



**Work Session Meeting Agenda**  
**2 Park Drive South, Great Falls, MT**  
**Gibson Room, Civic Center**  
**June 06, 2023**  
**5:30 PM**

The agenda packet material is available on the City's website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.

Public participation is welcome in the following ways:

- Attend in person.
- Provide public comments in writing by 12:00 PM the day of the meeting: Mail to City Clerk, PO Box 5021, Great Falls, MT 59403, or via email to: [commission@greatfallsmt.net](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, will be so noted in the official record of the meeting.

## **CALL TO ORDER**

## **PUBLIC COMMENT**

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

## **WORK SESSION ITEMS**

1. Semi- Annual Litigation Update -- David Dennis.

*Pursuant to MCA §2-3-203 (4) (a) Except as provided in subsection (4)(b), a meeting may be closed to discuss a strategy to be followed with respect to litigation when an open meeting would have a detrimental effect on the litigating position of the public agency.*

If closed executive session is held, re-opening of the meeting and report on executive session.

2. Review Ballot Language for Public safety Levy General Obligation Bond - Melissa Kinzler and Greg Doyon.

## **DISCUSSION POTENTIAL UPCOMING WORK SESSION TOPICS**

## **ADJOURNMENT**

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

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

## **UPCOMING MEETING SCHEDULE**

Work Session -- Tuesday June 20, 2023 5:30 p.m.

Commission Meeting -- Tuesday June 20, 2023 7:00 p.m.

**DRAFT 05/31/2023**

**CERTIFICATE AS TO RESOLUTION AND ADOPTING VOTE**

I, the undersigned, being the duly qualified and appointed City Clerk of the City of Great Falls, Montana (the "City"), hereby certify that the attached resolution is a true copy of a Resolution entitled: "A RESOLUTION OF THE CITY COMMISSION SUBMITTING TO THE QUALIFIED ELECTORS OF THE CITY OF GREAT FALLS, MONTANA, THE QUESTION OF ISSUING GENERAL OBLIGATION BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED TWENTY-ONE MILLION ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$21,175,000.00) FOR THE PURPOSE OF PAYING COSTS OF PUBLIC SAFETY IMPROVEMENTS IN THE CITY AND COSTS ASSOCIATED WITH THE SALE AND ISSUANCE OF THE BONDS" (the "Resolution"), on file in the original records of the City in my legal custody; that the Resolution was duly adopted by the City Commission at a regular meeting on [\_\_\_\_\_], 2023, and that the meeting was duly held by the City Commission and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.

I further certify that, upon vote being taken on the Resolution at said meeting, the following Commission members voted in favor thereof: \_\_\_\_\_  
\_\_\_\_\_ ; voted  
against the same: \_\_\_\_\_ ; abstained from voting  
thereon: \_\_\_\_\_ ; or were absent:  
\_\_\_\_\_.

WITNESS my hand officially this \_\_ day of [\_\_\_\_\_], 2023.

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

## RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION SUBMITTING TO THE QUALIFIED ELECTORS OF THE CITY OF GREAT FALLS, MONTANA, THE QUESTION OF ISSUING GENERAL OBLIGATION BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED TWENTY-ONE MILLION ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$21,175,000.00) FOR THE PURPOSE OF PAYING COSTS OF PUBLIC SAFETY IMPROVEMENTS IN THE CITY AND COSTS ASSOCIATED WITH THE SALE AND ISSUANCE OF THE BONDS

BE IT RESOLVED by the City Commission (the “Commission”) of the City of Great Falls, Montana (the “City”) as follows:

Section 1. Recitals.

1.01. Authorization. Pursuant to Section 7-7-4221, Montana Code Annotated (“MCA”), the City is authorized to issue general obligation bonds pledging the general credit of the city for the purpose of designing, constructing and equipping public buildings, upon approval of the electorate of the City, provided that such indebtedness will not cause the total indebtedness of the City to exceed 2.5% of the total assessed value of taxable property of the City, determined as provided in Section 15-8-111, Montana Code Annotated, ascertained by the last assessment for state and county taxes. The Commission is authorized pursuant to Section 7-7-4223, MCA, to call a bond election by adopting a resolution to that effect.

