resolution 10574.

**Jake Clark**, Great Falls Development Alliance (GFDA), commented that GFDA has long supported rate adjustments that ensure infrastructure systems are adequately funded. GFDA continues to advocate for such an increase because it is a necessary and responsible move for the future of the city.

This rate adjustment is about more than numbers on a bill — it is about setting the foundation for continued growth and development. Without adequate infrastructure capacity, development simply doesn't happen. Cities that cannot support growth are left behind, and right now, Great Falls has a critical opportunity to avoid that fate.

GFDA recognizes that a 27% increase is not easy and that it is a significant change. But, Great Falls rates, compared to other communities across Montana, are still middle-of-the-pack, even with this adjustment. This increase brings the City closer to reflecting the true cost of delivering high-quality city services to residents.

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This step is not just about today. It is about setting the stage for a stronger, more resilient city. It's about creating the conditions that attract high-wage jobs, grow our tax base, and support the kind of community we all want to live in — one with reliable infrastructure and real opportunity.

**Katie Hanning**, Home Builders Association of Great Falls, commented that during the Home and Garden Show, not one person stopped by and told her they do not want more. Everybody wants more - affordable housing, infill and they want more for downtown. Well, the system can't handle more. The City has to take care of its infrastructure. It doesn't pencil out for developers to do it on their own. They just can't. If we want more, it is going to cost more.

**Robert Alfred**, City resident, commented that the Commission should not keep kicking the can down the road. The Commission has to figure out a way to make it work because it just does not get any easier. From the moment something is created, it begins to deteriorate. That is what we are dealing with here.

**Chris Chamrau**, City resident, expressed concern about people on fixed incomes, such as Social Security. He inquired if there was a way to get revenue into this project besides higher bills.

**Molly Beck**, City resident, commented she is a proponent of Public Works in general. They are the people making the water come out clean and the toilets flush.

**Sherrie Arey**, NeighborWorks Great Falls, commented her support comes with caveats. She understands the need for infrastructure. But, over the course of time, she thinks there have been decisions made that have been very conservative, and have not thought about growth. As infrastructure is being looked at, she suggested looking at and incentivizing all the other mechanisms. One such item is CDBG funds and HOME funds. She suggested those funds need to go to homes and housing, not City projects. How the increase in funds is used and use of the other mechanisms that we have in our community is going to be essential to be able to make sure that individuals understand why it is important to have this increase.

The City Planning and Public Works Departments are well positioned to be able to bring forward those kind of opportunities. Hopefully, the City Commission will listen to those and also look for ways for affordable housing to help those individuals in our community.

Written comments in support of Resolution 10574 were submitted from:

**Zach Griffin**, CEO of Great Falls Association of Realtors, commented that rate adjustments, though challenging, are a necessary and responsible step to fund critical improvements, address aging infrastructure, and support growth. This resolution represents a long-term investment in the health, safety, and environmental stewardship of our community.

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**Katie Hanning**, Executive Officer of the Home Builders Association of Great Falls, urged the City Commission to adopt Resolution 10574.

Mayor Reeves asked if there were any comments from the public in opposition to Resolution 10574.

**Steve Workman**, City resident and landlord, commented that it has been quite burdensome since the City changed its utility billing to the landlords/property owners rather than to the tenants. He suggested a non-governmental audit to find out if there are better ways to utilize the funds that the City already has. Because taxes and other utility bills have gone up, landlords cannot absorb all of these increases at once and it creates problems for them financially.

He also noted that if he passes the increases onto the tenants and raises their rent, he gets more turnover, and the longer it takes to rent units, it costs him more too.

He thinks Option A would be more easily absorbed by all landlords and homeowners. He suggested giving all landlords a discount for paying for their tenants water.

**Jeni Dodd**, City resident, commented that the average median household income in Great Falls is \$60,000, which is below the other cities mentioned. Every time fees and taxes increase it is a burden on the residents. She opined that the Commission should not have provided Covid funds to local non-profits and instead should have spent that money on City infrastructure. With regard to the Growth Policy survey, the people that took the survey felt that developers, not ordinary taxpayers, should fund City infrastructure for their projects.

**Kelly Arnold**, City resident, commented that he has never seen a 10% increase in one year in his life. Developers are going to charge what they are going to charge for a house. If they have to add \$10,000 on to the cost to run a sewer line, it is not going to stop them. Developers will get their money back one way or another. He also expressed concern that the Portage Meadows common area is not being watered and is full of weeds, and now his yard has dandelions and thistle because the City is not taking care of its responsibilities.

**John Hubbard**, City resident, showed the Commission a picture of a 100 year old tree that fell on his house on December 18, 2024 that he believes was caused by his neighbors not watering because people can't afford the water rates.

**Kristin Workman**, Black Eagle resident, commented that she is a landlord to nine properties in Great Falls. She is one of several landlords that accepts Section 8 vouchers. She cannot afford this increase since the City changed utility billing to the landlords/property owners rather than the tenants. The increase to Black Eagle will also affect Black Eagle residents who are mostly elderly and on Social Security. She concluded that there has got to be a better way to find money to increase infrastructure.

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**Barbara Erlandson**, City resident, commented that she is a member of the Montana Landlords Association. She is opposed to the utility rate increase because she will have to shoulder the additional fees. There are things she wants to do to give back to her tenants without having to raise the rent, but will not be able to because of the rate increase. She agreed with the previous speaker that the City needs to find a better way, or not increase the fees so much at one time.

There being no one further to address the Commission, Mayor Reeves asked Director Gaub if he wanted to respond to any comments.

Director Gaub clarified that the utility fund is funded only by utility rates, not taxes.

Written public comment in opposition to Resolution 10574 was received from:

**Jeanne Wilson**, City resident, expressed concerns about the proposed increases in water rates and lawns not being watered. She inquired about grants the City could apply for rather than raising rates.

**Marion H. and Shirley Rushing**, City residents, inquired what the problem is with the present water system that warrants this much of an increase, and how much money is presently in reserves. If the increases are not essential, they suggested a smaller increase in each area would help those in our community who could most benefit from a lesser burden.

**Stephanie Ross**, City resident, commenting that these increases pile onto the crushing economic burden already faced by working-class families in Great Falls who are reeling from soaring property taxes and rising costs for housing, groceries, healthcare, childcare and transportation, and cannot afford additional costs. She urged the Commission to reject the proposed 10% or 27% rate increase, and seek funding solutions that do not crush our community's working-class households.

**Chris Blancher**, City resident, commented that she cannot afford another increase in utilities, and is trying to figure out how to afford a needed public safety levy.

**Ginny Rogliano**, City resident, expressed total disagreement to the proposed fee increases, noting any fee increase appears to be irresponsible, unacceptable and very disappointing.

**Terry Bjork**, City resident, commented there was questionable and misleading information provided to the public via the mailed public notice, news stories, and objectionable information about the proposed use of the public's funds that should be the subject of a lot more public conversation and clarification prior to a decision of this magnitude. The many Great Falls voters living primarily on fixed incomes aren't receiving annual increases anywhere near enough to sustain the costs of utility and property tax increases.

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**Dennis Taylor**, commented his vote is “no” for the 27% rate increase in utilities.

**Amber Luse**, expressed concerns that the proposed 27% increase in utility rates poses a substantial risk to the passage of crucial safety levies. Her primary concern is the urgent need for improved public safety infrastructure in our community. Before new development, she suggested prioritizing the construction of a new fire station and the expansion of the police force. She urged the Commission to explore alternative funding solutions.

**Grant A. Van Vranken**, commented that the aging water infrastructure should have been addressed before any levy for parks, schools, library or public safety. He feels like the City has zero interest in doing its primary job – maintaining the infrastructure and keeping citizens safe.

Mayor Reeves closed the public hearing and asked the will of the Commission.

**Mayor Reeves moved, seconded by Commissioner Wolff, that the City Commission adopt Resolution 10574 to establish residential and commercial water, sewer, and storm drain utility service rates as set forth in Appendix A – Option B with an average 27% increase effective July 1, 2025.**

Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner Wilson commented that current rates do not cover the cost of the services being provided. It only makes sense that users pay rates that reflect the true cost of those services. Public Works is not in the business of making a profit—it provides essential services at a reasonable cost to the community.

Great Falls deserves to operate like a first-world city. We should prioritize maintaining and investing in our utility infrastructure to ensure reliable, quality services for all residents.

Commissioner Wolff emphasized that her decision is driven by the photos she receives each month from Public Works, showing the deteriorating condition of the City’s pipes. She noted that the City cannot continue to rely solely on lining sewer pipes and other temporary fixes, as doing so will lead to much higher costs in the future.

The current infrastructure is not being maintained as it should be, and postponing necessary investments will only worsen the problem over time. Addressing these issues now is critical to avoiding more expensive and disruptive repairs down the line.

Commissioner Tryon noted that the proposed 27% rate increase addresses both current infrastructure needs and future demands. He acknowledged that, while no one wants a higher water bill, the reality is that investments in infrastructure are essential for long-term growth and affordability.



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If we want more affordable rent or mortgages, we need to increase the supply of housing. One of the major barriers to that, he pointed out, is the City's aging and inadequate storm drain system. Without addressing these core infrastructure issues, new development remains difficult or unsustainable.

Commissioner Tryon emphasized the need for a shift in how the City approaches housing and development. What we've done so far hasn't worked. We need a different approach if we want to see the kind of progress and opportunities our community is asking for.

He concluded by stating that he would vote in favor of the increase—reluctantly—because it represents the City's best chance to build the infrastructure needed to support future growth and development.

Commissioner McKenney noted that he has been on the Commission three and one-half years. Quite frequently he hears the term that the can has been kicked down the road. He feels like he should have been issued a catcher's mitt because the cans just keep coming. He has been in business for myself most of his adult life. There is no choice but to keep up with inflation or to cut services or drop some of the services completely.

Commissioner McKenney inquired if Option B was to keep up with the current infrastructure or for new housing developments.

Director Gaub clarified that Option B helps existing infrastructure and makes sure that it is sized appropriately to not only help the existing infrastructure but also that it can receive and be hooked into by potential future growth in the City. The 10% increase would fund capital improvement projects of just maintaining sewer lining, for example, as opposed to upsizing sewer lines further.

Commissioner McKenney concluded that he did not get elected to kick the can.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

Mayor Reeves called a recess at 8:59 p.m., and called the meeting back to order at 9:05 p.m.

**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 7<sup>TH</sup> STREET SOUTH BETWEEN CENTRAL  
AVENUE AND 1<sup>ST</sup> AVENUE SOUTH.**

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Mayor Reeves declared the public hearing open and asked for presentation of the staff report.

Planning and Community Development Director Brock Cherry reported that Resolution 10566 is a request from the Public Works Department to allocate additional Downtown Tax Increment Financing (TIF) funds to complete pedestrian and streetscape improvements along the east side of 7th Street South, between Central Avenue and 1st Avenue South. The site plan can be found on page 67 of the Commission packet.

This project originally received \$243,000 in Downtown TIF funding back in September of 2023. The purpose of that investment was to improve deteriorated sidewalks, install ADA-compliant curb ramps, and enhance the overall streetscape in this highly visible downtown corridor. However, due to a combination of rising construction and labor costs, internal delays caused by staffing shortages and turnover in the Engineering Division, the project has not yet moved forward. As a result, the most recent construction estimate now stands at \$500,000, representing a 106% increase over the original budget. To avoid further delays, and to account for potential volatility between the current estimate and final bid pricing, Public Works is requesting an additional \$257,000 in Downtown TIF funds.

Director Cherry noted that the project remains fully consistent with the City's Downtown Urban Renewal Plan and satisfies all 12 of the TIF review criteria outlined in the application process. The original request was vetted and approved by staff, the Downtown Development Partnership, and this Commission. The Downtown Development Partnership also endorsed this additional funding request at its November 20, 2024 meeting.

Mayor Reeves asked if the Commissioners had any questions of Director Cherry.

Hearing none, Mayor Reeves asked if there were any comments from the public in support of Resolution 10566.

**Kellie Pierce**, representing the Business Improvement District and Downtown Development Partnership, commented that this has been an ongoing project, originally beginning with the streetscape initiative in 2014.

With the significant renovation of the O'Haire Motor Inn, she noted that it makes sense to support improvements to sidewalk and entrance accessibility in that area—particularly to bring them into ADA compliance. It's fitting to ensure this side of the street matches the look, feel, and accessibility of the other side.

Sandra Thares, owner of the O'Haire Motor Inn, Sip 'N Dip, and Clark & Lewie's, expressed her deep appreciation for the potential streetscape improvements. She would be incredibly grateful to finally have the beautiful streetscape she has been admiring across the street for the past 10 years.

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She shared that she has invested over \$4 million into renovating the property and emphasized the importance of maintaining a safe and attractive environment for visitors. Her businesses are a draw for people coming to Great Falls, and she is committed to doing everything she can to enhance the area's appearance and safety.

Mayor Reeves asked if there were any comments from the public in opposition to Resolution 10566.

Hearing none, Mayor Reeves closed the public hearing and asked the will of the Commission.

**Commissioner Wolff moved, seconded by Commissioner Tryon, that the City Commission approve additional Downtown Urban Renewal District Tax Increment Financing (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.**

Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner McKenney thanked Ms. Thares for being an asset to the community.

Commissioner Tryon emphasized that the TIF funding is for public infrastructure - ADA sidewalks and ramps.

Mayor Reeves called for the vote.

Motion carried 5-0.

**14. RESOLUTIONS 10589 AND 10590, REQUESTS FOR USE OF DOWNTOWN URBAN RENEWAL TAX INCREMENT FINANCING (TIF) FUNDS.**

**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 DOWNTOWN TRASH RECEPTACLES.**

**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.**

Mayor Reeves declared the joint public hearing open and asked for presentation of the staff report.

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Planning and Community Development Director Brock Cherry reported that this item consists of two related items under a joint public hearing—Resolutions 10589 and 10590. These requests were initiated by the Great Falls Business Improvement District, in collaboration with the Great Falls Development Alliance. Because the projects involve City-owned infrastructure and will be managed by the City, the City of Great Falls is the formal applicant. These requests propose the use of Downtown Urban Renewal District TIF funds to support essential streetscape improvements that directly benefit the public and advance the goals of the Downtown Urban Renewal Plan. Both items were unanimously supported by the Downtown Development Partnership at its March 19, 2025, meeting.

Resolution 10589 requests up to \$130,000 in TIF funding to replace 99 outdated trash receptacles throughout the downtown area. The existing receptacles were installed nearly 30 years ago, in 1995, and have become visibly worn, chipped, or damaged. Their flat-top design also attracts trash overflow and graffiti. The proposed new receptacles feature a domed rain cover, preventing misuse and allowing for a wrapped design that deters graffiti and reinforces the downtown branding. The selected design is visually consistent with other public realm upgrades, including the new wayfinding signage. A visual example of the proposed receptacles are on page 84 of the Commission packet.

Cost estimates are as follows: \$70,000 for the receptacles; \$10,000 for removal and disposal of existing receptacles, and \$50,000 for installation.

The City will manage acquisition and installation. Ongoing maintenance will remain the responsibility of the Business Improvement District.

Resolution 10590 requests \$35,000 in TIF funds to continue a successful program of maintaining and replacing downtown boulevard trees. This program was originally established through Resolution 10390 in 2021, which allocated \$125,000 over five years. This request extends that work into Fiscal Year 2026.

The funding would support tree pruning, removal of unhealthy trees, replacement where needed, and maintenance of sidewalk grates. The BID will coordinate closely with City staff to ensure all work complies with City Code. In addition, city staff are actively researching potential grant opportunities to fund a comprehensive downtown tree inventory to better assess long-term needs and species diversity.

Both of these projects meet Montana Code requirements and align with the Downtown Urban Renewal Plan. Replacing damaged trash receptacles and maintaining the boulevard trees now helps to avoid more expensive repairs later. It's preventive care for public infrastructure—and it saves money long-term. A clean, well-maintained environment also discourages vandalism, littering, and other negative behavior. When public spaces look cared for, people treat them with more respect. And while these projects don't generate tax revenue directly, they support business retention, visitor

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activity, and reinvestment downtown—all of which strengthen the City's tax base over time.

The Downtown TIF fund has sufficient capacity to fully support both requests without impacting current obligations or planned projects. If funding is not approved, there are no alternative sources identified, and these improvements would be delayed or canceled.

In short, Resolutions 10589 and 10590 are practical housekeeping investments that support a cleaner and safer downtown.

Mayor Reeves asked if the Commissioners had any questions for Director Cherry.

Hearing none, Mayor Reeves asked if there were any comments from the public in support of Resolutions 10589 or 10590.

**Kellie Pierce**, representing the Business Improvement District (BID), commented that the discussion around downtown garbage receptacles has been ongoing for the better part of this year. She noted that many of the current cans suffer from deferred maintenance issues, including graffiti, structural damage—some are cracked down the sides—and the accumulation of items left on top of the receptacles.

The proposed replacement cans feature a rain canopy, which will help the BID better manage waste and reduce misuse. Additionally, the design allows for the application of a vinyl covering that can be used for branding downtown, displaying QR codes linking to local resources and events, and offering tasteful advertising opportunities. Pierce highlighted that the existing cans were installed in 1995 and are due for an update. The BID plans to replace all 99 cans in a phased approach.

Regarding tree maintenance, Pierce stated that the BID will be issuing a Request for Proposals (RFP) to hire a certified arborist to care for the mature trees downtown, which are also experiencing deferred maintenance. She also acknowledged that vandalism continues to be an issue for some of the trees. With rising costs in mind, the BID is requesting \$35,000 to cover the necessary maintenance work.

