



Livingston City Commission Minutes

June 02, 2026

5:30 PM

City – County Complex, Community Room

Join Zoom Meeting

<https://us02web.zoom.us/j/89516174206?pwd=DLTJu5egmUiGiZalbYVvXcdgD7Z06Y.1>

Meeting ID: 895 1617 4206

Passcode: 595033

1. Call to Order

5:34 pm Chair Nootz called the meeting to order.

2. Roll Call

- Chair Nootz
- Vice Chair Willich
- Commissioner Daniels
- Commissioner Wilcox
- Commissioner O'Neill

City Staff Present

- City Manager Grant Gager
- Chief of Police Wayne Hard
- Asst. Chief of Police Andrew Emanuel
- Policy Analyst Greg Anthony
- Planning Director Jennifer Severson
- Finance Director Paige Fetterhoff

3. Pledge of Allegiance

"I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

Chair Nootz asked the room to stand for the pledge of allegiance.

4. Public Comment

Individuals are reminded that public comments should be limited to items over which the City Commission has supervision, control, jurisdiction, or advisory power (MCA 2-3-202)

Public comment was offered by:

- Nancy Adkins stated she is happy to see the Sheep Mountain PUD process. She expressed concern about parking.
- Linda Tang expressed her thoughts on the PRIDE proclamation.
- Michelle Hiland expressed her thoughts on the PRIDE proclamation.
- Steven Fanning, a pastor in Wilsall, expressed his thoughts on the PRIDE proclamation.
- Barbara Britt read a message on behalf of Peggy O'Neill expressing thoughts on the PRIDE proclamation.
- Linda Mahr expressed her thoughts on the PRIDE proclamation.
- Art Messel expressed his thoughts on the PRIDE proclamation.
- Blake Roehl, the Vice President of the local 630 IAFF, read a statement about the Fire Department update at the May 19, 2026 Commission meeting.
- Drew Scott expressed his thoughts about the Fire Department update at the May 19, 2026 Commission meeting.
- Britney Chabalowski, the Fire Chief's wife, expressed thoughts about the Fire Department update at the May 19, 2026 Commission meeting.

Chair Nootz called a recess in the meeting.

The City Manager clarified the role of the Chief of Police Wayne Hard as Sergeant at Arms per LMC, and introduced Chief Hard to address the room.

Chief Hard addressed the room regarding appropriate decorum for meetings.

Chair Nootz reminded the room that the purpose of Public Comment is for items over which the City Commission has jurisdiction over, and requested that comments stay within the City purview. She asked for no name calling and no swearing and keep it respectful. She stated that this meeting is not the place to discuss staff and their evaluations.

- Britney Chabalowski continued her comments.
- Alecia Larson expressed her thoughts on the PRIDE proclamation.
- Jay Keifer expressed his thoughts on the PRIDE proclamation, and asked about Farmer's Market.
- Keegan Nashan expressed her thoughts about the PRIDE proclamation.
- Karrie Kahle expressed her thoughts about the PRIDE proclamation.
- Don Wood expressed his thoughts on the PRIDE proclamation.
- Caleb Platt expressed his thoughts on the PRIDE proclamation.
- Jamie Gum expressed his thoughts on the PRIDE proclamation.
- Ryan Green expressed his thoughts on the PRIDE proclamation.
- Tammy Lewis expressed her thoughts on the Fire Department update at the May 19, 2026 Commission meeting.

Chair Nootz asked for clarification on how proclamations are created.

The City Manager reminded everyone that the Commission adopted a proclamation policy, process and criteria during its January 20, 2026 meeting. He stated he can place them on the agenda, or they can be requested by a member of the community and if they meet the guidelines then they can be approved and placed on the agenda.

Chair Nootz asked how long PRIDE proclamations have been recognized in the City of Livingston.

The City Manager stated he found them all the way back to 2019.

Chair Nootz addressed a comment about responding to emails from the public and stated she works during the day and cannot always answer emails right away.

Commissioner Wilcox and Commissioner Daniels stated they also have day jobs and cannot always immediately answer emails related to Commission business.

Commissioner O'Neill stated he also has the same situation with emails and only gets them when he is at the computer.

The City Manager reminded the Commission to check with the City's email quarantine software Barracuda for spam emails.

Chair Nootz addressed the question about the requirements of LFR and why it was brought up at the last meeting. She reminded everyone that they did not have a discussion about priorities, voting, or budget because the item was a presentation. She stated the LFR fire requirements were brought up in conversation related to many other topics being addressed at the last meeting. She recalled it was in the grouping of IFT's, EMS, Fire and what stated policy covers and doesn't cover.

Chair Nootz asked about IFTs and who would do it if LFR doesn't do them.