1.02. Proposed Improvements; Bonds. The Commission has determined that the City’s public safety infrastructure requires improvement and expansion in order to service the needs of the City’s growing population, and has identified particular public safety improvements that should be undertaken. To finance these public safety improvements, the Commission hereby determines that there should be submitted to the qualified electors of the City the question of whether the Commission shall be authorized to sell and issue bonds of the City to obtain funds to pay costs of public safety improvements in the City, including acquiring land and designing, constructing and equipping thereon a new fire station, which may serve additional public safety functions, purchasing new firefighting equipment and, if funds remain, making improvements to existing fire stations; renovating and expanding the police department and city attorneys’ offices; and related improvements; and costs associated with the sale and issuance of the bonds. It is the judgment of the Commission that the total principal amount of up \$21,175,000 in general obligation bonds will be necessary to carry out the purpose set forth above. It is also the judgment and determination of the Commission that such general obligation bonds may be issued in multiple series, each series payable during a term not to exceed twenty (20) years.

1.03. Debt Limitation. The Commission has determined that the issuance of general obligation bonds up to the total principal amount of \$21,175,000 will not cause the City to exceed its general obligation indebtedness limitation, which is currently calculated to be \$84,657,390.

Section 2. Calling of the Election. The Commission hereby calls and directs that a special City election be held on November 7, 2023, to be conducted in accordance with the provisions of Title 13, Chapter 19, Parts 1-3, Montana Code Annotated, for the purpose of voting on the following question:

Shall the City Commission of the City of Great Falls, Montana (the “City”) be authorized to sell and issue general obligation bonds of the City for the purpose of paying the costs of public safety improvements in the City, including acquiring land and designing, constructing and equipping thereon a new fire station, which may serve additional safety functions, purchasing new fire equipment and, if funds remain, making improvements to existing fire stations; renovating and expanding the police department and city attorney’s offices; and related improvements; and costs associated with the sale and issuance of the bonds?

The bonds may be sold in one or more series, in an aggregate principal amount not to exceed Twenty-One Million One Hundred Seventy-Five Thousand and No/100 Dollars (\$21,175,000.00), bearing interest at rates to be determined at the time of the sale, payable semiannually over the term not to exceed twenty years for each series of bonds.

If this bond election is passed, based on the current taxable value of the City, and assuming the bonds are issued in one series at the interest rate of 5.00% per annum, the property taxes on a home with an assessed market value for tax purposes of \$100,000 would increase by \$22.20 per year; property taxes on a home with an assessed market value for tax purposes of \$300,000 would increase by \$66.60 per year; and property taxes on a home with an assessed market value for tax purposes of \$600,000 would increase by \$133.20 per year.

An increase in property taxes may lead to an increase in rental costs.

Section 3. Conduct of Election. All qualified electors of the City shall be entitled to vote at the bond election. The City Clerk is hereby authorized and directed to give notice of the call and details of this election to the Cascade County Election Administrator promptly, and in any event on or the before the date required by the Cascade County Election Administrator, to inform the Cascade County Election Administrator of the details of the special election and the pertinent requests and authorizations as to the conduct of the special election. The Cascade County Election Administrator is requested to give notice of the close of registration and thereafter prepare printed lists of the qualified electors in the City entitled to vote in the election in the City and to conduct the election in the form and manner prescribed by law and consistent with the mail ballot plan.

Section 4. Notice of Election. The City Clerk is hereby authorized and requested to cause notice of the call and holding of the election to be given by publishing notice at least three times, no earlier than 40 days and no later than 10 days before the election, in the *Great Falls Tribune*, a newspaper of general circulation in Cascade County. The notice of election as

published shall read substantially as shown on Exhibit A hereto (which is incorporated by reference and made a part hereof).

Section 5. Form of Ballot. The ballot shall be printed in substantially the following form:

[remainder of page intentionally left blank]

Draft

FORM OF OFFICIAL BALLOT

CITY OF GREAT FALLS, MONTANA

GENERAL OBLIGATION BOND ELECTION  
TO BE CONDUCTED ON  
NOVEMBER 7, 2023

INSTRUCTIONS TO VOTERS: Completely fill in the oval using a blue or black ink pen before the words “BONDS—YES” if you wish to vote for the bond issue; if you are opposed to the bond issue, completely fill in the oval using a blue or black ink pen before the words “BONDS—NO.”