**Jake Clark**, Great Falls Development Alliance and member of the Downtown Development Partnership, commented that this is great use of TIF funds. This is also an example of great cooperation between City staff being proactive and helping the BID find solutions.

Mayor Reeves asked if there were any comments from the public in opposition to Resolution 10589 or 10590.

Hearing none, Mayor Reeves closed the joint public hearing and asked the will of the Commission.

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**Commissioner Wilson moved, seconded by Commissioner Tryon, that the City Commission adopt Resolution 10589 to allow the use of up to \$130,000 in Downtown Urban Renewal District Tax Increment Financing (TIF) funds for the replacement of the downtown trash receptacles in the Downtown Urban Renewal District.**

Mayor Reeves asked if there was any discussion amongst the Commissioners.

Hearing none, Mayor Reeves called for the vote.

Motion carried 5-0.

**Commissioner Wilson moved, seconded by Commissioner Wolff, that the City Commission adopt Resolution 10590 to allow the use of up to \$35,000 in Downtown Urban Renewal District Tax Increment Financing (TIF) funds for the cost of trimming, maintaining, and replacing boulevard trees in the Downtown Urban Renewal District.**

Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner Wolff commended Ms. Pierce and the BID, et al., for keeping downtown beautiful.

Mayor Reeves called for the vote.

Motion carried 5-0.

**15. MEADOWVIEW VILLAGE MAJOR SUBDIVISION ANNEXATION AND  
PLANNED UNIT DEVELOPMENT ZONING.**

**I. RESOLUTION 10578, ANNEXING THE PROPERTY LEGALLY  
DESCRIBED AS LOTS 8-10 AND 13-15 OF BEEBE TRACTS.**

**II. ORDINANCE 3273, ASSIGNING A PLANNED UNIT DEVELOPMENT  
(PUD) ZONING DISTRICT FOR THE SUBJECT PROPERTY.**

Mayor Reeves declared the joint public hearing open and asked for presentation of the staff report.

Planning and Community Development Director Brock Cherry reported that the Meadowview Village project has been in development since early 2025, well before any discussions regarding Resolution 10574, the proposed utility rate increases presented earlier this evening. This project is neither influenced by nor dependent on the outcome of that resolution. It has followed a standard, independent development process based on existing planning and subdivision review procedures.

Item 15 is a joint public hearing and includes three related actions:

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- Annexation of the Meadowview Village property and approval of the Improvement Agreement – Resolution 10578.
- Assignment of Planned Unit Development (PUD) zoning – Ordinance 3273.
- Approval of the Preliminary Plat for the Meadowview Village Major Subdivision.

The applicant, Upslope Development, is proposing to create a 27-acre residential neighborhood located near Central Avenue and 46th Street South. Their goal is to expand access to attainable entry-level housing through compact, efficient site design.

The proposal includes:

- 163 single-family residential lots
- Lot sizes ranging from 1,200 to 5,800 square feet
- Cottage courts and shared green space
- A community center, indoor sport court, and playground
- Ten construction phases
- Privately maintained roads and open space managed by an HOA

The property is contiguous to City limits and located within existing police and fire service areas. Annexation allows for orderly growth and full access to City services and infrastructure. The Planned Unit Development zoning designation allows flexibility in lot size, setbacks, and open space requirements in exchange for well-designed shared amenities and enhanced community layout. All proposed deviations are fully documented and have been reviewed by staff.

The project received unanimous support from Neighborhood Council #4 during its March 27, 2025 meeting. The Planning Advisory Board and Zoning Commission also voted to recommend approval of all three actions at its April 22, 2025 meeting.

The developer will extend public water and sanitary sewer mains, which the City will own and maintain upon completion. Internal streets and alleys, however, will remain private and be maintained by the HOA.

Off-site improvements include:

- Curb and sidewalk installation along 46th Street
- An ADA-compliant crossing at Central Avenue
- A formal pedestrian path to Chief Joseph Elementary School
- Widened bike lanes for safe multimodal access

These improvements help ensure the neighborhood is accessible, safe, and connected.

Meadowview Village aligns with the City's 2013 Growth Policy by promoting attainable housing, infill development, and efficient use of infrastructure. From a fiscal perspective, it offers a more sustainable model for residential growth.

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Preliminary analysis by Public Works estimates Meadowview Village will generate about \$410,000 per year in infrastructure-related revenue under current (2023) rates over 100 years. This totals roughly \$40.8 million in nominal dollars, about \$1.5 million per gross acre. By comparison, a conventional low-density subdivision generates about \$0.5 million per gross acre. Meadowview's compact design triples that performance.

However, projected revenues still fall short of fully covering the 100-year lifecycle costs of public infrastructure. That said, the fiscal gap is substantially smaller than typical suburban expansion.

In short, Meadowview Village offers a more balanced, cost-conscious approach to development—one that advances housing goals while limiting future public liabilities.

This analysis indicates that Meadowview Village advances City objectives related to housing, infrastructure efficiency, and fiscal stewardship, while also reinforcing the need for continued evaluation of lifecycle costs in all future land use decisions.

Staff recommends that the City Commission adopt Resolution 10578 to approve annexation and the Improvement Agreement, adopt Ordinance 3273 to assign PUD zoning, and approve the Preliminary Plat of Meadowview Village.

This project expands housing opportunities, protects City resources, and supports compact, efficient growth.

**Applicant, Keith Miller**, representing Upslope Development, commented that his team is committed to building high-quality, entry-level homes that give buyers the opportunity to build equity and gain control over their long-term housing costs.

He started off with the elephant in the room: the dramatic increase in housing prices since 2019. At that time, the median home price in Montana was \$197,000. Today, it's around \$342,000. As a Montana resident, this is heartbreaking. That single figure underscores just how unaffordable housing has become for many in our state. We can all agree that this increase has made it extremely difficult for working families in Great Falls to achieve homeownership.

Their mission is to build attainable, for-sale homes—not rentals—that allow residents to invest in their futures. This project is particularly designed to support teachers, retired police officers, senior citizens, and other long-time Great Falls residents who deserve the opportunity to own a home.

Right now, nearly all large-scale residential construction in Great Falls is focused on rentals. With more people moving into the area—and major construction projects already on the horizon—demand is only increasing. Without a meaningful increase in supply, affordability will continue to decline.



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We can all agree on this: Great Falls needs more homes. According to the City's estimates, Great Falls requires 370 new for-sale homes per year. This project won't meet the full demand, but it will make a meaningful contribution.

Applicant Miller asked for Commission support—not just for this project, but for the future of housing in Great Falls.

He commended the Planning Department for the recent growth policy update, where housing affordability and availability were named the community's top priority. That aligns directly with what they are proposing here.

**Project Details:**

- Location: About a mile west of the base, adjacent to St. Joseph Elementary School
- Infrastructure Improvements: Full upgrade of 46th Street, including curbs and gutters on both sides

**Home Features:**

- A variety of home types and sizes
- All homes include front porches, LP Lap siding or better, Energy Star certification
- Permanent foundations and deeded lots—buyers will own both the home and the land
- 40 feet of green space in front of each home for community interaction

**Community Amenities:**

- Clubhouse with fitness center and gathering space
- Playground
- Two indoor pickleball courts for year-round recreation
- Small and large dog parks
- HOA-managed shared spaces to ensure ongoing upkeep and quality

**Visual Overview:**

Visual materials—site plans, rendered views, and a flythrough—to bring this vision to life. From paved alleys to walkable green corridors, this project is built to foster a sense of community and quality of life.

Also included was a petition with 77 verified signatures in support of the project, and a letter of support from the public school superintendent, noting proximity to St. Joseph Elementary, which has enrollment capacity.

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In conclusion, this project reflects what Great Falls' residents have asked for: more attainable, for-sale housing. It's thoughtful, community-oriented, and built with pride. He urged the Commission for their support to help address the housing shortage and shape a stronger, more equitable future for Great Falls.

Mayor Reeves asked if the Commissioners had any questions of the applicant or Director Cherry.

Hearing none, Mayor Reeves asked if there were any comments from the public in support of Resolution 10578 or Ordinance 3273.

**CJ Reeves**, City resident, commented that he is one of the shepherds of the Great Falls Church of Christ, which currently owns the land where the Upslope group is proposing to build. He is joined tonight by his fellow shepherd, Bob Alfred, and minister, Dr. Matt Burleson.

When the Church was first approached about selling this land, they weren't actively looking to sell. However, after meeting with Keith and the Upslope team, and listening to their vision and goals, they were genuinely intrigued. Their focus on building affordable, high-quality homes to meet a growing need in our community resonated deeply with them.

As a church, they are keenly aware of the many needs in Great Falls. Through their ministries, they do what they can to serve others in small but meaningful ways. One issue they recognize is the significant housing challenge in this city. The reality is that Great Falls has a large inventory of homes that are more than 40 years old, and many people simply cannot afford a custom-built home on a large lot with a traditional foundation.

The Upslope group's approach—keeping home prices attainable, incorporating modern building technologies and energy-efficient standards, and designing neighborhoods that encourage community—struck them as thoughtful and timely. They were especially encouraged by their inclusion of green spaces and community amenities, which promote not just housing, but livable, connected neighborhoods.

They also appreciated hearing real-world examples of similar housing models working successfully in other parts of Montana. That gave them added confidence that this isn't just a concept—it's a solution that can work here, too.

With major developments coming to Great Falls—especially the anticipated growth tied to the Sentinel ICBM program at Malmstrom Air Force Base—and other east-end economic activity, the city's housing deficit will only continue to grow unless proactive steps are taken.

They believe this project is one of those steps. It addresses a pressing need and offers a real chance for families to break into homeownership in a very difficult market. It is in

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that spirit, and with the well-being of the broader community in mind, that they respectfully ask the Commission for support the approval of this subdivision.

**Ron Paulick**, City resident, inquired who would take care of the sidewalks in the wintertime to access Chief Joseph School if there is supposed to be a homeowners association that will take care of the properties.

**Ed Brown**, Great Falls Area Chamber of Commerce, commented that the one thing he consistently hears the most from businesses about is the lack of housing. If you drive anywhere else in the state, you see the projects that are happening that are not happening in Great Falls. So, the fact that this is a possibility and it's not asking a lot of our community right now should be a no brainer. The Sentinel project will also make an impact.

**Jake Clark**, Great Falls Development Alliance, spoke in strong support of the proposed housing project. He noted that over the past several years, there have been many conversations with the Commission about the growing housing challenges in the community—and this project represents exactly the kind of solution those early conversations had hoped for.

We're talking about the highest and best use of an underutilized property. This is infill development that will increase the tax base on a currently underperforming piece of land.

Clark emphasized the importance of the opportunity this project presents: homeownership for 163 individuals and families in Great Falls. That kind of opportunity hasn't come before this Commission in a very long time.

He pointed out that housing costs are the single largest contributor to Great Falls' rising cost of living, especially compared to national averages. Homes cost more, and the cost to borrow is higher. A project like this helps counter those pressures.

Clark concluded by expressing his pride in being part of a process that brings real solutions to a critical community need.

**Katie Hanning**, Home Builders Association, commented that this is a perfect project. It is what Great Falls needs. It is different.

**Sherrie Arey**, NeighborWorks Great Falls, emphasized how unique and important this project is, particularly in addressing workforce housing and the "missing middle" that often falls between affordable housing programs and market-rate options.

NeighborWorks has been engaged with the Upslope Group since the very beginning of the project. She expressed enthusiasm about the opportunity to provide homebuyer education and potentially offer loan products to help families take advantage of this new housing option.

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NeighborWorks is excited to partner on this project and see how it can serve as a model—something that might be replicated or adapted to serve even more people in the community.

She closed by voicing full support for the project and expressed hope that it would lead to additional, similarly impactful developments in the future.

**Mike Banks**, Home Loan Division Manager for Opportunity Bank in Great Falls and Helena, spoke as an experienced lender and advocate for first-time homebuyers. With 25 years of lending experience in Great Falls, he emphasized the importance of homeownership and the specific opportunities this project provides.

Banks highlighted his long-standing partnership with NeighborWorks and the use of various grants and programs through Montana Housing to support homebuyers. He pointed out a second loan product, which offers down payment and closing cost assistance—available for rural development, FHA, VA, and conventional buyers.

A key benefit of this project is the MH Advantage designation that the homes will carry. This designation, recognized by Fannie Mae, expands lending guidelines and makes it easier for buyers to qualify. It also ensures these homes will hold their value, as appraisals can use comparable single-family residences, which is a significant advantage for both initial buyers and future resale.

Banks acknowledged the current difficult interest rate environment but emphasized that these homes qualify for lower rates through Montana Housing and other special programs, making homeownership more accessible. He sees this project as crucial in allowing young professionals, college graduates, and working families to buy homes in Great Falls, supporting long-term community stability.

**Robert Alfred**, City resident, shared an example about housing affordability in Great Falls. He explained that, based on his calculations, the average monthly mortgage payment on a typical home purchased two or three years ago is about \$1,000 higher than if the buyer had purchased four or five years ago. This increase over such a short period is significant.

Alfred expressed excitement about the proposed housing project but wished there were 1,630 homes available to meet demand. He concluded by noting how surprising it is what young families are currently paying for apartments in Great Falls, underscoring the urgency for more affordable homeownership options.

Written public comments were submitted from:

**Sheila Rice**, City resident, commented in support of the Meadowview Village development, noting Great Falls desperately needs new homeownership opportunities for our residents.

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**Terry Bjork**, City resident, supports the project but expressed concerns about recent reporting that the developer is seeking a Special Improvement District to fund infrastructure improvements.

**Col. Benji Johnson, Deputy Commander, USAF**, urged the Commission to prioritize the development of quality housing within Great Falls, specifically more affordable housing units. By investing in more affordable housing options, the community can support not only our young Airmen population, but also Great Falls citizens who struggle to find affordable housing.

**Zac Griffin, CEO of the Great Falls Association of Realtors**, commented that the proposed annexation of Meadowview Village aligns with the City's goals for planned growth and housing development. By incorporating this area into the city limits, Great Falls will gain much-needed housing inventory, support economic development, and ensure consistent service delivery standards.

**Katie Hanning, Executive Officer of the Home Builders Association of Great Falls**, commented in support of approving the annexation of Meadowview Village into the City of Great Falls.

Mayor Reeves asked if there were any comments from the public in opposition to Resolution 10578 or Ordinance 3273.

Hearing none, Mayor Reeves asked if the applicant wanted to respond to the question about snow removal and the HOA.

Mr. Miller responded that a plan has not been finalized yet for the winter plowing between their project and the elementary school.

Mayor Reeves closed the joint public hearing and asked the will of the Commission.

**Commissioner Wilson moved, seconded by Commissioner Wolff, that the City Commission adopt Resolution 10578 to annex the property legally described as Lots 8-10 and 13-15 of Beebe Tracts and approve the Improvement Agreement, subject to the Conditions of Approval being fulfilled by the applicant.**

Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner McKenney commented that, over the past couple of years, the City Commission has approved several housing developments, but many of those projects have not progressed, often due to financing challenges. Without needing to go into their business details, he inquired if Mr. Miller could confirm—if this project is approved—if they are fully prepared and ready to begin construction and move forward.

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Mr. Miller responded that they are absolutely ready to get started. They won't be able to start digging right away because they still have some prep work to do. But, they are committed to seeing this through.

Commissioner McKenney commented that he hasn't heard any specifics yet about the price points for these homes. He inquired if Mr. Miller was comfortable disclosing the expected low-end and high-end price ranges.

Mr. Miller responded that, on a day-to-day basis, those numbers change. Unfortunately, he can't get into it quite yet.

Commissioner Tryon inquired the projected timeframe for project completion.

Mr. Miller responded five to seven years for all of the phases and completion of 163 homes.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

**Commissioner Tryon moved, seconded by Commissioner Wolff, that the City Commission adopt Ordinance 3273 to assign Planned Unit Development (PUD) zoning to the subject property, subject to the Conditions of Approval being fulfilled by the applicant.**

Mayor Reeves asked if there was any discussion amongst the Commissioners.

Hearing none, Mayor Reeves called for the vote.

Motion carried 5-0.

**Commissioner Wolff moved, seconded by Commissioner Tryon, that the City Commission approve the Preliminary Plat of Meadowview Village Major Subdivision subject to the Conditions of Approval being fulfilled by the applicant.**

Mayor Reeves asked if there was any discussion amongst the Commissioners.

Hearing none, Mayor Reeves called for the vote.

Motion carried 5-0.

**OLD BUSINESS****16. PROFESSIONAL SERVICES AGREEMENT AMENDMENT NO. 1 FOR THE WATER TREATMENT PLANT (WTP) HEAD HOUSE AND RAPID MIX VAULT PROJECT. OF 1332.7**

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Public Works Director Chris Gaub reported that Agenda Item 16 is to amend the Professional Services Agreement for the project to repair the Head House of the 100-year-old Water Treatment Plant, which delivers one of the most essential services — clean drinking water.

During a routine inspection, areas of concern were discovered in the Head House that required a structural inspection. The Head House is where the treatment process begins — it's the first-place raw water from the Missouri River enters the system.

To get ahead of the problem, staff brought in TD&H Engineering to do a full condition assessment and prepare a plan to restore the Head House safely and effectively. The structural evaluation identified deficiencies that will require repair or replacement, and it recommended completing the work within the next five years.

As a reminder, the Commission approved a Professional Services Agreement with TD&H last summer. This PSA included designing the repairs, assembling construction documents, and preparing the project to go out to bid later this summer.

Tonight's request is an amendment to expand their professional services scope. It allows TD&H to help the city apply for a SRF Loan, perform additional engineering services, and provide full-time construction inspection. Later this Fall, we will ask the Commission to approve a construction contract for the repairs.