The City Manager stated the conversation was had in the context of the ambulance levy that was passed in 2019, and was valid for a 10-year period. He stated they are reaching a point in the community where a re-evaluation and assessment of the EMS system is naturally going to occur. He stated the conversation was geared toward what is next and what is in the future, and he feels this is a conversation that needs to be had with the appropriate parties in the room.

Chair Nootz asked when Capital Replacement Plans would be considered for planning and foresight in terms of departmental growth and staffing.

The City Manager stated there is a Capital Equipment Replacement Plan for LFR. It is generated by the department leadership and updated annually during the budget process. He stated that after review of the budget with department leadership, a recommendation is made to the Commission. He stated that, as far as staffing goes, he reminded the Commission that there was a consolidation report that was done and reviewed the arrangement of Fire and EMS response in the community and that it does serve as a guiding document. He stated that without an influx of tax dollars, there are limited opportunities to significantly change the configuration of LFR. He stated that we are resource constrained in the state of Montana and that is by design by the state legislature to keep certain taxes low.

Chair Nootz relayed to the Commission that they will see these budget requests with each budget cycle.

The City Manager stated the Capital Requests can be found in the finalized budget from each fiscal year. He stated the budget book can be found on the City website [here](#), or available in hard copy in the lobby of City Hall.

Chair Nootz asked about user fees at the Farmers Market.

The City Manager stated that WSE has an agreement with the City, and it was just renewed for this season.

Chair Nootz asked how much the Wellness Center costs, and who paid for it.

The City Manager stated that the current estimate for design and construction of the Wellness Center is \$23.9 million dollars. There is additionally a \$5 million endowment that is the responsibility of the 4 Ranges Foundation.

5. Consent Items

A. APPROVAL OF MINUTES FROM MAY 19, 2026, REGULAR MEETING

B. APPROVAL OF CLAIMS PAID 5/14/26 - 5/27/26

C. AGREEMENT 20263 WITH FOOD RESOURCE CENTER

Commissioner Wilcox motioned to approve Consent Items A-C, seconded by Commissioner Daniels. Unanimously approved.

6. Proclamations

A. A PROCLAMATION OF THE CITY COMMISSION OF THE CITY OF LIVINGSTON, MONTANA, DECLARING JUNE AS PRIDE MONTH IN LIVINGSTON, MONTANA

Chair Nootz read the proclamation.

The City Manager stated that the City of Livingston is committed to fostering a welcoming, respectful, and supportive environment for all people in the community. He let the community know that his door is always open to all members of the community.

Commissioner Wilcox clarified that this is recognized nationally and that is why it is given a month, just like Women's History Month or Black History Month. She expressed support for this proclamation, and expressed appreciation of everyone's point of view.

Chair Nootz stated this topic came up a lot the last time she ran for office, and she is grateful for the diverse beliefs in the community. She stated that we all want the same thing and that is to be safe our home town.

7. Scheduled Public Comment

8. Action Items

A. RESOLUTION NO. 5191: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LIVINGSTON, MONTANA, TO ENTER INTO A DEVELOPMENT AGREEMENT WITH THE DEVELOPER OF THE SHEEP MOUNTAIN PLANNED UNIT DEVELOPMENT ON LOTS 8A & 9A OF THE AMENDED PLAT OF LOTS 8, 9 AND 10 IN THE BROOKSTONE MAJOR SUBDIVISION.

The City Manager stated this item will produce a Development Agreement for the Sheep Mountain Residences and the Residences PUD, which was previously approved by the City Commission in 2025.

Planning Director Severson gave a brief presentation.

Chair Nootz asked what the process is and where these resolutions fall into that.

The City Manager stated this project was approved in August 2025 under the PUD Ordinance. It was the second PUD, but the first to reach this stage in the development process. He stated this item is the Development Agreement that includes the entire plan and all of the conditions of approval. He stated the next item on the agenda is related to the easements for the project.

Chair Nootz asked about parking per unit and where folks that live here will park.

Planning Director Severson stated that they provided a parking space for every unit. They provided 2 ADA accessible spots and bicycle parking. She reminded everyone that the state removed the City's ability to require parking for affordable housing units, so it is great that this plan includes parking.

Public comment was offered by:

- Patricia Grabow expressed that she is in favor of this project. She questioned if this property is tax exempt.
- Katherine Daly from Park County Housing Coalition, stated she has been part of the team for the Sheep Mountain residences. She thanked the Commission and partners for moving this project forward.
- Jay Keifer asked what animal-friendly fencing is.
- Nancy Adkins expressed that housing has to be affordable so folks are able to stay and live here.
- Leslie Feigel asked about the water ditch and flow. She expressed that she doesn't think there is good parking at this location.
- Scott Freimuth stated he feels good about working on a project like this and he thanked the Commission for having a PUD process that incentivizes this kind of development.