Shall the City Commission of the City of Great Falls, Montana (the “City”) be authorized to sell and issue general obligation bonds of the City for the purpose of paying the costs of public safety improvements in the City, including acquiring land and designing, constructing and equipping thereon a new fire station, which may serve additional safety functions, purchasing new fire equipment and, if funds remain, making improvements to existing fire stations; renovating and expanding the police department and city attorney’s offices; and related improvements; and costs associated with the sale and issuance of the bonds?

The bonds may be sold in one or more series, in an aggregate principal amount not to exceed Twenty-One Million One Hundred Seventy-Five Thousand and No/100 Dollars (\$21,175,000.00), bearing interest at rates to be determined at the time of the sale, payable semiannually over the term not to exceed twenty years for each series of bonds.

If this bond election is passed, based on the current taxable value of the City, and assuming the bonds are issued in one series at the interest rate of 5.00% per annum, the property taxes on a home with an assessed market value for tax purposes of \$100,000 would increase by \$22.20 per year; property taxes on a home with an assessed market value for tax purposes of \$300,000 would increase by \$66.60 per year; and property taxes on a home with an assessed market value for tax purposes of \$600,000 would increase by \$133.20 per year.

An increase in property taxes may lead to an increase in rental costs.

BONDS – YES

BONDS – NO

Section 6. Reimbursement Expenditures.

(a) For purposes of this Section 6, “project” means the public safety improvements as described in Section 1.02. The United States Department of Treasury has promulgated final regulations governing the use of proceeds of tax-exempt bonds, all or a portion of which are to be used to reimburse the City for project expenditures paid by the City prior to the date of issuance of such bonds. Those regulations (Treasury Regulations, Section 1.150-2) (the “Regulations”) require that the City adopt a statement of official intent to reimburse an original expenditure not later than 60 days after payment of the original expenditure. The Regulations also generally require that the bonds be issued and the reimbursement allocation made from the proceeds of the bonds within 18 months (or three years, if the reimbursement bond issue qualifies for the “small issuer” exception from the arbitrage rebate requirement) after the later of (i) the date the expenditure is paid or (ii) the date the project is placed in service or abandoned, but (unless the issue qualifies for the “small issuer” exception from the arbitrage rebate requirement) in no event more than three years after the date the expenditure is paid. The Regulations generally permit reimbursement of capital expenditures and costs of issuance of the bonds.

(b) Other than (i) expenditures to be paid or reimbursed from sources other than the bonds, (ii) expenditures permitted to be reimbursed under the transitional provision contained in Section 1.150-2(j)(2) of the Regulations, (iii) expenditures constituting preliminary expenditures within the meaning of Section 1.150-2(f)(2) of the Regulations, or (iv) expenditures in a “de minimus” amount (as defined in Section 1.150-2(f)(1) of the Regulations), no expenditures for a project within the scope of this resolution have been paid by the City before the date 60 days before the date of adoption of this resolution.

(c) The City reasonably expects to reimburse the expenditures made for costs of such a project out of the proceeds of bonds in an estimated maximum aggregate principal amount of up to \$21,175,000 after the date of payment of all or a portion of the costs of such a project. All reimbursed expenditures shall be capital expenditures, a cost of issuance of the bonds or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the Regulations.

(d) As of the date hereof, there are no City funds reserved, allocated on a long-term basis or otherwise set aside (or reasonably expected to be reserved, allocated on a long-term basis or otherwise set aside) to provide permanent financing for the expenditures related to such a project, other than pursuant to the issuance of the bonds. The statement of intent contained in this resolution, therefore, is determined to be consistent with the City’s budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof.

(e) The City’s Fiscal Services Director shall be responsible for making the “reimbursement allocations” described in the Regulations, being generally the transfer of the appropriate amount of proceeds of the bonds to reimburse the source of temporary financing used by the City to make prior payment of the costs of the project. Each



allocation shall be evidenced by an entry on the official books and records of the City maintained for the bonds or the project and shall specifically identify the actual original expenditure being reimbursed.

PASSED by the City Commission of Great Falls, Montana, this [\_\_\_\_] day of [\_\_\_\_\_], 2023.