**Commissioner Wolff moved, seconded by Commissioner Wilson, that the City Commission approve the Professional Services Agreement Amendment No. 1 in the amount of \$256,000 to TD&H Engineering Inc., for the Water Treatment Plant Head House and Rapid Mix Vault project and authorize the City Manager to execute the agreement documents.**

Mayor Reeves asked if there were any comments from the public.

Hearing none, Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner Tryon commented that he is happy to see progress on this on-going important project. He expressed appreciation to Public Works for all the work they do.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

**17. SOUTH GREAT FALLS STORM DRAIN MIDDLE BASIN PROJECT, CHANGE ORDER NO. 1. OF 1820.0**

**JOURNAL OF COMMISSION PROCEEDING****June 3, 2025**

Public Works Director Chris Gaub reported that Agenda Item 17 is a change order for the project that is installing storm drain infrastructure just south of the Fire Training Facility and Highland South Park. The Commission first approved this construction project on December 3, 2024.

This project is part of a long-term storm drainage plan that began over a decade ago to address chronic flooding issues. Eight major upgrades have been completed so far. This particular project — one of five still in progress — will install new 36- to 48-inch concrete pipes and inlets to help move stormwater efficiently and safely underground, which will reduce the need for it to flow over the land.

Tonight's item — Change Order No. 1 — is about keeping that progress on track. It does two important things: it compensates the contractor for standby costs that they incurred when work was delayed, and it also authorizes the construction of an access road across Great Falls Public School property so equipment can reach the site and work can continue. Great Falls Public Schools has been extremely supportive of this issue.

The work delay was caused by a legal dispute over a recorded easement, which gives the City a legal right to access private land for public infrastructure. Despite the legal clarity of that easement, the property owner took steps to block access, including physically parking vehicles across the path and stopping the contractor from working. Rather than let this continue to delay progress — and cost the public more time and money — staff is recommending a temporary workaround while they also seek to recover these costs through appropriate legal channels. Staff is closely coordinating this effort with the City Attorney.

Staff is doing what is necessary to protect both work progress and public dollars. Approving this change order will allow critical storm drainage work to continue, which will help ensure our community is better prepared for rainwater and snow melt events.

**Commissioner Wilson moved, seconded by Commissioner Tryon, that the City Commission approve Change Order No. 1 in the amount of \$149,721 and increase the total contract amount from \$1,581,695.80 to \$1,731,416.80.**

Mayor Reeves asked if there were any comments from the public.

Hearing none, Mayor Reeves asked if there was any discussion amongst the Commissioners.

Mayor Reeves commented that one person's obstruction costing the City an additional \$150,000 is irritating. He inquired if the City has filed an injunction or other pleading in District Court to be able to do what the City legally has a right to do.

City Attorney David Dennis commented that he has filed an action asking the court to interpret the easement agreement. The reason he has not requested a temporary injunction



# JOURNAL OF COMMISSION PROCEEDING

June 3, 2025

or injunctive relief is because in order to get injunctive relief, the City has to show irreparable injury. Irreparable injury is something that you can't put a dollar amount on. The City doesn't have the ability to show an injury that is not compensable by a dollar amount.

Mayor Reeves inquired if the District Court sides with the City, could the City then file a \$150,000 lien on the person's property?

City Attorney Dennis responded only if the Court awards the City damages in that amount. There are no guarantee that the Court would do that.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

## 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.**

Planning and Community Development Director Brock Cherry reported that first reading of Ordinance 3275 proposes assigning Planned Unit Development (PUD) zoning to the Sanavita Estates project.

This 42-acre site, owned by Benefis Health System, is intended to replace the previously approved Grandview PUD with a more compact, age-restricted residential community. The proposed development includes 64-unit senior apartment buildings and 28 single-family villas, along with private amenities and open space. It also includes infrastructure improvements such as the extension of 18th Avenue South and improved street connectivity to support long-range transportation goals.

**Commissioner Tryon moved, seconded by Commissioner Wolff, that the City Commission accept Ordinance 3275 on first reading and set a public hearing for July 1, 2025.**

Mayor Reeves asked if there were any comments from the public.

**Ron Paulick**, City resident, commented he was supportive of the project, but expressed concerns about Benefis being a non-profit and not paying taxes. He suggested Benefis pay fees in lieu of taxes to help the City with fire safety or possibly a fund to help support

**JOURNAL OF COMMISSION PROCEEDING****June 3, 2025**

the community. The community is not just everybody who pays taxes, it is also those that do not pay the taxes.

**Jeni Dodd**, City resident, raised concerns about the zoning and tax implications of the proposed development tied to Benefis and its request for a Planned Unit Development (PUD) with an underlying Public Lands and Institutions (PLI) zoning designation.

As it stands, residential uses are not permitted in PLI districts, not even through a conditional use permit. Yet this proposal seeks approval of a PUD with an underlying PLI designation specifically for residential development. That raises two important questions:

How does the City justify going against its own zoning district code?

Why would Benefis—and the City—pursue this path knowing that PLI is not intended for residential use?

It appears that this is part of a broader strategy tied to a minor subdivision that would split the parcel into four lots. One of those lots—currently housing the Grandview Senior Assisted Living and Long-Term Care Facility—is healthcare-related and appropriately designated as PLI. That use makes sense under existing zoning rules.

However, Benefis is seeking to apply the same PLI designation to Lots 2 and 3, even though the intended use is residential, which is explicitly not allowed under that zoning classification.

To her, it seems like an effort to maintain or obtain tax-exempt status on property that would otherwise be taxable if zoned and used as residential. That would shift even more of the tax burden onto property owners like herself—especially considering that Benefis-owned property in Great Falls is valued at nearly \$328 million (2024 values), much of which already enjoys tax-exempt status.

This is not a small issue. Every tax-exempt acre increases the cost for everyone else—especially when those properties still rely on city infrastructure and services funded by the general fund.

She urged the Commission to take a hard look at what is being proposed here and ask:

- Why is a residential project being advanced under a zoning category that prohibits residential use?
- And what are the broader fiscal impacts of allowing more tax-exempt residential development under the guise of a PLI designation?

Mayor Reeves asked if there was any discussion amongst the Commissioners.

**JOURNAL OF COMMISSON PROCEEDING**  
**June 3, 2025**

Hearing none, Mayor Reeves called for the vote.

Motion carried 5-0.

## **CITY COMMISSION**

### **19. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

Commissioner Wolff expressed appreciation to Captain Mahlum and many of his officers that attended the Safety Alliance meeting today to address the downtown transient issues, etc.

### **20. COMMISSION INITIATIVES.**

It was the consensus of the Commission to direct Manager Doyon to explore options the City may have with regard to the Rocky Mountain Building that burned several years ago, and to include the Downtown Business Partnership in his research efforts.

## **ADJOURNMENT**

There being no further business to come before the Commission, **Commissioner Tryon moved, seconded by Mayor Reeves, to adjourn the regular meeting of June 3, 2025, at 10:11 p.m.**

Motion carried 5-0.

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Mayor Cory Reeves

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City Clerk Lisa Kunz

**Minutes Approved: June 17, 2025**



Commission Meeting Date: June 17th, 2025  
**CITY OF GREAT FALLS**  
**COMMISSION AGENDA REPORT**

**ITEM:** \$25,000 Report  
 Invoices and Claims in Excess  
 of \$25,000

**PRESENTED BY:** Finance Director

**ACTION REQUESTED:** Approval with Consent Agenda

**LISTING OF ALL ACCOUNTS PAYABLE CHECKS ISSUED AVAILABLE ONLINE AT**

<https://greatfallsmt.net/finance/checkregister>

**TOTAL CHECKS ISSUED AND WIRE TRANSFERS MADE ARE NOTED BELOW WITH AN  
 ITEMIZED LISTING OF ALL TRANSACTIONS GREATER THAN \$25,000:**

ACCOUNTS PAYABLE CHECKS	05/15/2025 - 05/28/2025	2,736,194.52
MISCELLANEOUS ACCOUNTS PAYABLE WIRES	05/15/2025 - 05/28/2025	1,282,415.34
	<b>SUB TOTAL: \$</b>	<b>4,018,609.86</b>
MUNICIPAL COURT CHECKS	05/15/2025 - 05/28/2025	6,486.36
	<b>GRAND TOTAL: \$</b>	<b>4,025,096.22</b>

**GENERAL FUND**

**SPECIAL REVENUE FUNDS**

**COVID RECOVERY**

WADSWORTH BUILDERS COMPANY	GFPD EVIDENCE BLDG EXPANSION PMT14	84,895.36
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**PARK DISTRICT**

US BANK NATIONAL ASSOCIATION	DEBT SERVICE PAYMENT	618,527.48
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**STREET DISTRICT**

UNITED MATERIALS OF GREAT FALLS	4TH AVE N ST RECON/PMT 1 (SPLIT AMONG FUNDS)	254,707.62
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WOITH ENGINEERING INC	4TH AVE N STREET RECON/PMT 3	25,835.00
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**FEDERAL BLOCK GRANTS**

UNITED MATERIALS OF GREAT FALLS	32ND ST S ADA UPGRADE PH 2/PMT 2/ FINAL	299,921.49
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UNITED MATERIALS OF GREAT FALLS	7TH AVE N ST RECON PH 2/PMT 2 FINAL	192,339.23
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**DEBT SERVICE FUNDS**

**CAPITAL PROJECT FUNDS**

**GENERAL CAPITAL**

MONTANA ELEVATOR & ESCALATOR	ELEVATOR REPAIR	121,355.00
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**ENTERPRISE FUNDS**


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**GOLF COURSES**

JOHNSON DISTRIBUTING	CLUB CAR TEMPO GOLF CARTS - QTY 10	48,185.60
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**WATER**

MORRISON-MAIERLE INC	CORROSION TREATMENT PLAN PMT 10	32,951.01
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**SEWER**

VEOLIA WATER NORTH AMERICA	MONTHLY WWTP OPERATION CONTRACT	318,489.18
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VEOLIA WATER NORTH AMERICA	HAZARDOUS WASTE COLLECTION	23,570.35
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PROSPECT CONSTRUCTION INC	LS1 REPAIRS & SUPPLEMENTAL FM/PMT 3	220,573.07
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**STORM DRAIN**

VEOLIA WATER NORTH AMERICA	HAZARDOUS WASTE COLLECTION	23,570.35
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UNITED MATERIALS OF GREAT FALLS	4TH AVE N ST RECON/PMT 1 (SPLIT AMONG FUNDS)	122,116.63
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**SANITATION**

JACKSON GROUP PETERBILT	548 TANDEM AXLE ROLL OF TRUCK #914	69,500.00
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**PARKING**

STANDARD PARKING CORPORATION	APRIL 2025 PARKING SERVICE FEES	36,627.98
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**INTERNAL SERVICE FUNDS**


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**CENTRAL GARAGE**

MOUNTAIN VIEW CO-OP	UNLEADED AND DIESEL FUEL - FY 2025	25,555.62
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**TRUST AND AGENCY FUNDS**


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**PAYROLL CLEARING**

STATE TREASURER	MONTANA TAXES	44,693.00
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FIREFIGHTER RETIREMENT	FIREFIGHTER RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	57,807.92
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STATEWIDE POLICE RESERVE FUND	POLICE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	78,513.70
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PUBLIC EMPLOYEE RETIREMENT	PUBLIC EMPLOYEE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	159,208.74
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US BANK	FEDERAL TAXES, FICA & MEDICARE	247,834.22
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LIUNA NATIONAL PENSION FUND	EMPLOYEE & EMPLOYER CONTRIBUTIONS	26,947.02
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**UTILITY BILLS**


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**CLAIMS OVER \$25,000 TOTAL:**

**\$ 3,179,949.10**

**CITY OF GREAT FALLS, MONTANA  
COMMUNICATION TO THE CITY COMMISSION**

**DATE: June 17, 2025**

**ITEM:** CONTRACTS LIST  
Itemized listing of administratively approved contracts.  
(Listed contracts are available for inspection in the City Clerk's Office.)

**PRESENTED BY:** Lisa Kunz, City Clerk  
**ACTION REQUESTED:** Ratification of Contracts through the Consent Agenda

**MAYOR'S SIGNATURE:** \_\_\_\_\_

**CONTRACTS LIST**

	DEPARTMENT	OTHER PARTY (PERSON OR ENTITY)	PERIOD	AMOUNT	PURPOSE
<b>A</b>	Planning & Community Development	Montana State Historic Preservation Office, P.O. Box 201202, Helena, MT 59620-1202	07/01/2025- 03/31/2026	\$6,000 Grant Award \$67,009.25 City \$25,000 County In-kind: \$5,412.42 Volunteers	State of Montana Agreement MT-25-017 to offset Historic Preservation Officer salary and operating costs for the City-County Local Government Historic Preservation Program (CR: 052025.8A)

<b>B</b>	Great Falls Animal Shelter	Williamson Fencing	06/17/2025-09/01/2025	\$54,054	Public Works Construction Agreement for material and labor to install a 6-foot chain link fence and kennels on the side of the Animal Shelter building <b>OF 1831.1</b>
<b>C</b>	Park and Recreation	American Specialty Health Fitness, Inc. (ASH Fitness) Fitness Network Location	01/01/2026 – 12/31/2026	\$35-\$40 monthly reimbursement to City per user	Amendment to the Fitness Network Location Services Agreement to update the SAHBS program to increase compensation rates set forth in Section 2.06 for Active Fit, Silver and Fit, and American Specialty Health members
<b>D</b>	Planning & Community Development	All State Signs	06/17/2025 – 12/31/2025	\$28,805	Public Works Construction Agreement to manufacture and install single face sign cabinets illuminated with LED lights, non-illuminated directional signs, and installation of “No Loitering” vinyl door signs at the North Parking Garage <b>OF 1642.4</b>





Commission Meeting Date: June 17, 2025

**CITY OF GREAT FALLS  
COMMISSION AGENDA REPORT**

**Item:** Construction Final Pay: 5<sup>th</sup> Street Drainage – 10<sup>th</sup> Ave S to 12<sup>th</sup> Ave S (OF 1811.0)

**From:** Engineering Division

**Initiated By:** Public Works Department

**Presented By:** Christoff Gaub, Public Works Director

**Action Requested:** Consider and Approve Final Pay Request

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**Suggested Motion:**

1. Commissioner moves:

“I move the City Commission (approve/not approve) final payment for the 5<sup>th</sup> St S Drainage project, totaling \$50,055.11. This includes \$49,554.56 allocated to Geranios Enterprises, Inc. and \$500.55 to the State Miscellaneous Tax Fund; and authorize the City Manager to execute the payments.”

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

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**Staff Recommendation:** Approve the final payment of \$49,554.56 to Geranios Enterprises, Inc. and \$500.55 to the State Miscellaneous Tax Fund.

**Summary:** This project aimed to collect stormwater ponding on the street sag near the intersection of 5th St S and 12th Ave S, and to eliminate the off-street stormwater that flowed through the Stadium Sports Bar and Casino and Bison Ford properties during minor storm events. This eventually contributed to pooling at the intersection of 5th St S and 10th Ave S. The solution involved extending the 5th St S storm drain to the south and adding inlets at the intersection of 12th Ave S and 5th St S.

**Background:** The City retained Great West Engineering to perform a stormwater basin study for the project area. The study assessed the existing storm drainage inlets and piping in critical sections of the 9th Ave S Basin, where flooding had been problematic. The 9th Ave S Basin is the area of land where precipitation gathers by the major storm pipe located beneath 9th Ave S, eventually draining into the Missouri River. (See the Storm Drain system map on the attached project summary sheet.) The study identified system deficiencies and provided recommendations for improvements to prevent surface flooding during minor (5-year) storms. According to the drainage report, 9th Ave S Basin and Central Ave/4th Street Drainage Basin Study (2020), “There is a vertical curve in 5th St S just south of the intersection with 12th Ave S. At this location, drainage ponds and then flows away from the street corridor to the northeast onto private property. The runoff from the north ultimately flows across the Stadium

Sports Bar and Casino property and then north across the Bison Ford property before reaching 10th Ave S near the intersection with 5th St S. The City has noted this drainage path as an area of concern as it experiences significant flows.” The report recommended extending the storm main south and adding inlets at the intersection to collect stormwater ponding on the street sag near the intersection of 5<sup>th</sup> St S and 12<sup>th</sup> Ave S.

The next phase of the 5th St S drainage project is scheduled to begin in July. This phase includes boring under 10th Ave S and installing stormwater infrastructure to increase capacity and eliminate surface ponding during minor storm events.

**Significant Impacts:**

The work took place on 5th St S between 10th Ave S and 12th Ave S. As part of the contract, the contractor was required to provide vehicle and pedestrian access to impacted businesses; provide residents access to their homes; and implement temporary traffic control. Periodic impacts to the public occurred in August 2024 and May 2025, when work within the travel lane, road closures, and sidewalk closures were necessary.

**Workload Impacts:**

Design phase engineering, including plans and specifications, was completed by City Engineering staff with assistance from the City Utilities Division. City Engineering staff also provided construction phase engineering services and project inspection.

**Project Work Scope:**

Refer to the attached Project Summary Sheet.

**Final Payment:**

This contract was originally awarded on July 2, 2024, in the amount of \$288,350.00. The final project cost is \$273,233.72 which is \$15,116.28 less than the total contract amount. The reduced contract amount is due to the contractor using base course material as trench backfill, which eliminated the need for separation fabric between the base course and trench layers.

**Conclusion:**

City staff recommends making final payment. Geranios Enterprises, Inc. has completed all work and punch list items in accordance with the plans and contract. The two-year warranty period started at the time of substantial completion on May 9, 2025.

