



Livingston City Commission Minutes

December 16, 2025

5:30 PM

City – County Complex, Community Room

Join Zoom Meeting

<https://us02web.zoom.us/j/81230657842?pwd=YXOrLDFCaG7jsq1leKqVPBosVdjDIJ.1>

Meeting ID: 812 3065 7842

Passcode: 419963

1. Call to Order

5:36 pm Chair Schwarz called the meeting to order.

2. Roll Call

- Chair Schwarz
- Vice Chair Nootz
- Commissioner Kahle
- Commissioner Lyons
- Commissioner Willich

City Staff Present

- City Manager Grant Gager
- Chief of Police Wayne Hard
- Policy Analyst Greg Anthony
- Recreation Director Maggie Tarr

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 Schwarz asked the room to stand for the Pledge of Allegiance.

4. Public Comment

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

Public comment was offered by:

- Brad Hansen thanked everyone for their time and energy on the Parks Master Plan. He expressed confusion about the Chamber of Commerce CEO not supporting the plan, and stated he is a member but he does not share the same thoughts and does support the Parks Master Plan.
- Linda Mahr stated the FCC is going in front of the Senate tomorrow and feels this is a concern, as they are bypassing local government regarding where telecommunications can be placed.
- Becky Bird thanked the Commission for their hard work with the Parks Master Plan. She stated she is happy and excited to be nominated for the Land Use Board.

5. Consent Items

- A. APPROVAL OF MINUTES FROM DECEMBER 2, 2025, REGULAR MEETING [PG.5](#)**
- B. APPROVAL OF MINUTES FROM DECEMBER 4, 2025, SPECIAL MEETING [PG.92](#)**
- C. APPROVAL OF MINUTES FROM JULY 30, 2024, SPECIAL MEETING [PG.140](#)**
- D. APPROVAL OF MINUTES FROM CLOSED SESSION ON JULY 30, 2024**
- E. APPROVAL OF MINUTES FROM AUGUST 2, 2024, SPECIAL MEETING [PG.143](#)**
- F. APPROVAL OF MINUTES FROM CLOSED SESSION OF AUGUST 2, 2024**
- G. APPROVAL OF MINUTES FROM CLOSED SESSION ON JULY 15, 2025**
- H. APPROVAL OF MINUTES FROM OCTOBER 17, 2025, SPECIAL MEETING [PG.146](#)**
- I. APPROVAL OF MINUTES FROM CLOSED SESSION ON OCTOBER 17, 2025**
- J. APPROVAL OF MINUTES FROM CLOSED SESSION ON NOVEMBER 4, 2025**
- K. APPROVAL OF MINUTES FROM CLOSED SESSION ON DECEMBER 2, 2025**
- L. APPROVAL OF CLAIMS PAID 11/26/25 - 12/10/25 [PG.148](#)**
- M. JUDGES MONTH REPORT FOR NOVEMBER 2025 [PG.161](#)**
- N. APPOINTMENT OF WILLIAM KUBA TO THE CONSOLIDATED LAND USE BOARD [PG.163](#)**
- O. APPOINTMENT OF REBECCA BIRD TO THE CONSOLIDATED LAND USE BOARD [PG.167](#)**
- P. AGREEMENT 20241 WITH GMP CONSULTANTS FOR EXECUTIVE EVALUATION SERVICES [PG.173](#)**

Chair Schwarz pulled consent items N & O

Commissioner Willich pulled consent item L

Commissioner Kahle motioned to approve consent items A-K, M&P, seconded by Commissioner Willich. Unanimously approved.

Commissioner Willich asked about consent item L and the amount of \$147,000 for Republic Services. He wondered if that is the last time we see that on the claims paid report.

The City Manager stated yes, it will be the last one, and that these charges are related to hauling services in July and August.

Chair Schwarz wanted to publicly acknowledge William and Becky for applying for the Land Use Board and thanked them for doing so.

Vice Chair Nootz thanked Becky Bird for coming to meetings before and after the election and thanked her for finding a way to stay involved even after the election.

Vice Chair Nootz motioned to approve consent item L, N & O, seconded by Commissioner Lyons. Unanimously approved.

6. Proclamations

7. Scheduled Public Comment

A. MONTANA STATE UNIVERSITY, WESTERN TRANSPORTATION INSTITUTE [PG.184](#)

The City Manager introduced Rebecca Gleason and Jennifer McFarland to provide a summary of the project.

Rebecca and Jennifer gave a brief presentation.

Commissioner Lyons asked about rates of supportiveness. He stated that it was surprising to him that there was a lack of support for active transportation users.

Rebecca stated her impression is that a lot of people didn't know the project was coming and were surprised by it, and that folks didn't think there were problems at these intersections, and that bikers had stated they didn't feel using the bulb outs. She stated it was a combination of issues she received in the feedback.

Commissioner Lyons asked how the City could identify which intersections to prioritize based on active transportation activity.

Rebecca stated that cameras can be used for data collection and other methods of counting, but it's pretty common to prioritize children and safe routes to schools, and that is something that, oftentimes, the community can get behind.

Commissioner Lyons asked if there are safety impacts of different geometries.

Rebecca stated there is a lot of research showing that curb extensions are effective and it really depends on the context.