CITY OF GREAT FALLS, MONTANA

\_\_\_\_\_  
Bob Kelly, Mayor

ATTEST:

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

(Seal of the City)

APPROVED FOR LEGAL CONTENT:

\_\_\_\_\_  
David Dennis, City Attorney

Draft

EXHIBIT A

NOTICE OF GENERAL OBLIGATION BOND ELECTION  
 City of Great Falls, Montana  
 November 7, 2023

NOTICE IS HEREBY GIVEN by the City Commission of the City of Great Falls, Montana (the “City”), that pursuant to a certain resolution duly adopted at a regular meeting of the Commission on [\_\_\_\_\_], a special election of the registered voters of the City will be held on November 7, 2023, for the purpose of voting on the following question:

Shall the City Commission of the City of Great Falls, Montana (the “City”) be authorized to sell and issue general obligation bonds of the City for the purpose of paying the costs of public safety improvements in the City, including acquiring land and designing, constructing and equipping thereon a new fire station, which may serve additional safety functions, purchasing new fire equipment and, if funds remain, making improvements to existing fire stations; renovating and expanding the police department and city attorney’s offices; and related improvements; and costs associated with the sale and issuance of the bonds?

The bonds may be sold in one or more series, in an aggregate principal amount not to exceed Twenty-One Million One Hundred Seventy-Five Thousand and No/100 Dollars (\$21,175,000.00), bearing interest at rates to be determined at the time of the sale, payable semiannually over the term not to exceed twenty years for each series of bonds.

If this bond election is passed, based on the current taxable value of the City, and assuming the bonds are issued in one series at the interest rate of 5.00% per annum, the property taxes on a home with an assessed market value for tax purposes of \$100,000 would increase by \$22.20 per year; property taxes on a home with an assessed market value for tax purposes of \$300,000 would increase by \$66.60 per year; and property taxes on a home with an assessed market value for tax purposes of \$600,000 would increase by \$133.20 per year.

An increase in property taxes may lead to an increase in rental costs.

The election will be conducted solely by mail ballot. Ballots will be mailed to all eligible registered electors on October 18, 2023, and must be returned by each voter (1) by mail, to the Cascade County Election Administrator, P.O. Box 2305, Great Falls, MT 59403, or (2) delivered in person to the Cascade County Election Office located at 325 2nd Ave N, Room 100, in Great Falls, Montana during regular business hours (8:00 a.m. to 5:00 p.m.) weekdays (exclusive of holidays) October 19, 2023 through November 6, 2023.

If returning by mail, please use the then-prevailing first-class-postage price or one Forever Stamp. Postmark date does not apply; ballots returned by mail must be received by the 8:00 p.m. Election Day deadline to be counted.

On Election Day, November 7, 2023, the only places for deposit of voted ballots will be the office of the Cascade County Election Administrator located at Cascade County Election Office located at 325 2nd Ave N, Room 100, in Great Falls, Montana, and such other ballot drop-off locations as are identified in the election instructions provided by the Cascade County Election Administrator, which will be open from 7:00 a.m. to 8:00 p.m. All ballots will be tallied in the office of the Cascade County Election Administrator on November 7, 2023 as required by law.

A qualified voter who will be absent during the time the election is being conducted may:

(a) vote in person in the office of the Cascade County Election Administrator as soon as the ballots are available and until 8:00 p.m. on Election Day; or

(b) make a written request prior to noon on November 6, 2023, signed by the applicant and addressed to the office of the Cascade County Election Administrator requesting the ballot be mailed to an address other than that which appears on the registration records.

An elector may obtain a replacement ballot if his or her ballot is destroyed, spoiled, lost, or not received by the elector, by filling out and mailing, emailing, or faxing back a completed replacement ballot request form or by personally appearing at the office of the Cascade County Election Office located at 325 2nd Ave N, Room 100, in Great Falls.

Electors who miss the close of registration deadline may register late and vote in the election if the County Election Administrator receives and verifies the electors' voter registration information prior to 8 p.m. on November 7, 2023.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2023.

/s/Sandra Merchant  
 Cascade County Election Administrator

Publish: October 8, October 15, and October 22, 2023

## LOAN AMORTIZATION SCHEDULE

### ENTER VALUES

Loan amount	\$21,175,000.00
Annual interest rate	5.00%
Loan period in years	20
Number of payments per year	1
Start date of loan	7/1/2025
Optional extra payments	\$0.00

### LOAN SUMMARY

Scheduled payment	\$1,699,136.78
Scheduled number of payments	20
Actual number of payments	1
Total early payments	\$0.00
Total interest	\$12,807,735.68