Commissioner Wilcox congratulated all the folks who worked on this project and stated she is happy to see this project move forward. She asked if the development is tax exempt.

The City Manager stated yes, it is under the rules of the state of Montana this property is tax exempt.

Commissioner Wilcox stated this was a low-income tax credit project, it was a very competitive bidding process at the state level. She asked what an animal friendly fence is.

Planning Director Severson stated that the staff report refers to wildlife-friendly fencing that complies with FWP guidelines. She stated these types of fences are used to avoid entanglement or injury to animals such as deer, elk, and pronghorn antelope. She listed the specific height requirements and space requirements, and stated that the point of it is to safely allow animals to pass through the fencing.

Commissioner Wilcox asked about the ditch mitigation, and stated it is in the packet, and is on page 5 of the agreement.

The City Manager thanked the development team and the ditch rider for that segment of the ditch. They had a lot of discussion related to the ditch, and stated the plan is for the ditch to be routed

on the western side of the property and along the southern part of the property. From there, it will be directed out into the City's right-of-way on Miles LN.

Commissioner Daniels stated she is excited about this project and feels it will be a good thing for the community.

Chair Nootz thanked the development team and engineer for showing up every time. She appreciates the partnership and feels this is a great project.

The City Manager reminded everyone that the motion should be made for the Development Agreement with the Exhibit A transmitted by the City Clerk earlier today.

Commissioner O'Neill motioned to approve the resolution with the addition of Exhibit A, seconded by Commissioner Daniels. Unanimously approved.

B. RESOLUTION 5190: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LIVINGSTON, MONTANA, ACCEPTING THREE UTILITY EASEMENTS GRANTED BY SHEEP MOUNTAIN RESIDENCES, LLC FOR THE SHEEP MOUNTAIN PLANNED UNIT DEVELOPMENT AND AUTHORIZING CITY MANAGER TO SIGN ASSOCIATED DOCUMENTS.

The City Manager stated this item provides 3 utility easements, which are fairly straightforward, and they provide the City the ability to access and maintain the infrastructure related to the development.

Commissioner Wilcox motioned to approve the resolution, seconded by Commissioner O'Neill. Unanimously approved.

Chair Nootz motioned for a 10-min break, seconded by Vice Chair Willich. Unanimously approved.

C. CONTINUATION OF UPDATE FROM CITY FIRE DEPARTMENT

The City Manager stated this is a continued update for the City Fire Department. He stated this item is back on the agenda at the Commission's request. He stated the presentation at the last meeting on May 19, 2026 ran a little long, and Commissioners did not have the opportunity to ask all the questions that they desired. He met with each of the Commissioners separately over the last 2 weeks, and has made a presentation to address their questions from those meetings. He reminded that LFR does not operate in a silo within Park County and it is one of several entities that provide emergency services in the area. He introduced Chief Chrisgin Anderson from Park County Rural Fire District #1 to speak to the Commission.

Chief Anderson read his statement to the Commission. He stated that questions would be answered by former PCRf Chief Dann Babcox.

Chair Nootz asked about the chart they were looking at that indicated PCRf was giving more aid than it was receiving, not always, but often. She wondered what that means.

Former Chief Babcox stated they have been an all-risk department for a long time, and all risk excludes medical transfers and responding as medical personnel. He stated that was his decision long ago given that LFR was only a block away. He kept their focus on structure fires, wildland fire, and the I-90 corridor and 89. He explained that the county is large and how mutual and auto aid responses work. He talked briefly about how everyone has their own thoughts and opinions about

certain things. He stated that one thing they do worry about is money because there are limitation on property taxes. He stated that is important to hear what the community wants about combining the departments. He stated the comments made at a previous meeting by another department were taken in a way that was offensive and came across that volunteer departments are lesser trained, lesser qualified, and not always available. He reminded everyone that it is important that they all work together to take care of the community.

The City Manager gave a brief presentation.

Vice Chair Willich asked what non-departmental is.

Finance Director Fetterhoff stated it is more like internal service funds.

The City Manager continued his presentation.

Commissioner Wilcox asked about ambulance expenses exceeding revenue in FY2025.

The City Manager stated there are a number of factors, but stated that they did convert a full-time reserve position into a full-time professional firefighter position.

Finance Director Fetterhoff stated the full-time firefighter was not added until FY26, so the deficit came from lack of revenue from ambulance transfers in FY25.

Commissioner Wilcox clarified that insurance payments and self-pay payments from patients for ambulance services went down that year.

The City Manager continued his presentation.

Chair Nootz asked about a bond that was paid on for a long time and paid off before the current City Manager was employed by the City.

The City Manager stated it was for an engine.

Finance Director Fetterhoff stated they had 2 bonds and one from issued in 2000 for the ladder truck, and the one in 2016 was for the fire engine. She stated the ladder truck has been paid off, but the City is still paying off the fire engine. She stated they are usually 20-year bonds.