**Fiscal Impact:** This project had been programmed and prioritized as a necessary capital improvement and was funded through the Storm Drain Enterprise Fund with no debt servicing.

**Alternatives:** The City Commission could vote to reject final pay and instruct City staff to provide the contractor with a written statement detailing the reason for the disapproval. Failure to provide a valid reason for disapproval could potentially result in the City of Great Falls violating the twenty-one-day prompt payment window specified in the agreement.

**Attachments/Exhibits:**

Final Pay App

Project Summary Sheet

PROJECT FUNDING/EXPENDITURE SUMMARY

5th Street Drainage (10th Ave S to 12th Ave S) - OF 1811.0

PREPARED BY THE CITY ENGINEERS OFFICE: RCS

DATE: 5/27/2025

HOLD FOR COMMISSION 6/17  
FINAL

PAYEE	FUND	CLAIM - NUMBER / AMOUNT / DATE					CONTRACT AMOUNT	EXPENDITURES TO DATE	BALANCE
		NO. 1	NO. 2	NO. 3	NO. 4	NO. 5			
CONTRACTOR:	Improvements Const.	\$12,135.07	\$97,843.45	\$110,968.30	\$49,554.56		\$285,466.50	\$270,501.38	\$14,965.12
	5315.31.575.4931								
Geranios Enterprises, Inc	DATE	09/30/24	10/31/24	01/07/25	05/27/25				
		NO. 6	NO. 7	NO. 8	NO. 9	NO. 10			
	Improvements Const.								
	5315.31.575.4931								
STATE:	DATE								
		NO. 1	NO. 2	NO. 3	NO. 4	NO. 5			
	Improvements Const.	\$122.58	\$988.32	\$1,120.89	\$500.55				
	5315.31.575.4931								
MT DEPT. OF REV. 1%	DATE	09/30/24	10/31/24	01/07/25	05/27/25				
		NO. 6	NO. 7	NO. 8	NO. 9	NO. 10			
	Improvements Const.								
	5315.31.575.4931								
	DATE								
Subtotal =							\$288,350.00	\$273,233.72	\$15,116.28
MISCELLANEOUS: MISC EXPENDITURES	FUND	Misc.	Misc.	Misc.	Misc.	Misc.			
	5315.31.575.4931	\$174.00					\$2,650.00	\$174.00	\$2,476.00
	DATE	6/6/2024							
	VENDOR	Tribune							
Subtotal =							\$2,650.00	\$174.00	\$2,476.00
Total =							\$291,000.00	\$273,407.72	\$17,592.28

PROJECT #	ACCOUNT NUMBER	FUND DESIGNATION	FUNDING	EXPENDITURES	BALANCE
PW352307					
	5315.31.575.4931	Improvements - Construction	\$288,350.00	\$273,233.72	\$15,116.28
	5315.31.575.4931	Miscellaneous	\$2,650.00	\$174.00	\$2,476.00
TOTALS			\$291,000.00	\$273,407.72	\$17,592.28

1. Originator RS  
2. Utility Manager JM  
3. Division Head JEP  
Date Completed 5/27/2025

**PROJECT SUMMARY SHEET:**  
**5<sup>th</sup> ST S DRAINAGE (10<sup>TH</sup> AVE S TO 12<sup>TH</sup> AVE S), O.F. 1811.0**  
**FY 2025 Capital Improvement Plan**  
**Current as of: June 2, 2025**

**Description:** Install a new storm sewer system along 5th St S, spanning from 10th Ave to 12th Ave.

**Justification:** A sag exists on 5th St S around the intersection of 5th St S and 12th Ave S. This low point gathers stormwater during heavy rains, causing nearby properties to flood. Introducing a new storm drain system with additional inlets would help reduce the flooding concerns in this area.

**Scope:** This project will consist of installing approximately 700-feet of 15-inch storm sewer, two (2) inlets near the intersection of 5<sup>th</sup> Street and 12<sup>th</sup> Ave S, three (3) manholes, and remove and replace an inlet near the northeast corner of 1100 5<sup>th</sup> Street South.

**Added to CIP:** 1<sup>st</sup> half FY2025

**CIP Timeline:** On track

**Cost:**

- CIP programmed cost/FY: \$200,000/FY2025
- Awarded Cost: \$288,350
- Final Cost: \$273,233

**Funding Source(s):** Utilities (Storm)

- Funding Match Requirements: N/A

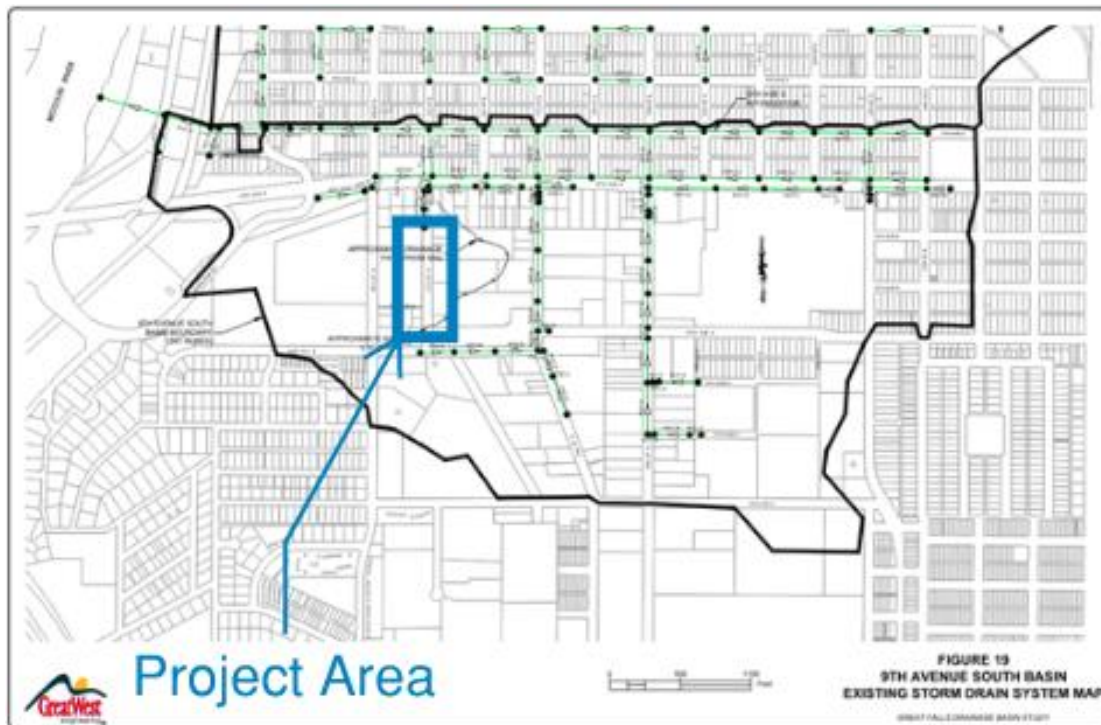
**Planned Execution Method:** Design-Bid-Build

**Planned Construction CY:** Summer 2024

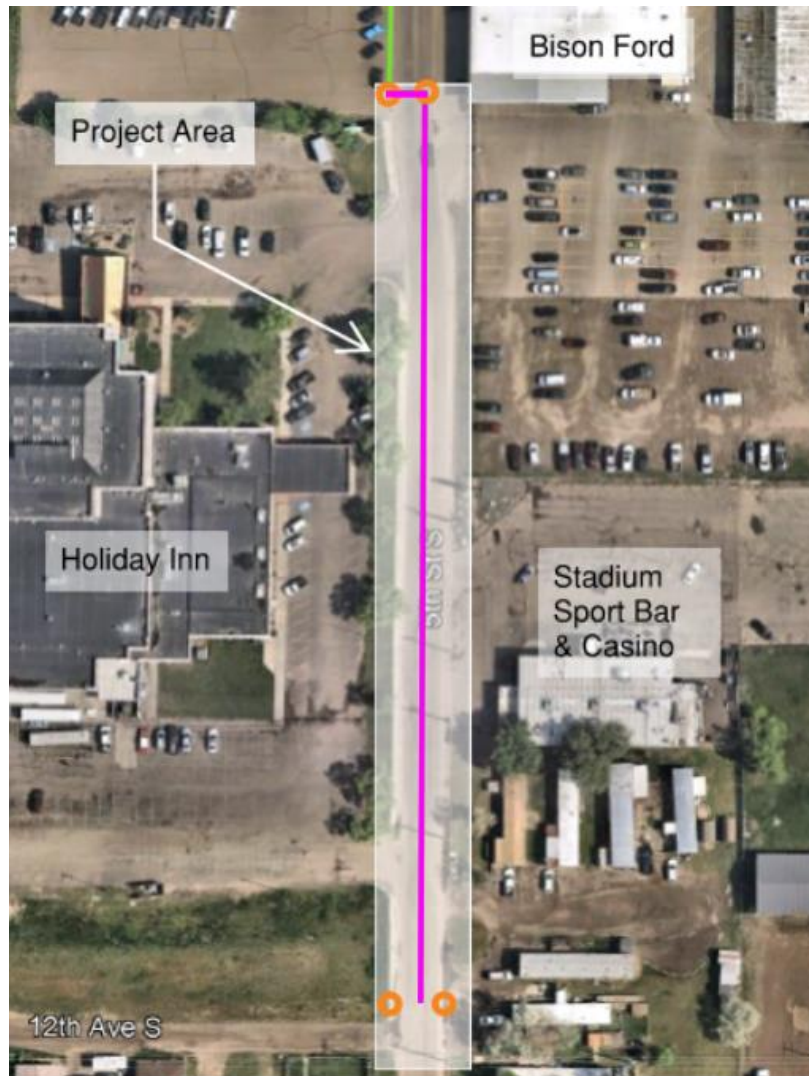
**Current Project Stage (Estimated Completion Date):** Warranty (May 2027)

- Design Method: Internally
- Contractor: Geranios Enterprises, Inc

**Map & Site Pictures:**



**PROJECT SUMMARY SHEET:**  
**5<sup>th</sup> ST S DRAINAGE (10<sup>TH</sup> AVE S TO 12<sup>TH</sup> AVE S), O.F. 1811.0**  
**FY 2025 Capital Improvement Plan**  
**Current as of: June 2, 2025**



- Existing Storm Pipe
- New Storm Pipe
- Inlet



Commission Meeting Date: June 17, 2025

**CITY OF GREAT FALLS  
COMMISSION AGENDA REPORT**

**Item:** Construction Contract Award: Southwest Side Water Main Replacement - Phase 4, O. F. 1432.5

**From:** Engineering Division

**Initiated By:** Public Works Department

**Presented By:** Christoff Gaub, Public Works Director

**Action Requested:** Approve Final Pay Request

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**Suggested Motion:**

1. Commissioner moves:

"I move that the City Commission (approve/not approve) Final Payment for the Southwest Side Water Main Replacement – Phase 4 project, in the amount of \$114,015.68. This includes \$112,875.52 to Capcon, LLC and \$1,140.16 to the State Miscellaneous Tax Fund and authorize the City Manager to make the payments."

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

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**Staff Recommendation:** Approve the Final Payment of \$114,015.68. This includes \$112,875.52 to Capcon, LLC and \$1,140.16 to the State Miscellaneous Tax Fund.

**Summary:** This project replaced eight blocks or about 3,500 lineal feet of aging water mains on the southwest side of Great Falls.

**Background:** This project replaced under-sized water mains that are failing with increasing frequency. Water main breaks were causing damage to property and roadways while disrupting water service to local residents. The water main breaks were primarily due to corrosive soils, age, and type of pipe material used. The water mains replaced along 5th Ave SW included a severely undersized four-inch cast iron main installed in 1964. Other water mains replaced included mains along 13th St SW and 14th St SW installed in 1946 and 1992 respectively.

**Significant Impacts:** During construction residents and businesses were placed on temporary water, and traffic was detoured around the affected project locations. The contractor was able to maintain property access for residents for the duration of the project.

**Workload Impacts:** City Engineering staff designed the project and performed construction inspection and

contract administration duties.

Project Work Scope:

See attachment Number 2, Project Summary Sheet.

Final Payment:

The final project cost is \$2,280,313.50 which is \$220,504.00 less than the original award of \$2,500,817.50. A majority of the cost savings is due to the minimal use of copper along with base course and asphalt needed for water service replacements.

Conclusion: City Staff recommends making the Final Payment of 114,015.68. This includes \$112,875.52 to Capcon, LLC and \$1,140.16 to the State Miscellaneous Tax Fund. City Staff verified that Capcon, LLC completed all work and punch list items in accordance with the plans and the contract. The two-year warranty period started at the time of substantial completion, which was May 20th, 2025.

**Fiscal Impact:**

This project was programmed and prioritized as a needed capital improvement and is being funded through the Water Utility Enterprise Fund.

**Alternatives:**

The City Commission could vote to reject final payment and instruct City staff to provide the contractor with a written statement detailing the reason for the disapproval. Failure to provide a valid reason for disapproval could potentially result in the City of Great Falls violating the twenty-one-day prompt payment window specified in the agreement.

**Attachments/Exhibits:**

1. Final Pay Documents
2. Project Summary Sheet



**APPLICATION FOR PAYMENT NO. 8 Final**

To: City of Great Falls (OWNER)  
 From: Capcon LLC (CONTRACTOR)  
 Contract: SW Side Water main Replacement - Phase 5  
 Project: SW Side Water main Replacement - Phase 5  
 OWNER's Contract No. OF 1432.5 ENGINEER's Project No. PW362302  
 For Work accomplished through the date of June 3, 2025.

1.	Original Contract Price:	\$ <u>2,500,817.50</u>
2.	Net change by Change Orders and Written Amendments (+ or -):	\$ <u>0.00</u>
3.	Current Contract Price (1 plus 2):	\$ <u>2,500,817.50</u>
4.	Total completed and stored to date:	\$ <u>2,280,313.50</u>
5.	Retainage (per Agreement):	
	<u>0</u> % of Completed Work:	
	<u>0</u> % of stored material: \$	
	Total Retainage:	\$ <u>0</u>
6.	Total completed and stored to date less retainage (4 minus 5):	\$ <u>2,280,313.50</u>
7.	Less previous Applications for Payments:	\$ <u>2,166,297.83</u>
8.	Gross Amount Due this application: (6 minus 7):	\$ <u>114,015.68</u>
9.	Less <b>1% State Gross Receipts Tax</b> :	\$ <u>1,140.16</u>
10.	<b>DUE THIS APPLICATION (8 MINUS 9):</b>	\$ <u>112,875.52</u>

Accompanying Documentation:

**CONTRACTOR'S Certification:**

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied on account to discharge CONTRACTOR'S legitimate obligations incurred in connection with Work covered by prior Applications for Payment numbered 1 through 8 inclusive; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to OWNER indemnifying OWNER against any such Lien, security interest or encumbrance); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and not defective.

Dated 6/3/2025 Capcon LLC

CONTRACTOR

By: 

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Dated 06/03/2025

City of Great Falls Public Works  
ENGINEER

By: Matthew Proud

EJCDC No. 1910-8-E (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute. **Modified by the City of Great Falls to add items 9 and 10.**





**PROJECT SUMMARY SHEET:**  
**SOUTHWEST SIDE WATER MAIN REPLACEMENT PHASE 4 REBID, O.F. 1432.5**  
**FY 2025 Capital Improvement Plan**  
**Current as of: June 3, 2025**

**Description:** This project replaced 8 blocks of aging water mains on the southwest side of town totaling approximately 3,500 lineal feet.

**Justification:** Replaced under-sized water mains that were failing with increasing frequency. Water main breaks were causing damage to property and roadways while disrupting water service to local residents. The water main breaks were primarily due to corrosive soils, age, and the type of pipe material used. (See water main break example below; Photo Exhibit 1) The water mains replaced along 5<sup>th</sup> Avenue SW included a severely undersized 4-inch cast iron main installed in 1964. Other water mains replaced included water mains along 13<sup>th</sup> Street SW and 14<sup>th</sup> Street SW that were installed in 1946 and 1992 respectively. Water main breaks on these mains have occurred in the following years; 2002, 2012, 2013, 2016, 2017, and 2018.

**Scope:** Replaced approximately 3,500 lineal feet of water mains with new 8-inch PVC water mains including seven fire hydrants; 71 water service connections; 2,800 square yards of gravel; and 3,750 square yards of asphalt pavement.