### LENDER NAME

PMT NO	PAYMENT DATE	BEGINNING BALANCE	SCHEDULED PAYMENT	EXTRA PAYMENT	TOTAL PAYMENT	PRINCIPAL	INTEREST	ENDING BALANCE	CUMULATIVE INTEREST
1	7/1/2025	\$21,175,000.00	\$1,699,136.78	\$0.00	\$1,699,136.78	\$640,386.78	\$1,058,750.00	\$20,534,613.22	\$1,058,750.00
2	7/1/2026	\$20,534,613.22	\$1,699,136.78	\$0.00	\$1,699,136.78	\$672,406.12	\$1,026,730.66	\$19,862,207.09	\$2,085,480.66
3	7/1/2027	\$19,862,207.09	\$1,699,136.78	\$0.00	\$1,699,136.78	\$706,026.43	\$993,110.35	\$19,156,180.66	\$3,078,591.02
4	7/1/2028	\$19,156,180.66	\$1,699,136.78	\$0.00	\$1,699,136.78	\$741,327.75	\$957,809.03	\$18,414,852.91	\$4,036,400.05
5	7/1/2029	\$18,414,852.91	\$1,699,136.78	\$0.00	\$1,699,136.78	\$778,394.14	\$920,742.65	\$17,636,458.78	\$4,957,142.69
6	7/1/2030	\$17,636,458.78	\$1,699,136.78	\$0.00	\$1,699,136.78	\$817,313.84	\$881,822.94	\$16,819,144.93	\$5,838,965.63
7	7/1/2031	\$16,819,144.93	\$1,699,136.78	\$0.00	\$1,699,136.78	\$858,179.54	\$840,957.25	\$15,960,965.39	\$6,679,922.88
8	7/1/2032	\$15,960,965.39	\$1,699,136.78	\$0.00	\$1,699,136.78	\$901,088.51	\$798,048.27	\$15,059,876.88	\$7,477,971.15
9	7/1/2033	\$15,059,876.88	\$1,699,136.78	\$0.00	\$1,699,136.78	\$946,142.94	\$752,993.84	\$14,113,733.94	\$8,230,964.99
10	7/1/2034	\$14,113,733.94	\$1,699,136.78	\$0.00	\$1,699,136.78	\$993,450.09	\$705,686.70	\$13,120,283.85	\$8,936,651.69
11	7/1/2035	\$13,120,283.85	\$1,699,136.78	\$0.00	\$1,699,136.78	\$1,043,122.59	\$656,014.19	\$12,077,161.26	\$9,592,665.88
12	7/1/2036	\$12,077,161.26	\$1,699,136.78	\$0.00	\$1,699,136.78	\$1,095,278.72	\$603,858.06	\$10,981,882.54	\$10,196,523.95
13	7/1/2037	\$10,981,882.54	\$1,699,136.78	\$0.00	\$1,699,136.78	\$1,150,042.66	\$549,094.13	\$9,831,839.88	\$10,745,618.07
14	7/1/2038	\$9,831,839.88	\$1,699,136.78	\$0.00	\$1,699,136.78	\$1,207,544.79	\$491,591.99	\$8,624,295.09	\$11,237,210.07
15	7/1/2039	\$8,624,295.09	\$1,699,136.78	\$0.00	\$1,699,136.78	\$1,267,922.03	\$431,214.75	\$7,356,373.07	\$11,668,424.82
16	7/1/2040	\$7,356,373.07	\$1,699,136.78	\$0.00	\$1,699,136.78	\$1,331,318.13	\$367,818.65	\$6,025,054.94	\$12,036,243.48
17	7/1/2041	\$6,025,054.94	\$1,699,136.78	\$0.00	\$1,699,136.78	\$1,397,884.04	\$301,252.75	\$4,627,170.90	\$12,337,496.22
18	7/1/2042	\$4,627,170.90	\$1,699,136.78	\$0.00	\$1,699,136.78	\$1,467,778.24	\$231,358.54	\$3,159,392.66	\$12,568,854.77
19	7/1/2043	\$3,159,392.66	\$1,699,136.78	\$0.00	\$1,699,136.78	\$1,541,167.15	\$157,969.63	\$1,618,225.51	\$12,726,824.40
20	7/1/2044	\$1,618,225.51	\$1,699,136.78	\$0.00	\$1,618,225.51	\$1,537,314.23	\$80,911.28	\$0.00	\$12,807,735.68