Chair Nootz asked if there are limits to the number of bonds.

Finance Director Fetterhoff stated they have a debt service capacity that is defined by the state and its about 2% or 3% of the market value of the property in the City of Livingston.

The City Manager continued his presentation.

Chair Nootz asked if the trainings listed account for the ones provided by partner organizations.

The City Manager stated these are specific department budgets based on actual cost for trainings over the last several years.

The City Manager continued his presentation.

Chair Nootz asked if someone in the department works 96 hours straight, then required to take a 12-hour rest, but she wondered if that was related to overtime.

The City Manager stated it may or may not be related to overtime depending on when those 96 hours fall under the FLSA.

Chair Nootz asked why they do 2 on, 6 off.

The City Manager stated that when he started, LFR worked 1 day on and 3 days off, and when he arrived, they did discuss scheduling. He stated the local 630 IAFF and City agreed to the 2 on, 6 off schedules.

The City Manager continued his presentation.

Commissioner Wilcox asked how often collective bargaining happens.

The City Manager stated it happens as often as they negotiate.

The City Manager continued his presentation.

Chair Nootz asked about suppression sprinkler systems.

The City Manager stated that requirement comes from building codes.

The City Manager continued his presentation.

Chair Nootz motioned for a 5-minute break, seconded by Commissioner Daniels. Unanimously approved.

Vice Chair Willich asked Chief Anderson why aid dropped in 2023 and stayed low.

Chief Anderson stated the auto aid agreement changed in 2023. He stated they used to go to all gas calls downtown inside and out, and they really don't need to be there.

Commissioner O'Neill stated they have decisions to make around the budget, and is looking forward to the process.

Commissioner Wilcox spoke about the previous City Commission meeting and stated that, as a new Commissioner, she appreciates the department updates. She stated every presentation before the Fire Department presented on May 19, 2026 was celebrating the team, wins, and projects they are working on. She stated that with the LFR presentation, it was challenging and overwhelming because of the number of slides, the length of time, and the amount of information they presented. She stated that she did not feel prepared for that level of discussion. She expressed appreciation for the partners of the City's Fire department.

Commissioner Daniels stated that at the May 19, 2026 meeting she was completely unprepared for the amount of information LFR presented. She understands how important emergency services and the partnerships within the community are.

Vice Chair Willich stated that the May 19, 2026 meeting LFR presentation was long and information overload. He stated his questions at the last meeting were intended to help him better understand the information so he can be a good representative for the community.

Chair Nootz expressed agreement with fellow Commissioners. She stated she is interested in learning more about the Consolidation Study. She agreed that the LFR presentation from the May 19, 2026 meeting was a lot different than other presentations, with a lot of information she was not prepared for. She thanked the partners for showing up to give information tonight.

The Commission did not enter closed session.

D. CLOSED SESSION TO DISCUSS LEGAL STRATEGY PURSUANT TO MCA 2-3-203(4)(a) AND MATTERS OF PERSONAL PRIVACY PURSUANT TO MCA 2-3-203(3)

9. City Manager Comment

The City Manager thanked the Commission for their time tonight. He thanked Chief Anderson and former Chief Babcox for attending the meeting. He also thanked Sheriff Tad Dykstra for the great conversations they have had over the last couple of weeks.

10. City Commission Comments

Commissioner O'Neill thanked everyone for coming and stated he is looking forward to better things.

Commissioner Wilcox stated she thinks they are all doing the best they can. She thanked Chief Hard for his help this evening.

Commissioner Daniels agreed with her fellow Commissioners.

Vice Chair Willich told everyone to have a good evening.

Chair Nootz – no comment

11. Adjournment

9:51 PM Vice Chair Willich motioned to adjourn, seconded by Commissioner O'Neill. Unanimously approved.

Notice

- Public Comment: The public can speak about an item on the agenda during discussion of that item by coming up to the table or podium, signing-in, and then waiting to be recognized by the Chair. Individuals are reminded that public comments should be limited to items over which the City Commission has supervision, control, jurisdiction, or advisory power (MCA 2-3-202).

The Chair shall have the discretion to solicit comments from the public in the following order: (1) residents of the City, (2) business owners or operators in the City, (3) other organizations conducting operations in the City, and (4) residents, businesses or organizations from outside the City. The Chair may limit each person's comment period to not less than three (3) minutes.

- Meeting Recording: An audio and/or video recording of the meeting, or any portion thereof, may be purchased by contacting the City Clerk. The City does not warrant the audio and/or video recording as to content, quality, or clarity.
- Special Accommodation: If you need special accommodations to attend or participate in City meetings, please contact the City Clerk at least 24 hours in advance of the specific meeting you are planning on attending.