Project locations included:

- 5<sup>th</sup> Avenue SW from 20<sup>th</sup> Street SW to 24<sup>th</sup> Street SW
- 14<sup>th</sup> Street SW from 8<sup>th</sup> Avenue SW to 7<sup>th</sup> Avenue SW
- 13<sup>th</sup> Street SW from 10<sup>th</sup> Avenue SW to 8<sup>th</sup> Avenue SW

**Added to CIP:** 1<sup>st</sup> half FY2023

**CIP Timeline:** On track

**Cost:**

- CIP programmed \$1,800,000/ 1<sup>st</sup> half FY25
- Current Working Estimate: \$2,171,790.00
- Awarded Cost: \$2,500,817.50
- Final Cost: \$2,280,313.50

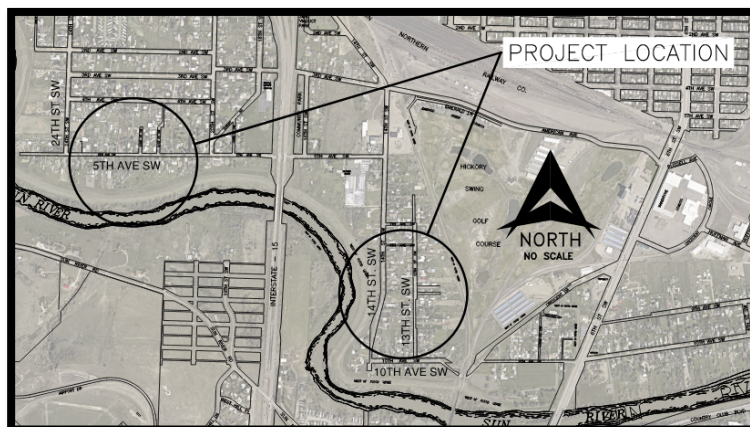
**Funding Source(s):** Water Utility Enterprise Fund

**Planned Execution Method:** Design-Bid-Build, Project Management (Designed In-house by City Engineer Staff)

**Planned Construction CY:** Summer 2024 to Spring 2025

**Current Project Stage (Estimated Completion Date):** Planning (2023), Design (Winter/Spring 2024), Bidding (Winter/Spring 2024) Rebid (Spring 2024), Construction (August 5, 2024 to May 20, 2025), Warranty (May 20, 2025 to May 20, 2027)

**Map & Site Pictures:**



**PROJECT SUMMARY SHEET:**  
**SOUTHWEST SIDE WATER MAIN REPLACEMENT PHASE 4 REBID, O.F. 1432.5**  
**FY 2025 Capital Improvement Plan**  
**Current as of: June 3, 2025**

**EXAMPLE OF CAST IRON WATER MAIN BREAK**

LOCATION: 8TH ST. S. AND 5TH AVE S.  
DATE: NOVEMBER 2023



**SOUTHWEST SIDE WATER MAIN  
REPLACEMENT PHASE 4, O.F. 1432.5**

**PHOTO EXHIBIT 1**

**O.F. 1432.5**

**DATE: 2023**



Commission Meeting Date: June 17, 2025

**CITY OF GREAT FALLS  
COMMISSION AGENDA REPORT**

**Item:** Professional Services Agreement: Smith Ponds Improvements, OF 1118.8

**From:** Engineering Division

**Initiated By:** Public Works Department

**Presented By:** Christoff Gaub, Public Works Director

**Action Requested:** Consider and approve a Professional Services Agreement

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**Suggested Motion:**

1. Commissioner moves:

"I move that the City Commission (award/not award) a Professional Services Agreement in the amount not to exceed \$200,000.00 to Water and Environmental Technologies (WET) for the Smith Ponds Improvements project and authorize the City Manager to execute the necessary documents."

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

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**Staff Recommendation:** Approve the Professional Services Agreement.

**Summary:**

The City has secured a lease for approximately nine acres of land on the southeast edge of the City, land which includes three ponds termed the Smith Ponds. This agreement will retain Water and Environmental Technologies (WET) to provide engineering design for the reconstruction and improvements of the Smith Ponds.

**Background:**

The existing Smith Coulee Basin that drains into the Smith Ponds is approximately 180 acres, located at the southeast edge of the City. This basin includes portions of the Berkner Heights Additions along with commercial properties along the south side of 10th Ave South extending from approximately 41st St. South to 51st St. South. Stormwater within this basin currently receives detention and treatment from the existing Smith Ponds which have been historically under private ownership. These ponds have recently been leased by the City with an option to purchase.

With the recent lease and access to this property, the City hired Morrison Maierle Inc. to assess the condition and capacity of these ponds. They completed the evaluation in February 2025 and provided the City with a thorough investigation and understanding of the pond as it currently exists.

The City is proposing to hire WET to design the reconstruction and improvements of the Smith Ponds. Proposed engineering services include design, plans and specifications, and bidding phase services. Bidding is to take place in Spring 2026 with construction planned for Summer/Fall 2026. Staff will likely submit an addendum to the City Commission to add construction phase services in the Spring of 2026.

**Workload Impacts:**

City Staff will participate in regular communication with the consultant, provide necessary background information to the consultant, and be involved in the project administration.

**Project Work Scope:**

See attachment Number 2, Project Summary Sheet.

**Conclusion:**

The project has been selected and prioritized in accordance with the Public Works Capital Improvement Program. City staff recommends approving the Agreement with WET, in the amount of \$200,000.00.

**Fiscal Impact:**

Storm Drain Enterprise Funds have been budgeted for this project.

**Alternatives:**

The City Commission could vote to deny the Professional Services Agreement, request a modified proposal, request Staff look for a different Consultant to perform the service, or cancel the project.

**Attachments/Exhibits:**

1. Professional Services Agreement
2. Project Summary Sheet
3. FIG. 1-1 Basin Delineation

## **PROFESSIONAL SERVICES AGREEMENT**

**THIS AGREEMENT** is made and entered into by and between the **CITY OF GREAT FALLS, MONTANA**, a municipal corporation organized and existing under the laws of the State of Montana, P.O. Box 5021, Great Falls, Montana 59403-5021, hereinafter referred to as “City,” and **WATER & ENVIROMENTAL TECHNOLOGIES**, 1321 8<sup>th</sup> Avenue North, Great Falls, MT, 59401, hereinafter referred to as “Consultant.”

In consideration of the mutual covenants and agreements herein contained, the receipt and sufficiency whereof being hereby acknowledged, the parties hereto agree as follows:

**1. Purpose:** City agrees to hire Consultant as an independent contractor to perform for City services described in the Scope of Services attached hereto as Exhibit “A” and by this reference made a part hereof.

**2. Term of Agreement:** This Agreement is effective upon the date of its execution. Both parties reserve the right to cancel this Agreement by providing a written thirty (30) day notice to the other party.

**3. Scope of Work:** Consultant will perform the work and provide the services in accordance with the requirements of the Scope of Services.

**4. Payment:** City agrees to pay Consultant at the hourly rate(s) set forth in the Scope of Services, for a total not to exceed amount of TWO HUNDRED THOUSAND DOLLARS (\$200,000.00) for services performed pursuant to the Scope of Services. Any alteration or deviation from the described work that involves extra costs will be performed by Consultant after written request by the City, and will become an extra charge over and above the contract amount. The parties must agree upon any extra charges in writing.

**5. Independent Contractor Status:** The parties agree that Consultant is an independent contractor for purposes of this Agreement and is not to be considered an employee of the City for any purpose. Consultant is not subject to the terms and provisions of the City’s personnel policies handbook and may not be considered a City employee for workers’ compensation or any other purpose. Consultant is not authorized to represent the City or otherwise bind the City in any dealings between Consultant and any third parties.

Consultant shall comply with the applicable requirements of the Workers’ Compensation Act, Title 39, Chapter 71, MCA, and the Occupational Disease Act of Montana, Title 39, Chapter 71, MCA. Consultant shall maintain workers’ compensation coverage for all members and employees of Consultant’s business, except for those members who are exempted by law.

Consultant shall furnish the City with copies showing one of the following: **(1)** a binder for workers’ compensation coverage by an insurer licensed and authorized to provide workers’ compensation insurance in the State of Montana; or **(2)** proof of exemption from workers’ compensation granted by law for independent contractors.

**6. Indemnification:** To the fullest extent permitted by law, Consultant shall fully indemnify, defend, and save City, its agents, representatives, employees, and officers harmless from and against any and all claims, actions, costs, fees, losses, liabilities or damages of whatever kind or nature arising from or related to Consultant’s negligence and/or errors or omissions in the performance of this Agreement and Consultant’s work on the Project contemplated herein or work of any subcontractor or supplier to Consultant. The indemnification obligations of this Section must not be construed to negate, abridge, or reduce any common-law or statutory rights of the City which would otherwise exist. Consultant’s indemnity under this Section shall be without regard to and without any right to contribution from any insurance maintained by City. Consultant also waives any and all claims and recourse against the City or its officers, agents or employees, including the right of contribution for loss or damage to person or property arising from, growing out of, or in any way connected with or incident to the performance of this Agreement except responsibility for its own fraud, for willful injury to the person or property of another, or for violation of law, whether willful or negligent, according to 28-2-702, MCA. These obligations shall survive termination of this Agreement and the services performed hereunder.

**7. Insurance:** Consultant shall purchase and maintain insurance coverage as set forth below. The insurance policy, except Workers’ Compensation and Professional Liability, must name the City, (including its elected or appointed officers, officials, employees, or volunteers), as an additional insured or contain a blanket additional insured endorsement and be written on a “primary—noncontributory basis.” Consultant will provide the City with applicable additional insured endorsement documentation. Each coverage shall be obtained from an insurance company that is duly licensed and authorized to transact insurance business and write insurance within the state of Montana, with a minimum of “A.M. Best Rating” of A-, VI, as will protect the Consultant, the various acts of subcontractors, the City and its officers, employees, agents, and representatives from claims for bodily injury and/or property damage which may arise from operations and completed operations under this Agreement. All insurance coverage shall remain in effect throughout the life of this Agreement and for a minimum of one (1) year following the date of expiration of Consultant’s warranties. All insurance policies, except Workers’ Compensation, must contain a provision or endorsement that the coverage afforded will not be canceled, materially changed, or renewal refused until at least thirty (30) days prior written notice has been given to Consultant, City, and all other additional insureds to whom a certificate of insurance has been issued. All insurance documentation shall be in a form acceptable to the City.

**\* Insurance Coverage at least in the following amounts is required:**

1.	Commercial General Liability (bodily injury and property damage)	\$1,000,000 per occurrence \$2,000,000 aggregate
2.	Products and Completed Operations	\$2,000,000
3.	Automobile Liability	\$1,000,000 combined single limit
4.	Workers’ Compensation	Not less than statutory limits
5.	Employers’ Liability	\$1,000,000

- |    |  |  |
|----|--|--|
| 6. | Professional Liability (E&O)<br>(only if applicable) | \$1,000,000 per claim<br>\$2,000,000 aggregate |
|----|--|--|

Consultant may provide applicable excess or umbrella coverage to supplement Consultant's existing insurance coverage, if Consultant's existing policy limits do not satisfy the coverage requirements as set forth above.

**\* If a request is made to waive certain insurance requirements, insert the insurance item # and corresponding description from the list above: .**

**Legal reviewer initials:** ☐ **Approved** ☐ **Denied**

**8. Professional Service:** Consultant agrees that all services and work performed hereunder will be accomplished in a professional manner consistent with the professional standard of practice under similar circumstance and in the same location.

**9. Compliance with Laws:** Consultant agrees to comply with all federal, state and local laws, ordinances, rules and regulations, including the safety rules, codes, and provisions of the Montana Safety Act in Title 50, Chapter 71, MCA. As applicable, Consultant agrees to purchase a City safety inspection certificate or special business license.

**10. Nondiscrimination:** Consultant agrees that all hiring by Consultant of persons performing this Agreement will be on the basis of merit and qualification and will not discriminate on the basis of race, color, religion, creed, political ideas, sex, age, marital status, physical or mental disability, national origin, or other class protected by state and/or federal law.

**11. Default and Termination:** If either party fails to comply with any condition of this Agreement at the time or in the manner provided for, the other party, at its option, may terminate this Agreement and be released from all obligations if the default is not cured within ten (10) days after written notice is provided to the defaulting party. Said notice shall set forth the items to be cured. Additionally, the non-defaulting party may bring suit for damages, specific performance, and any other remedy provided by law. These remedies are cumulative and not exclusive. Use of one remedy does not preclude use of the others. Notices shall be provided in writing and hand-delivered or mailed to the parties at the addresses set forth in the first paragraph of this Agreement.

**12. Modification and Assignability:** This document contains the entire agreement between the parties and no statements, promises or inducements made by either party or agents of either party, which are not contained in this written Agreement, may be considered valid or binding. This Agreement may not be enlarged, modified or altered except by written agreement signed by both parties hereto. The Consultant may not subcontract or assign Consultant's rights, including the right to compensation or duties arising hereunder, without the prior written consent of City. Any subcontractor or assignee will be bound by all of the terms and conditions of this Agreement.



**13. Ownership and Publication of Materials:** All reports, information, data, and other materials prepared by the Consultant pursuant to this Agreement are the property of the City. The City has the exclusive and unrestricted authority to release, publish or otherwise use, in whole or part, information relating thereto. Any re-use without written verification or adaptation by the Consultant for the specific purpose intended will be at the City's sole risk and without liability or legal exposure to the Consultant. No material produced in whole or in part under this Agreement may be copyrighted or patented in the United States or in any other country without the prior written approval of the City.

**14. Liaison:** City's designated liaison with Consultant is **Matt Proud** and Consultant's designated liaison with City is **Shawn Arthur**.

**15. Applicability:** This Agreement and any extensions hereof shall be governed and construed in accordance with the laws of the State of Montana.

**IN WITNESS WHEREOF,** Consultant and City have caused this Agreement to be executed and intend to be legally bound thereby as of the date set forth below.

**CITY OF GREAT FALLS, MONTANA**

**WET  
CONSULTANT**

**By:** \_\_\_\_\_  
**Print Name:**  
**Print Title:**  
**Date:**

**By:** \_\_\_\_\_  
**Print Name:**  
**Print Title:**  
**Date:**

ATTEST:

(Seal of the City)

\_\_\_\_\_  
 Lisa Kunz, City Clerk

APPROVED AS TO FORM:

By \_\_\_\_\_  
 David G. Dennis, City Attorney\*

\* By law, the City Attorney may only advise or approve contract or legal document language on behalf of the City of Great Falls, and not on behalf of other parties. Review and approval of this document was conducted solely from

the legal perspective, and for the benefit, of the City of Great Falls. Other parties should not rely on this approval and should seek review and approval by their own respective counsel.

## **EXHIBIT A**

### **Scope of Services - O.F. 1118.8 – Smith Ponds Improvements City of Great Falls – Public Works**

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#### **Project Description:**

WET understands that the City of Great Falls Public Works Dept. desires to complete improvements to the Smith Storm Water Ponds located on the southeast side of Great Falls, at approximately ¼ mile south of the 13<sup>th</sup> Avenue South and 43<sup>rd</sup> Street South intersection. The project work includes reconstruction of the existing embankment that makes up the south boundary of the storm water pond and repair of the embankments that make up the lower ponds. The scope of this proposal will include preparation of a complete bid package in City format including Drawings, Contract Documents, and Specifications. The services are broken out as follows:

#### **Scope of Services**

This Scope of Services is broken out into multiple phases, with specific tasks detailed in the following sections. The items to be addressed and included in the project analysis and design includes the following items:

- GPS site survey / existing control point check and set additional control points.
- Review of the existing storm water models design, as necessary and creation of an EPA Storm Water Management Model (SWMM) and SWMM pond simulation to investigate multiple different storm intensity / frequency events. The modeling work will include preparation of a technical report detailing the capacity and pond status for the relevant design storms and conditions.
- Design the reconstruction of the existing storm water pond embankment and excavation of the pond interior necessary to provide additional storage and to provide embankment materials.
- Design storm drain structures, necessary to serve the pond inlet, discharge and overflow. The modeling and design of the pond outlet structures will be completed to ensure compliance with the City of Great Falls Storm Drainage Design Manual, including the retainage of the first half inch of storm water.
- Design repairs / improvements of the two smaller ponds/impoundments located south of the primary Smith Pond.
- Prepare any necessary temporary construction easements and easement figures and assist the City with acquiring / negotiating the easements.
- Prepare a City of Great Falls format project manual including bid documents, contract documents, special provisions, and technical specifications.
- Provide Bidding Phase Services.

#### **Phase 1: Planning & Pre-Design**

##### **Start-Up Meeting**

WET will meet with City staff to discuss each item of the project, to determine the goals for each item to be addressed in the project and to establish the preferred techniques to accomplish each goal.

Site Survey

WET will conduct a topographic survey of the project site and surrounding area and produce design-level mapping and installation of site control points. Existing survey data and City of Great Falls Lidar data can be utilized for portions of the project data with additional survey required as needed to confirm topo, and to establish new baseline topo.

Base Mapping

Existing and new survey data will be assembled into a base map for the project to provide a working CADD document for project design.

Phase 2: Schematic/Preliminary designPreliminary Project Design

WET will develop a design solution or alternative solutions for each of the items to be addressed in a schematic format for review and discussion at the review meeting.

Prelim. Detail Drawings

WET will develop schematic detail drawings of each feature to be included in the project design to provide a graphic for review and discussion at the review meeting. Adequate detail and alternative solutions will be included in the schematics.

Prelim. Tech Specs

Technical specifications for all materials and techniques included in the preliminary drawings will be developed for review.

35% Review Meeting

The 35% review will be held to review all schematic drawings, tech specs and detail drawings. Alternatives will be reviewed, and the output of the meeting will be a final selection of techniques and methods to develop into final plans and bid documents.

Phase 3: Final Design

Final plans, details, and specifications for the selected alternatives will be developed into a 95% plan set. A construction cost estimate will be developed based on the design. A 95% review meeting will be conducted to ensure that project goals have been achieved and to adjust any design features as needed.

Phase 4: Contract Documents

The project design will be finalized, and a complete City of Great Falls standard Project Manual prepared. The Project Manual will include the City Contract Documents, Special Provisions, Tech Specs, Measurement and Payment sections, and the project plans. A final construction cost estimate will be prepared. Twelve (12) hard copies and an e-copy of the final Project Manual and Drawings will be provided.

Construction Phase: Bidding and Construction Services

Provide limited construction phase services for the City to include:

- Conduct a pre-bid conference
- Prepare addendums, if necessary
- Attend the bid opening
- Prepare certified bid tabs and provide award recommendation

### Schedule and Cost

WET is available to perform the services described herein immediately upon execution of the Standard Services Agreement. We propose to complete the services described on a Time and Materials not to exceed basis. The estimated cost for the above-described scope of design phase services is \$200,000. A WET Standard Unit price Schedule is attached and will govern the rates charged through the completion of the project. An itemization of projected costs for the various phases of the project is below:

### COST BREAKOUT

PHASE	Cost Estimate
<u>Project Administration</u>	\$5,000
<u>Planning/Pre-Design</u>	\$20,000
<u>SWMM Modeling</u>	\$26,000
<u>SWMM Model</u>	
<u>Contingency</u>	\$20,000
<u>Schematic/prelim. Design</u>	\$60,000
<u>Final Design</u>	\$40,000
<u>Contract Documents</u>	\$20,000
<u>Temp</u>	\$4,000
<u>Construction</u>	
<u>Easements</u>	
<u>Miscellaneous Work</u>	\$5,000
<b>Design Total</b>	<b>\$200,000</b>

### Exclusions/Limitations to Scope of Work

- Permits or fees
- Bid Advertisement
- Lighting/electrical design
- Property boundary surveys

### Additional Items of work that can be included if required

- Construction Phase Geotechnical Services
- Construction phase services- staking/survey/materials testing
- Property boundary surveys

- City of GF Erosion Control Plan (normally completed by contractor)
- SWPPP (normally completed by the contractor)
- Resident Project Representative Services (Inspection)
- Soils Testing Services (Technician and Gauge)

**PROJECT SUMMARY SHEET:**  
**SMITH POND FEASIBILITY STUDY, O.F. 1118.8**  
**FY 2023 Capital Improvement Plan**  
**Current as of: June 3, 2025**

**Description:** Staff is proposing to retain Water and Environmental Technologies (WET) to design the pond and dam reconstruction of the upper pond along the repair/improvements of the two smaller lower ponds. WET's scope of services includes preparation of a complete bid package consisting of drawings, contract documents, and specifications. The existing Smith Coulee Basin that drains into the Smith Ponds is approximately 180 acres, located at the southeast edge of the City. This basin includes portions of the Berkner Heights Additions along with commercial properties along the south side of 10<sup>th</sup> Ave South extending from approximately 41<sup>st</sup> St. South to 51<sup>st</sup> St. South

**Justification:** Stormwater within this basin currently receives detention and treatment from the existing Smith Ponds which have been historically under private ownership. These ponds have recently been leased by the City with an option to purchase. With the recent lease and access to this property, the City hired Morrison Maiele to complete an evaluation assessing the condition and capacity of these ponds. This evaluation provided the City with a thorough investigation and understanding of the pond as it currently exists. The scope of services herein is intended to provide design and bid documents for the reconstruction of the ponds to serve as a regional pond.

**Scope:** The scope of work includes: Site Visits and Information Collection; Hydrology and Hydraulic Investigation; Field Survey; Evaluate Existing Facilities; Design reconstruction of existing upper dam and storm drain structures; Design repair/improvements of two lower ponds; Provide construction easements; Provide storm water modeling technical report; Provide plans and specifications; and Provide bidding phase services.

**Added to CIP:** 2<sup>nd</sup> half FY2023

**CIP Timeline:** Plans and specifications expected to be completed winter 2025/2026.

**Cost:**

- CIP programmed \$200,000/ 1<sup>st</sup> half FY26, \$1,000,000/2<sup>nd</sup> half FY26, \$1,000,000/1<sup>st</sup> half FY27
- Current Working Estimate (Construction): \$1,500,000
- Awarded Cost: TBD
- Final Cost: TBD

**Funding Source(s):** Stormwater Utility Enterprise Fund

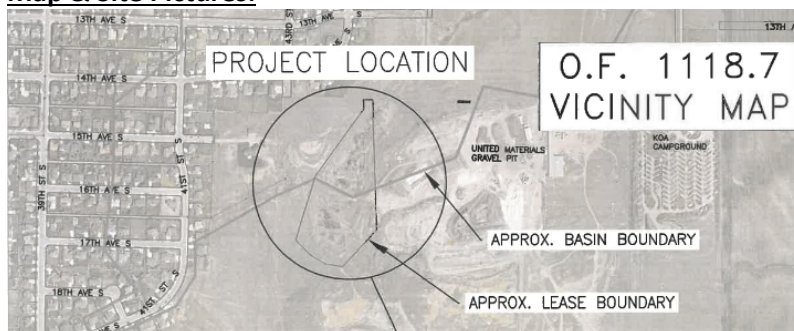
**Planned Execution Method:** Design-Bid-Build, Project Management

**Planned Construction CY:** Construction planned for 2026

**Current Project Stage (Estimated Completion Date):** Planning (2022), Design (2023), Bidding (2025), Construction (2026)

- Design Method: Consultant

**Map & Site Pictures:**

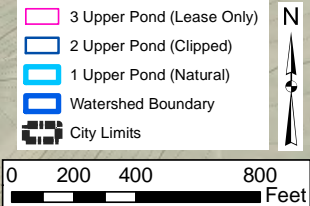




Drainage Basin Area = 186 acres

City Lease Parcel Boundary

- Legend**
- Boundary Survey Points
  - Storm Inlets
  - Flow Patterns
  - Flow Patterns Lower Ponds
  - Storm Pipes
  - Lease Parcel
  - 3 Upper Pond (Lease Only)
  - 2 Upper Pond (Clipped)
  - 1 Upper Pond (Natural)
  - Watershed Boundary
  - City Limits



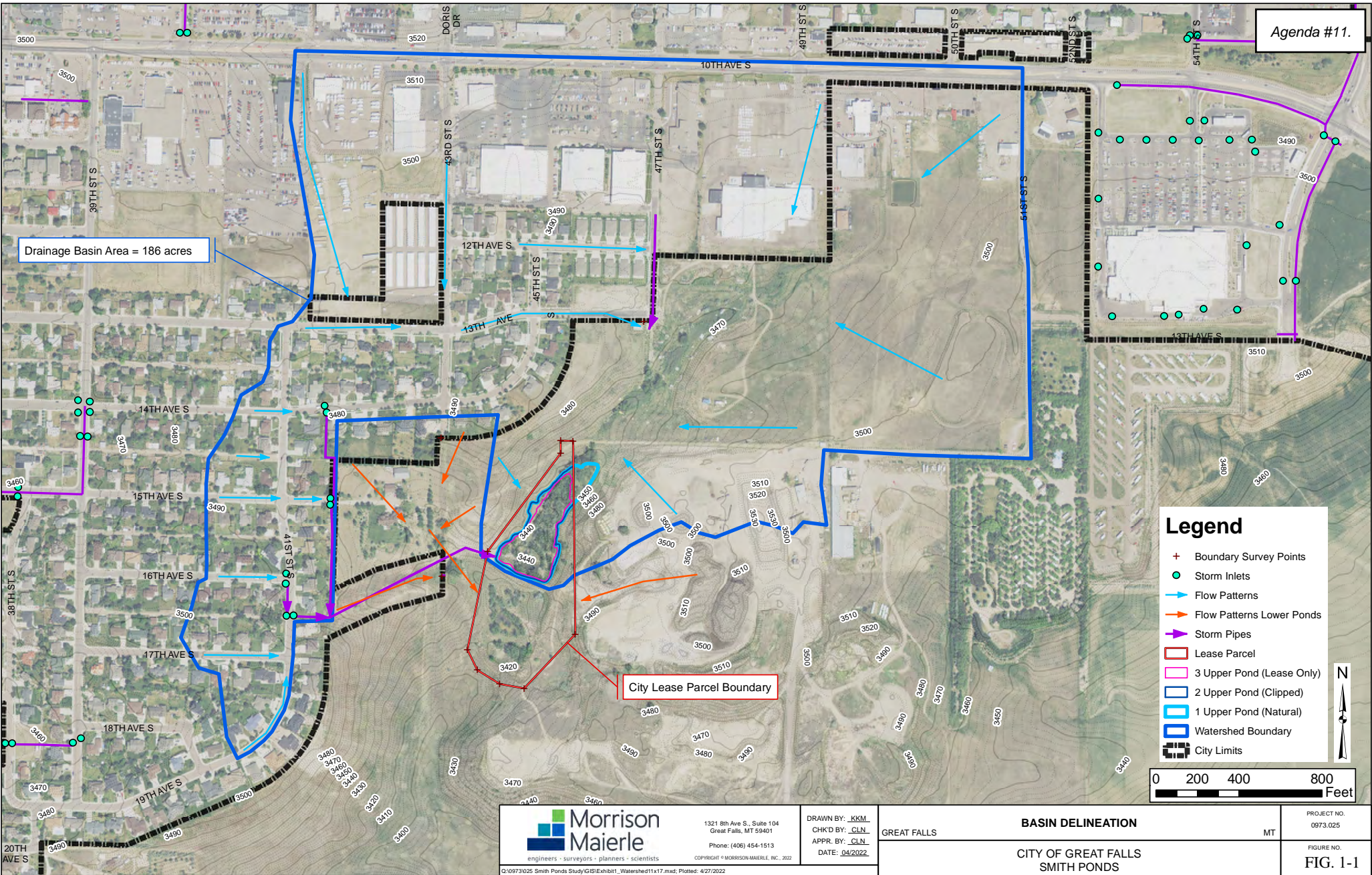


**Morrison  
Maierle**  
engineers - surveyors - planners - scientists

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CHKD BY: CLN  
APPR. BY: CLN  
DATE: 04/2022

GREAT FALLS		BASIN DELINEATION	MT	PROJECT NO. 0973.025
CITY OF GREAT FALLS SMITH PONDS				FIGURE NO. FIG. 1-1







Commission Meeting Date: June 17, 2024

**CITY OF GREAT FALLS  
COMMISSION AGENDA REPORT**

**Item:** Construction Contract: 32<sup>nd</sup> Ave NE Water and Storm Sidewalk Repair, O. F. 1786.5

**From:** Engineering Division

**Initiated By:** Public Works Department

**Presented By:** Christoff Gaub, Public Works Director

**Action Requested:** Consider Bids and Approve Contract

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**Suggested Motion:**

1. Commissioner moves:

“I move that the City Commission (award/not award) a contract in the amount of \$93,400.00 to United Materials of Great Falls, Inc., for the 32<sup>nd</sup> Ave NE Water and Storm Sidewalk Repair project, and authorize the City Manager to execute the necessary documents.”

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

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**Staff Recommendation:** Approve construction contract award.

**Summary:**

This project will repair sidewalk damaged from a 16” water main break and improve pedestrian traffic and accommodate Americans with Disabilities Act (ADA) federally mandated criteria. Any patrons that use the public right of way along 32<sup>nd</sup> Ave NE will benefit from the project.

**Background:**

Citizen Participation:

The curb, sidewalk, and road were damaged when the 16” cast iron water main in the street broke. The Utility Division repaired the water main and street at the time of the break, and also made the sidewalk as safe and usable as possible. This neighborhood has sidewalk on both sides of the street; only one side of the street had sidewalk damaged.

Workload Impacts:

Design phase engineering including plans and specifications were completed by the City Engineering staff with assistance from City Utilities Division and City Street Division. City Engineering staff will provide construction phase engineering services and project inspection.

**Purpose:**

This project will repair sidewalk that was damaged when the 16" water main broke. The new sidewalk will be ADA compliant and a new ADA compliant crossing will be installed on 32<sup>nd</sup> Ave NE.

**Project Work Scope:**

See attached Project Summary Sheet.

**Evaluation and Selection Process:**

The specifications were advertised two times in the Great Falls Tribune. Two bids were received on June 4, 2025, from Geranios Enterprises, Inc. and United Materials of Great Falls, Inc. The bids received were for \$137,325.08 and \$93,400.00. United Materials of Great Falls, Inc. submitted the low bid of \$93,400.00 and executed all of the necessary documents.

**Conclusion:**

The project was selected due to irreparable damage of the sidewalk due to a failure of the 16" cast iron water main. City staff recommends awarding this contract.

**Fiscal Impact:**

Water Enterprise Funds have been programmed and budgeted for this project. The attached bid tabulation summarizes bids that were received.

**Alternatives:**

The City Commission could vote to deny award of the construction contract and re-bid or cancel the project. This action would result in delaying the project leading to citizen complaints and potential litigation, as this is not in compliance with ADA requirements or guidelines, and the sidewalk to be replaced was damaged by the water main break.

**Attachments/Exhibits:**

Bid tabulation

Project Summary Sheet

CITY OF GREAT FALLS ENGINEERING  
P.O. BOX 5021  
GREAT FALLS, MT 59403

BID TABULATION SUMMARY

OF 1786.5 32ND AVE NE WATER AND STORM SIDEWALK REPAIR

BIDS TAKEN AT CIVIC CENTER

DATE: \_\_\_\_\_  
TABULATED BY: JANNAELLE HOILAND

	NAME & ADDRESS OF BIDDER	ACKNOWLEDGE ADD. #1	ACKNOWLEDGE ADD. #2	10% BID SECURITY	CERTIFICATE OF NON-SEGREGATED FACILITIES	CERTIFICATE OF COMPLIANCE WITH INSURANCE REQ.	TOTAL BID
1	GERANIOS ENTERPRISES	X	-	X	X	X	\$137,325.08
2	UNITED MATERIALS	X	-	X	X	X	\$93,400.00
3							
4							
5							
6							
7							
8							
9							
10							

**PROJECT SUMMARY SHEET:**  
**32<sup>nd</sup> Ave NE Water and Storm Sidewalk Repair, O.F. 1786.5**  
**Not on CIP**  
**Current as of: May 21, 2025**

**Description:** Repair sidewalk damaged from a water main break.

**Justification:** Sidewalk and driveways were damaged when the water main broke. In the process of repairing the water main over 150 feet of sidewalk had to be removed including a corner requiring it to be replaced and brought up to ADA standards.

**Scope:** Installing: approximately 250 Lineal Feet of integral concrete curb and gutter; 650 Square Feet of four (4)-inch concrete sidewalk; 1,300 Square Feet of six (6)-inch reinforced concrete; and 2 truncated domes.

**Added to CIP:** NA

**CIP Timeline:** NA

**Cost:**

- To Be Awarded Cost: \$TBD \$93,400.00
- Final Cost: \$TBD

**Funding Source(s):** Water Enterprise Fund.

**Planned Execution Method:** Design-Bid-Build

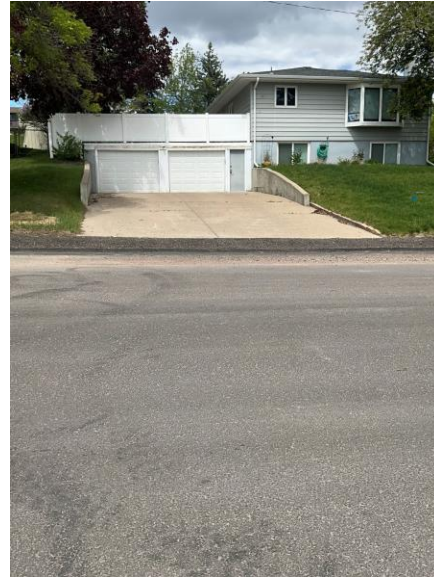
**Planned Construction CY:** July 2025

**Current Project Stage (Estimated Completion Date):** Planning (Spring 2025), Design (May 2025), Bid (June 4, 2025) Construction (July 2025), Completed (September 2025), Warranty (September 2027)

- Design Method: In House
- **Map & Site Pictures:**



*Sidewalk to be replaced facing east*



*Sidewalk and portion of driveway to be replaced*

**PROJECT SUMMARY SHEET:**  
**32<sup>nd</sup> Ave NE Water and Storm Sidewalk Repair, O.F. 1786.5**  
**Not on CIP**  
**Current as of: May 21, 2025**



*Corner of 32nd Ave NE and 7th St NE to be replaced*



*Location of project*



Commission Meeting Date: June 17, 2025

**CITY OF GREAT FALLS  
COMMISSION AGENDA REPORT**

**Item:** Set Public Hearing for Tourism Business Improvement District (TBID)  
FY2025 Budget Amendment

**From:** Rebecca Engum, Great Falls Montana Tourism Director

**Initiated By:** Tourism Business Improvement District Board of Directors

**Presented By:** Rebecca Engum, Great Falls Montana Tourism Director

**Action Requested:** City Commission set public hearing date of July 1, 2025 for the Tourism Business Improvement District (TBID) FY2025 Budget Amendment

**Suggested Motion:**

1. Commissioner moves:

“I move that the City Commission (set/not set) the public hearing for the FY2025 Tourism Business Improvement District Budget Amendment for July 1, 2025.”

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

**Staff Recommendation:** The TBID recommends that the City Commission set the public hearing for the FY2024 TBID Budget Amendment for July 1, 2024.

**Background:** The Commission approved the 2024/2025 TBID Budget and Work Plan on July 16, 2024. The actual amount of assessments levied was higher than the approved budget.

The TBID also had cost savings on administrative expenses due to a management agreement enacted in October 2024 with Central Montana Tourism. Those savings allowed TBID to take advantage of additional opportunities to partner on projects to bring people into Great Falls.

In a previous audit of the Great Falls Tourism Business Improvement District, the auditor delivered one finding related to increased expenses over the approved budget. This finding noted that an amendment to the budget was not submitted to the City of Great Falls, even though presented, and approved by the TBID Board.

To prevent any future findings, the TBID Board approved budget amendment is presented to the City of Great Falls for approval.

**Fiscal Impact:** There is no fiscal impact to the City of Great Falls. The budget amendment reflects a 4% increase, increasing the TBID Assessment budget from \$730,465 to \$760,254.

**Alternatives:** The City Commission could not approve and TBID would receive an audit finding.

**Concurrences:** Finance staff is responsible for assessing and collecting the revenues for the TBID. TBID maintains a staff to fulfil the strategic plan as set by the Board of Directors.

**Attachments/Exhibits:**

Approved 2024/2025 Budget

Amended Budget

5/15/2025 Board of Directors Meeting Minutes

Legal Notice

Great Falls Montana Tourism Budget  
July 1, 2024 - June 30, 2025

DRAFT					Nat	
					Avg	
Income						
		CVB	General	TBID	Total	
1	Bed Tax	\$215,524	\$0	\$0	\$215,524	
2	TBID Assessment	\$0	\$0	\$730,465	\$730,465	
3	Reserves	\$0	\$0	\$0	\$0	
4	Membership	\$0	\$0	\$0	\$0	
5	Grant	\$0	\$0	\$0	\$0	
6	Advertising	\$0	\$10,000	\$0	\$10,000	
	Total Income	\$215,524	\$10,000	\$730,465	\$955,989	
Expenses						
7	Personnel	\$37,605	\$0	\$290,838	\$328,442	34% 42%
Administration						
8	Rent	\$0	\$0	\$8,640	\$8,640	
9	Utilities	\$0	\$0	\$6,400	\$6,400	
10	Memberships	\$0	\$0	\$13,000	\$13,000	
11	Subscriptions	\$0	\$0	\$18,000	\$18,000	
12	Maintenance	\$0	\$0	\$6,500	\$6,500	
13	Supplies	\$0	\$0	\$9,000	\$9,000	
14	Travel	\$0	\$0	\$1,000	\$1,000	
15	Stakeholder Events	\$0	\$850	\$500	\$1,350	
16	Postage	\$0	\$0	\$1,200	\$1,200	
17	Insurance	\$1,500	\$0	\$3,200	\$4,700	
18	Professional Fees	\$2,500	\$0	\$20,000	\$22,500	
19	TAC	\$1,500	\$0	\$0	\$1,500	
20	Professional Development	\$0	\$0	\$15,000	\$15,000	
	Total Admin	\$5,500	\$850	\$102,440	\$108,790	11% 11%
21	Leisure Traveler Marketing					
21a	Media Placement	\$110,000	\$0	\$140,000	\$250,000	
21b	Management & Production	\$34,749	\$0	\$47,187	\$81,937	
22	Groups	\$0	\$0	\$30,000	\$30,000	
23	Influencers	\$0	\$0	\$12,000	\$12,000	
24	Destination Development	\$0	\$0	\$0	\$0	
25	Public Relations	\$0	\$0	\$25,000	\$25,000	
26	Print Resources	\$0	\$0	\$8,000	\$8,000	
27	Opportunity	\$1,000	\$0	\$13,500	\$14,500	
28	Photo & Video Library	\$0	\$0	\$10,000	\$10,000	
29	Visitor Guide	\$21,670	\$5,650	\$0	\$27,320	
30	Joint Venture	\$5,000	\$0	\$0	\$5,000	
31	Advocacy	\$0	\$0	\$6,500	\$6,500	
32	Website	\$0	\$0	\$20,000	\$20,000	
33	Events	\$0	\$3,500	\$25,000	\$28,500	
34	Reserves	\$0		\$0	\$0	
	Total Program	\$172,419	\$9,150	\$337,187	\$518,757	54% 47%
	Total Expenses	\$215,524	\$10,000	\$730,465	\$955,989	
	Net Profit	\$0	\$0	\$0	\$0	



Great Falls Montana Tourism Budget  
FY24 to FY23 Comparison

	CVB FY24	CVB FY24		General FY24	General FY23		TBID FY24	TBID FY23		Total FY24	Total FY23	
Income												
1 Bed Tax	\$215,524	\$213,436	1%	\$0	\$0		\$0	\$0		\$215,524	\$213,436	1%
2 TBID Assessment	\$0	\$0		\$0	\$0		\$730,465	\$765,508	-5%	\$730,465	\$765,508	-5%
3 Reserves	\$0	\$0		\$0	\$0		\$0	\$133,600	-100%	\$0	\$133,600	100%
4 Membership	\$0	\$0		\$0	\$10,000	-100%	\$0	\$0		\$0	\$10,000	-100%
5 Grant	\$0	\$0		\$0	\$0		\$0	\$0		\$0	\$0	
6 Advertising	\$0	\$0		\$10,000	\$0		\$0	\$0		\$10,000	\$0	
Total Income	\$215,524	\$213,436	1%	\$10,000	\$10,000	0%	\$730,465	\$899,108	-19%	\$955,989	\$1,122,544	-15%
Expenses												
7 Personnel	\$37,605	\$37,187	1%	\$0	\$0		\$290,838	\$239,717	21%	\$328,442	\$258,369	27%
Administration												
8 Rent	\$0			\$0			\$8,640	\$10,500	-18%	\$8,640	\$10,500	-18%
9 Utilities	\$0			\$0			\$6,400	\$9,200	-30%	\$6,400	\$9,200	-30%
10 Memberships	\$0			\$0			\$13,000	\$13,000	0%	\$13,000	\$13,000	0%
11 Subscriptions	\$0			\$0			\$18,000	\$18,000	0%	\$18,000	\$18,000	0%
12 Maintenance	\$0			\$0			\$6,500	\$6,500	0%	\$6,500	\$6,500	0%
13 Supplies	\$0			\$0			\$9,000	\$9,000	0%	\$9,000	\$9,000	0%
14 Travel	\$0			\$0			\$1,000	\$1,000	0%	\$1,000	\$1,000	100%
15 Stakeholder Events	\$0			\$850	\$850	0%	\$500	\$500	0%	\$1,350	\$1,350	100%
16 Postage	\$0			\$0			\$1,200	\$1,200	0%	\$1,200	\$1,200	0%
17 Insurance	\$1,500	\$1,500	0%	\$0			\$3,200	\$3,200	0%	\$4,700	\$4,700	0%
18 Professional Fees	\$2,500	\$2,500	0%	\$0			\$20,000	\$20,000	0%	\$22,500	\$22,500	0%
19 TAC	\$1,500	\$1,500	0%	\$0			\$0	\$0		\$1,500	\$1,500	0%
20 Professional Development	\$0			\$0			\$15,000	\$18,000	-17%	\$15,000	\$18,000	-17%
Total Admin	\$5,500	\$5,500	0%	\$850	\$850	100%	\$102,440	\$110,100	-7%	\$108,790	\$116,450	-7%
21 Leisure Traveler Marketing												
21a Media Placement	\$110,000	\$110,000	0%	\$0			\$140,000	\$140,000	0%	\$250,000	\$250,000	0%
21b Management & Production	\$34,749	\$34,749	0%	\$0			\$47,187	\$47,291	0%	\$81,936	\$82,040	0%
22 Groups	\$0			\$0			\$30,000	\$40,000	-25%	\$30,000	\$40,000	-25%
23 Influencers	\$0			\$0			\$12,000	\$12,000	100%	\$12,000	\$12,000	100%
24 Destination Development	\$0			\$0			\$0	\$195,000	-100%	\$0	\$195,000	-100%
25 Digital Kiosks	\$0			\$0			\$0	\$15,000	100%	\$0	\$15,000	-100%
25 Public Relations	\$0			\$0			\$25,000	\$0	100%	\$25,000	\$0	100%
26 Print Resources	\$0			\$0			\$8,000	\$10,000	100%	\$8,000	\$10,000	-20%
27 Opportunity	\$1,000	\$1,000	0%	\$0			\$13,500	\$30,000	-55%	\$14,500	\$31,000	-53%
28 Photo & Video Library	\$0			\$0			\$10,000	\$10,000	0%	\$10,000	\$10,000	0%
29 Visitor Guide	\$21,670	\$20,000	8%	\$5,650	\$6,000	-6%	\$0	\$0		\$27,320	\$26,000	5%
30 Joint Venture	\$5,000	\$5,000	0%	\$0			\$0	\$0		\$5,000	\$5,000	0%
31 Trade Shows	\$0			\$0			\$0	\$5,000	-100%	\$0	\$5,000	-100%
31 Advocacy	\$0			\$0			\$6,500	\$0	100%	\$6,500	\$0	1000%
32 Website	\$0			\$0			\$20,000	\$20,000	0%	\$20,000	\$20,000	0%
33 Events	\$0			\$3,500	\$3,150	11%	\$25,000	\$25,000	100%	\$28,500	\$28,150	1%
34 Reserves	\$0			\$0			\$0	\$0		\$0	\$0	0%
Total Program	\$172,419	\$170,749	1%	\$9,150	\$9,150	0%	\$337,187	\$549,291	-39%	\$518,756	\$729,190	-29%
Total Expenses	\$215,524	\$213,436	1%	\$10,000	\$10,000	0%	\$730,465	\$899,108	-19%	\$955,989	\$1,122,544	-15%
Net Profit	\$0			\$0			\$0			\$0		

Great Falls Montana Tourism Budget

July 1, 2024 - June 30, 2025

5/15/2025

		5/15/2025					Nat	
		CVB	General	TBID	Total			+/-
Income								
1	Bed Tax	\$215,524	\$0	\$0	\$215,524			
2	TBID Assessment	\$0	\$0	\$760,254	\$760,254	4%		
3	Reserves	\$0	\$0	\$0	\$0			
4	Membership	\$0	\$0	\$0	\$0			
5	Grant	\$0	\$0	\$0	\$0			
6	Advertising	\$0	\$10,000	\$0	\$10,000			
Total Income		\$215,524	\$10,000	\$760,254	\$985,778			
Expenses								
7	Personnel	\$37,605	\$0	\$220,838	\$258,442	26%	42%	-21%
Administration								
8	Rent	\$0	\$0	\$8,640	\$8,640			
9	Utilities	\$0	\$0	\$5,500	\$5,500			
10	Memberships	\$0	\$0	\$13,000	\$13,000			
11	Subscriptions	\$0	\$0	\$18,000	\$18,000			
12	Maintenance	\$0	\$0	\$4,500	\$4,500	-31%		
13	Supplies	\$0	\$0	\$9,000	\$9,000			
14	Travel	\$0	\$0	\$1,500	\$1,500	50%		
15	Stakeholder Events	\$0	\$850	\$500	\$1,350			
16	Postage	\$0	\$0	\$1,200	\$1,200			
17	Insurance	\$1,500	\$0	\$3,200	\$4,700			
18	Professional Fees	\$2,500	\$0	\$23,500	\$26,000	16%		
19	TAC	\$1,500	\$0	\$0	\$1,500			
20	Professional Development	\$0	\$0	\$15,000	\$15,000			
Total Admin		\$5,500	\$850	\$103,540	\$109,890	11%	11%	1%
21	Leisure Traveler Marketing							
21a	Media Placement	\$110,000	\$0	\$140,000	\$250,000			
21b	Management & Production	\$34,749	\$0	\$47,976	\$82,726			
22	Groups	\$0	\$0	\$50,000	\$50,000	67%		
23	Influencers	\$0	\$0	\$12,000	\$12,000			
24	Destination Development	\$0	\$0	\$0	\$0			
25	Public Relations	\$0	\$0	\$25,000	\$25,000			
26	Print Resources	\$0	\$0	\$8,000	\$8,000			
27	Opportunity	\$1,000	\$0	\$94,000	\$95,000	555%		
28	Photo & Video Library	\$0	\$0	\$10,000	\$10,000			
29	Visitor Guide	\$21,670	\$5,650	\$0	\$27,320			
30	Joint Venture	\$5,000	\$0	\$0	\$5,000			
31	Advocacy	\$0	\$0	\$0	\$0	-100%		
32	Website	\$0	\$0	\$28,000	\$28,000	40%		
33	Events	\$0	\$3,500	\$20,900	\$24,400	-14%		
34	Reserves	\$0		\$0	\$0			
Total Program		\$172,419	\$9,150	\$435,876	\$617,446	63%	47%	19%
Total Expenses		\$215,524	\$10,000	\$760,254	\$985,778			
Net Profit		\$0	\$0	\$0	\$0			



Thursday, May 15, 2025 | 9 AM – 10:30 AM | University of Providence, McLaughlin Center,  
Providence Forum, 1415 20th Street South, Great Falls MT

**CVB DIRECTORS:** Christina Horton, Avery Hughes, Ron Korb, Susan Shannon, Dan Morano, Beth Leatham, Emily Wolfram, Brett Doney, Brain Thompson, Alisa Herodes

**TBID DIRECTORS:** Peter Jennings, Sandra Johnson-Thares, Jeff Shull, Becky Amaral-Miller

**STAFF:** Rebecca Engum, Kali Jean Tuckerman, Shannon Newth

**GUESTS:** Taylor Jones, Kaci Mitchell, Tahnee Ranieri, Mandy Brumwell, Stefanie Brown, Heather Burcham

**9:04 | 1. Call to Order, Welcome, Introductions – Ron Korb, Jeff Shull**

**9:06 | 2. Public Comment – Ron Korb, Jeff Shull**

Opportunity for public comment related to items on the agenda.

No public comment.

**9:07 | 3. Consent Agenda – Ron Korb, Jeff Shull**

Convention and Visitors Bureau Board of Directors

- a) Approve [4-17-2025](#) Minutes
- b) Accept [April](#) Financials

#### CVB ACTION TAKEN

Motion made to approve consent agenda. Seconded. No discussion. All in favor. None opposed.  
Motion passed.

Tourism Business Improvement District Board of Directors

- a) Approve [4-17-2025](#) Minutes
- b) Accept [April](#) Financials

#### TBID ACTION TAKEN

Motion made to approve consent agenda. Seconded. No discussion. All in favor. None opposed.  
Motion passed.

**9:08 | 4. Media and Creative Review – Heather Burcham and Stefanie Brown**

Burcham and Brown provided review.

**9:29 | 5. FY25 Budget Amendment – Rebecca Engum**

Tourism Business Improvement District Board of Directors approve/deny [FY25 Budget Amendment](#).

**TBID ACTION TAKEN**

Motion made to approve FY25 Budget Amendment. Seconded. No discussion. All in favor. None opposed. Motion passed.

**9:34 | 6. East West Shrine Game Sponsorship – Rebecca Engum**

Tourism Business Improvement District Board of Directors approve/deny up to \$6,500 to sponsor [East West Shrine Game](#).

**TBID ACTION TAKEN**

Motion made to approve up to \$6,500 to sponsor East West Shrine Game. Seconded. Discussion regarding historically sponsoring and benefit for flags and independent hotel properties. All in favor. None opposed. Motion passed.

**9:38 | 7. Social Media Influencer – Rebecca Engum**

Tourism Business Improvement District Board of Directors approve/deny up to \$7,500 for [Rachel Kawate](#) visit.

**TBID ACTION TAKEN**

Motion made to approve up to \$7,500 for Rachel Kawakte. Seconded. Discussion regarding key markets and ability to negotiate price. All in favor. None opposed. Motion passed.

**9:43 | 8. Round Table Discussion: FY26 Media Tactics – Rebecca Engum****10:05 | 9. Executive Director Report – Rebecca Engum**

Engum provided report.

**10:11 | 10. Public Comment – Ron Korb, Jeff Shull**

Opportunity for public comment related to Tourism in Great Falls, Montana.

Great Falls featured in AAA Via magazine. Livability Magazine out now. IEDC Conference registrations at 193. The History Museum will be announcing its new executive director soon. Little Shell Tribe selling Raffle tickets for Little Shell Pow Wow. Pow Wow is August 23<sup>rd</sup> & 24<sup>th</sup>, 2025. Montana Performing Arts Consortium will be reviewing nearly 70 artist applications for October showcase. Hampton Inn is partnering with a radio station and chamber to do a Business for Breakfast on June 9<sup>th</sup> from 7-10 am. Mimosa Showdown rain ponchos available for purchase at Bighorn Outdoor Specialists.

**10:16 | 11. Adjourn – Ron Korb, Jeff Shull**

Attention Legal Ads

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Tourism Business Improvement District (TBID) Fiscal Year 2024/2025 Budget Amendment will be brought before the Great Falls City Commission for public hearing in the Commission Chambers, Room 206, Civic Center Building, 2 Park Drive South, Great Falls, Montana, on Tuesday, July 1, 2025, at 7:00 o'clock p.m. Any interested person may appear and speak for or against said TBID Budget Amendment at the public hearing, or submit written comments to the Great Falls City Commission, P.O. Box 5021, Great Falls, MT 59403, or by email to [commission@greatfallsmt.net](mailto:commission@greatfallsmt.net) before 12:00 PM on Tuesday, July 1, 2025. 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 the final vote on the matter and will be so noted in the official record of the meeting.

The agenda packet will be made available on the City's website: <https://greatfallsmt.net/meetings>, and is on file for public inspection during regular office hours at the City Clerk's Office, 2 Park Drive South, Room 204, Great Falls, MT, or contact us at (406) 455-8451. If special accommodations for disabilities are needed, please use the Text Telephone (TTY) Montana Relay Service at 1-800-253-4091 or dial 711.

/s/ Lisa Kunz  
City Clerk

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DO NOT PUBLISH BELOW THIS LINE:

Publication dates: June 22 and June 29, 2025



Commission Meeting Date: June 17, 2025

**CITY OF GREAT FALLS  
COMMISSION AGENDA REPORT**

**Item:** Revise and Extend current Electric Supply Contract

**From:** Greg Doyon, City Manager

**Initiated By:** Greg Doyon, City Manager

**Presented By:** Greg Doyon, City Manager, Melissa Kinzler, Finance Director, Jim Morin, PowerGas Corporation

**Action Requested:** Consider awarding and extension to the current electricity supply contract for the City of Great Falls

**Suggested Motion:**

1. Commissioner moves:

“I move that the City Commission (authorize/not authorize) the city manager to execute necessary supply agreements with Guzman Energy for electricity supply to the City of Great Falls and extend the agreement period (three/five) years based on the already received indicative pricing rates.”

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

**Summary:** The City of Great Falls previously approved an electric supply contract with Guzman Energy. The initial contract with Guzman was approved by the City Commission on April 16, 2024 for a two-year period from November 1, 2024, thru October 31, 2026.

The current proposal asks the City Commission to consider an electric supply contract extension with Guzman Energy. The City has previously performed “blend and extend” agreements with energy companies as it has the ability to purchase its supplies directly from the open market. Extending an energy supply contract provides three benefits: 1) predictability 2) rate stability 3) potential savings from the default supplier.

The motion above gives the City Manager the authority to execute a blend and extend agreement with Guzman when the City receives a revised and firm proposal on the rates. The City Manager will not sign the agreement unless it meets consultant recommendations and provides for a competitive rate. While the consultant has received indicative rates, a formal proposal will be received and presented to the City Manager on Wednesday June 18, 2025.

**Background:** At the May 6, 2025 City Commission Work Session, Jim Morin of PowerGas Corporation provided a comprehensive update on the City’s energy consumption and contracting status. The City currently spends approximately \$3.7 million annually on power and gas, with electricity comprising 95%

of the cost. Importantly, the City does not purchase power from NorthWestern Energy. Rather, the City purchases power through a third-party provider under a contract managed by PowerGas.

PowerGas has partnered with Guzman Energy, a firm actively transitioning its portfolio toward renewable sources projected to reach 80% renewable by 2026. By comparison, NorthWestern Energy's portfolio is 65–70% renewable. Mr. Morin has cautioned that a switch to NorthWestern Energy would cause the City to forfeit the ability to return to competitive market contracts in the future.

Mr. Morin highlighted favorable energy pricing trends: the cost of electricity dropped 44% over the past three years from \$120/MWh in October 2022 to \$74.75/MWh in November 2024. City electricity usage increased modestly (approx. 3.8% year-over-year for 2024), while costs rose just 0.4%, and natural gas costs dropped over 22% despite modest usage shifts.

PowerGas has implemented a load management and billing optimization program, which contributed to approximately \$170,000 in savings and is expected to yield another \$230,000 in cost avoidance over the next 18 months. Additionally, administrative efficiencies in coding and processing utility invoices have resulted in \$50,000 in labor cost savings in the first six months.

As the City's power contract with Guzman Energy is set to expire in December 2026, Mr. Morin noted that staff are already evaluating options for a "blend and extend" or early contract extension. This strategy would allow the City to lock in favorable rates while continuing to capitalize on Guzman's increasingly renewable portfolio and avoid market volatility. A blend and extend contract could also protect the City from regulatory lock-in that would occur if it transitioned to NorthWestern Energy.

After the PowerGas presentation on May 6, 2025, the consultant was asked to provide an analysis of blend and extend that the city commissioners could evaluate for a decision as to whether they wanted to do move forward on that option.

**Evaluation and Selection Process:** The consultant already received indicative energy rates from Guzman. A firm proposal from Guzman is anticipated within the week.

From Jim Morin:

- In the last 3 weeks the markets have moved up between \$3 and \$5 dollars depending on term thus the realized savings are less, but still material.
  - Out of July 1, 2025, based on an *indicative number* of \$70/MW for 3 years, you would extend the existing contract from December 31 of 2026 to June 30<sup>th</sup> of 2028.
  - Out of July 1, 2025, based on an *indicative number* of \$70/MW for 5 years, you would extend the existing contract from December 31 of 2026 to June 30<sup>th</sup> of 2030.
- Savings is the same for both a 3 year and 5 years since you are only replacing in the first 18 months the existing contract @ \$74.75 with \$70.00 power in both cases. Savings to the city is approximately \$140K for that 18-month period.
- Prices have risen in the last 2 weeks, and the savings is less than we presented earlier this month, but they are still material.

**Energy Rate Outlook and Contract Strategy:** The City's energy consultant provided an update to staff on current market conditions and options for securing future power pricing. Right now, the electricity market is holding steady at about \$70 per megawatt-hour — a relatively low rate that may not last long.

The blend and extend is a potential opportunity lock in a new long-term contract. This would secure stable pricing over a 3- to 5-year term and protect the City from future cost increases.

Current comparisons show that the City's energy supply rate is slightly better than the regulated utility's rate. However, transmission costs — the fees charged to move electricity across the grid — are higher for the City because of how those rates are calculated on the open market. Even so, locking in a rate at or near the current \$70 price could allow the City's total electric rate to match or even beat the utility's standard rates over time, especially if utility prices continue to rise.

**Fiscal Impact:** Staff recommends a three-year term on the blend and extend contract. Savings is approximately \$140,000 for the term, but more importantly, the extension provides the City with 1) predictability, 2) rate stability, and 3) potential savings from the default supplier.

Actual MW rate to be determined. If within indicative range, the City Manager will execute the extension, if not the City Manager will not sign the agreement.

**Alternatives:** Reject the blend and extend proposal and rebid energy supply contract once the current term expires.

**Attachments/Exhibits:**

Rate Analysis – Using March 2025 Energy/Load Research (May be subject to change and PSC action)  
NorthWestern Energy – At a Glance Rate Sheet, June 1, 2025



New NWEn Rates Eff. 5/23/2025  
Using March 2025 Energy / Load Research

<u>New</u>				
Energy	1460644	\$	0.07506	\$ 109,628.64
Transmission/Dist/Taxes	1460644	\$	0.00980	\$ 24,761.02
Demand	3174	\$	15.80740	\$ 50,172.69
Monthly Charge	256	\$	32.05000	\$ 8,204.80

New Composit Rate

Effective Rate \$/MW:

\$ 192,767.14  
\$ 131.9419

<u>Old</u>				
Energy	1460644	\$	0.07172	\$ 104,761.77
Transmission/Dist/Taxes	1460644	\$	0.00932	\$ 13,605.90
Demand	3174	\$	13.30000	\$ 42,214.20
Monthly Charge	256	\$	8.70000	\$ 2,227.20

Old Composit Rate

Effective Rate \$/MW:

\$ 162,809.07  
\$ 111.4367

Estimated Variance\*

Net Increase\* \$ 29,958.07  
Percent Increase 16%

\* Rate hearing starts 6/9 and will likely  
we adjusted downward somewhat

Guzman Energy

<u>New</u>				
Energy	1460644	\$	0.07450	\$ 108,817.98
Transmission/Dist/Taxes	1460644	\$	0.05586	\$ 81,590.00
Demand	3174	\$	15.80740	\$ 50,172.69
Monthly Charge	256	\$	32.05000	\$ 8,204.80

Effective Rate \$/MW:

\$ 248,785.47  
\$ 170.2844

<u>Old</u>				
Energy	1460644	\$	0.07450	\$ 108,817.98
Transmission/Dist/Taxes	1460644	\$	0.04798	\$ 70,085.79
Demand	3174	\$	13.30000	\$ 42,214.20
Monthly Charge	256	\$	8.70000	\$ 2,227.20

Effective Rate \$/MW:

\$ 223,345.17  
\$ 152.8714

Net Increase\* \$ 25,440.30  
Percent Increase 10%

ELECTRIC RATES (NorthWestern Energy Supply, Delivery & Transmission Bundled Services)					
	Monthly Charge	Rate Per kWh (Incl. Tax)	Rate Per kW Demand (Incl. Tax)	Rate Taxes Per kWh	Rate Taxes Per kW Demand
Residential	\$ 4.20	\$0.152009	N/A	\$0.017909	N/A
GS-1 Secondary Non Demand	\$ 22.10	\$0.164286	N/A	\$0.020238	N/A
<b>GS-1 Secondary Demand</b>	<b>\$ 32.05</b>	<b>\$0.084863</b>	<b>\$15.8074</b>	<b>\$0.006212</b>	<b>\$2.8468</b>
GS-1 Primary Demand	\$ 740.60	\$0.085137	\$10.3158	\$0.006392	\$1.8152
GS-2 Substation	\$ 1,780.30	\$0.076450	\$8.6277	\$0.004875	\$0.5692
GS-2 Transmission	\$ 1,831.15	\$0.081137	\$4.6960	\$0.006017	\$0.8489
Irrigation Non Demand*	\$ 39.43	\$0.118808	N/A	\$0.011649	N/A
Irrigation Demand*	\$ 92.91	\$0.079304	\$10.6530	\$0.005550	\$1.7923

\* The Seasonal Irrigation Customer Charge is included on the first bill of the season and is \$106.50 for Irrigation Demand and \$45.20 for Irrigation Non Demand.  
The monthly amount shown is approximately 1/6 of annual bill for six months.

NATURAL GAS RATES (NorthWestern Energy Supply & Delivery Bundled Services)				
	Rate Code	Monthly Charge	\$/therms	Taxes Per Therms
Residential	G010	\$ 6.50	\$0.78461	\$0.12428
General Service				
cf/hr				
0-300	G0900	\$23.25	\$0.71872	\$0.10402
301-1000	G1100	\$30.64	\$0.71872	\$0.10402
1001-2000	G1300	\$49.34	\$0.71872	\$0.10402
2001-5000	G1500	\$82.90	\$0.71872	\$0.10402
5001-10,000	G1700	\$101.82	\$0.71872	\$0.10402
10,001-30,000	G1900	\$160.97	\$0.71872	\$0.10402
>30,001	G2100	\$195.67	\$0.71872	\$0.10402

## LIGHTING SERVICES CHARGES

LIGHTING SERVICES - KWH CHARGES ONLY - EXISTING LAMP TYPES					
HIGH PRESSURE SODIUM, METAL HALIDE & MERCURY VAPOR			L010	L020	
Total Energy & Delivery Rate per kWh (Including Taxes)			\$0.171013	\$0.173008	
Tax Portion Per			\$0.019269	\$0.019269	
	Unit Wattage*	Billed Wattage* (350 hr/month)	Monthly kWh at 350 hr/month	Residential \$/Month	General Service \$/Month
High Pressure Sodium	50	58	20	\$3.42	\$3.46
	70	83	29	\$4.96	\$5.02
	100	117	41	\$7.01	\$7.09
	150	171	60	\$10.26	\$10.38
	200	228	80	\$13.68	\$13.84
	250	284	99	\$16.93	\$17.13
	400	464	162	\$27.70	\$28.03
	1000	1100	385	\$65.84	\$66.61
Metal Halide	150	185	65	\$11.12	\$11.25
	175	210	74	\$12.65	\$12.80
	250	295	103	\$17.61	\$17.82
	400	455	159	\$27.19	\$27.51
	1000	1080	378	\$64.64	\$65.40
	1500	1625	569	\$97.31	\$98.44
Mercury Vapor (No new installs)	175	205	72	\$12.31	\$12.46
	400	437	153	\$26.16	\$26.47
	1000	1070	375	\$64.13	\$64.88

Ownership Charges - Utility Owned Lighting					
Rate Code & Install Cost Range	Monthly Bill (Incl. Tax)	Tax Portion	Rate Code & Install Cost Range	Monthly Bill (Incl. Tax)	Tax Portion
LP001 \$200-399	\$ 3.98	\$ 0.67	LP016 \$3200-3399	\$ 54.03	\$ 9.19
LP002 \$400-599	\$ 8.49	\$ 1.43	LP017 \$3400-3599	\$ 54.41	\$ 9.26
LP003 \$600-799	\$ 13.23	\$ 2.25	LP018 \$3600-3799	\$ 57.52	\$ 9.78
LP004 \$800-999	\$ 15.87	\$ 2.69	LP019 \$3800-3999	\$ 60.61	\$ 10.31
LP005 \$1000-1199	\$ 19.06	\$ 3.22	LP020 \$4000-4199	\$ 63.72	\$ 10.84
LP006 \$1200-1399	\$ 23.14	\$ 3.92	LP021 \$4200-4399	\$ 66.85	\$ 11.38
LP007 \$1400-1599	\$ 28.26	\$ 4.79	LP022 \$4400-4599	\$ 69.96	\$ 11.91
LP008 \$1600-1799	\$ 31.81	\$ 5.38	LP023 \$4600-4799	\$ 73.05	\$ 12.43
LP009 \$1800-1999	\$ 35.84	\$ 6.07	LP024 \$4800-4999	\$ 76.18	\$ 12.97
LP010 \$2000-2199	\$ 38.37	\$ 6.50	LP025 \$5000-5199	\$ 79.28	\$ 13.49
LP011 \$2200-2399	\$ 42.04	\$ 7.12	LP026 \$5200-5399	\$ 82.37	\$ 14.01
LP012 \$2400-2599	\$ 45.69	\$ 7.74	LP027 \$5400-5599	\$ 85.53	\$ 14.56
LP013 \$2600-2799	\$ 49.35	\$ 8.36	LP028 \$5600-5799	\$ 88.61	\$ 15.07
LP014 \$2800-2999	\$ 53.01	\$ 8.98	LP029 \$5800-5999	\$ 91.72	\$ 15.61
LP015 \$3000-3199	\$ 53.67	\$ 9.14			


Operations Charge - LPOPR	Tax Portion \$ .14	\$ 0.84
Replacing lamps, refractors		Per Unit Incl Taxes
Maintenance Charge - LPMNT	Tax Portion \$ .14	\$ 0.82
Maintenance of fixture, pole, control, etc.		Per Unit Incl Taxes
Billing Charge (Customer Owned Only) - LPBIL	Tax Portion \$ .07	\$ 0.36
Monthly charge is # of units times the Billing Charge.		Per Unit Incl Taxes
* The Ownership, Operations, Maintenance, & Billing charges also have taxes included and the portion of taxes can be viewed at <a href="http://www.northwesternenergy.com">www.northwesternenergy.com</a> .		

LIGHTING SERVICES - KWH CHARGES ONLY - LED					
			L010	L020	
LED Code	Unit Wattage*	Billed Wattage*	Monthly kWh at 350 hours/month	Residential \$/Month	General Service \$/Month
A (50 W HPS Equivalent)	26	26	9	\$1.56	\$1.57
B (70 W HPS Equivalent)	32	32	11	\$1.92	\$1.94
C (100 W HPS Equivalent)	42	42	15	\$2.51	\$2.54
D (150 W HPS Equivalent)	73	73	26	\$4.37	\$4.42
E (200 W HPS Equivalent)	93	93	33	\$5.57	\$5.63
F (250 W HPS Equivalent)	126	126	44	\$7.54	\$7.63
J (400 W HPS Equivalent)	189	189	66	\$11.31	\$11.44
M (1000 W HPS Equivalent)	319	319	112	\$19.09	\$19.32

\* For LED Unlit Wattage and Billed Wattage are the same. Billed LED Wattage is calculated by applying the appropriate LED fixture wattage from NorthWestern's LED RFI response to the corresponding HPS fixture type and quantities in its GIS data. For cobrahead fixtures the calculation utilizes a blend of 50% GE and 50% Cooper LED fixtures. \*\* All TBD fixtures are either not utilized or do not have LED equivalents at this time.

Example: Company Owned Lighting Monthly Estimated Cost (Energy & Delivery+Ownership+Operations+Maintenance)				
	Residential		General Service	
	100W HPS	42W LED	100W HPS	42W LED
LP001 Ownership \$200-\$399	\$12.65	\$8.15	\$ 12.73	\$8.18
LP002 Ownership \$400-\$599	\$17.16	\$12.65	\$17.24	\$12.69

Customer Owned Lighting		
LPBIL	\$0.36	Per Unit (Pole) for each Customer Owned Light.
LPMNT	\$0.82	Per Unit - NWE Must Have contract to do.
LPOPR	\$0.84	Per Unit - NWE Must Have contract to do.
L200	\$0.171013	Per kWh/Energy Charge
L201	\$0.173008	Per kWh/Energy Charge
* NWE generally does not do LPMNT or LPOPR services as must have contract with customer to provide service on customer-owned lights. LP200 - Residential Metered Energy Rate includes BPA charge/credit. LP201 - Commercial (General Service) Metered Energy Rate does not include BPA charge/credit. LP200 and LP201 are charged a LPBIL per unit (pole).		



30K

J3


CORRELATED COLOR TEMPERATURE (CCT)  
30K = 3000K

NWE LED CODE / LIGHTING DISTRIBUTION TYPE  
J = 400 WATT HID EQUIVALENT  
3 = TYPE III

LED COLOR TEMPERATURE 30K NWE STANDARD 2700 K for Cobrahead 70 W & 100 W HPS equivalent new.

QR CODE - Manufacturer Name, Fixture Type, Actual Wattage, Light Color Temperature, NWE LED Code, Distribution Type

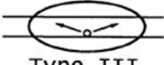
Type II - ASYMMETRIC LIGHTING DISTRIBUTION. Only used in 100W HPS Equivalent LED Cobraheads in certain areas (like Bozeman) with Dark Sky



Type II

Type III - ASYMMETRIC LIGHTING DISTRIBUTION. Typically roadway and parking lot applications. NWE Standard offering Type III fixture:

100W HPS 1 FD Cobrahead



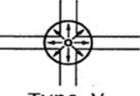
Type III

Type V - SYMMETRIC LIGHTING DISTRIBUTION. Typically used for area lighting applications or for yard light applications. NWE Standard offering Type V fixtures are:

Yard Light

Contemporary

Lawn Light



Type V

STANDARD FIXTURE TYPES (STYLES)

ACORN  
COBRAHEAD  
CONTEMPORARY  
LAWN LIGHT  
LEXINGTON  
PENDANT  
SHOEBOX  
UTILITY FLOOD  
YARD LIGHT

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