8. Action Items

A. RECOMMENDATION OF COMMUNITY WELLNESS CENTER NAME [PG.231](#)

The City Manager stated there is a lead donor for this project and with that, they have secured the naming rights to the facility. However, this summer, the donor's team reached out to the City and advised that they would welcome a public process to help select the name. The City released a survey to solicit names for the facility. There were 3 requirements provided by the donor with the naming rights and they were: the word wellness had to appear in the title, the title had to reference the geographic area, and could not be person's name. He stated that 76 entries were received from the community. He and staff worked that list down to 15, and those were provided to the donor and their team. The donor returned 3 names for the Commission to select for the facility.

Commissioner Willich asked if they can change one word in any of them, for example the word “The” to something else.

The City Manager stated he did have a conversation with the donor’s representative team, and they indicated that these were ones that the donor and the donor’s family had taken a look at, but that these were the ones submitted by the public, so there was no attempt to modify names or anything like that.

Commissioner Kahle shared that the 3 names on the table are: River and Rail Wellness Center, The Gateway Wellness Center, or Four Ranges Wellness Center.

The City Manager stated the park itself would retain the Katie Bonnell/M Street Park name that exists there today. So, it would be (Wellness Center) at Katie Bonnell/M Street Park.

Chair Schwarz clarified that Four Ranges is the name of the foundation that started this project.

Public comment was offered by:

- Edleeta Shands stated that she likes the gateway name.
- Nancy Adkins stated she would change it to Livingston Rail Wellness Center because the river is not close to the new facility. She thinks “Gateway” is used too much.

Commissioner Willich stated the Four Ranges name sounds very corporate, and in his opinion, it doesn’t represent Livingston. He likes the idea of changing “The” to Livingston, but is not sure they can do that.

Commissioner Lyons stated he prefers River and Rail Wellness Center. He stated those are some of the most significant geographic features of town. He agrees that Four Ranges sounds corporate, but that he does like the four mountain ranges, so that would be his second choice. The Gateway Wellness Center is his last choice because any town can claim to be a gateway to somewhere.

Commissioner Kahle expressed that one of the rules was to not name a person, but she stated that the Four Ranges name feels like they are naming a person. She stated she does not have strong feelings about the other 2 names. She expressed that the River and Rail Wellness Center would be okay because it is descriptive of the area. She agreed with Commissioner Willich that Livingston Gateway would be better.

Vice Chair Nootz stated she feels the River and Rail name feels odd to use since they already have a gym on the North side called Railyard Fitness, and the public was already worried that they would be in competition with local businesses. She feels like the name Four Ranges was a name handed down to them, not from the people who live here. She expressed that the Gateway name feels inclusive to her, and that she does prefer the word Livingston over “The”. She gave a shout-out to Recreation Director Tarr for working really hard to make this a great place year-round and gateway feels more inclusive that way, too, when you look at all the new things folks will be able to do at this facility.

Chair Schwarz expressed that he does not like the River and Rail option because of the Railyard Fitness Center right down the street. He likes the Four Ranges option because you do see the four mountain ranges from that location. He like the idea of Livingston instead of “The”, as it seems better to use, and he reminded the Commission that the County declined to participate in this

endeavor to make it countywide. He would like to see it be Livingston Gateway Wellness Center, but if they can't change it, then The Gateway Wellness Center.

The City Manager stated he kept score of names and the preferred name the Commission liked is The Gateway Wellness Center, with the provision that "The" can be replaced by Livingston.

Commissioner Willich expressed the modification requested could be Livingston Gateway Wellness Center or just Gateway Wellness Center.

Commissioner Willich motioned for the City Manager to communicate with the donor about the changes being either Livingston Gateway Wellness Center or Gateway Wellness Center, seconded by Commissioner Kahle. Unanimously approved.

Vice Chair Nootz wanted to publicly recognized Recreation Director Tarr.

The City Manager stated that after the new year there will be an update before the Commission about the Wellness Center.

Vice Chair Nootz gave a big thanks to Director Tarr and her team for all of their hard work.

Commissioners also thanked her for her hard work.

Recreation Director Tarr shared some recreation updates.

B. CONSIDERATION OF VARIANCE REQUEST FOR 1605 E. LEWIS STREET (SIMPSON) [PG.234](#)

The City Manager stated this is a request for a variance.

Planning Director Severson gave a brief presentation.

Commissioner Willich asked if this will cause a problem in that area later on when sidewalks, curbs and gutters eventually go in around that area.

The City Manager stated that it will potentially cause the City to design the roadway in a way that is different from some other more historic standard roadways in town.

Public comment was offered by:

- Linda Mahr expressed liking the idea of saving trees.
- Nancy Adkins asked if this area is in the flood area.

Planning Director Severson stated this not currently in a regulatory floodplain. It is in a 500-year floodplain, but that is not regulated and we don't issue permits for that.

Commissioner Willich stated he is good with this going through.

Vice Chair Nootz appreciated the conversations that they have around variances. She thanked Planning Director Severson for the detailed presentation.

Commissioner Kahle stated she doesn't have an issue with this variance either.

Commissioner Lyons stated the protrusion of a corner of this building doesn't appear to have an impact on the provision of light and air, so he is in favor of this request.

Chair Schwarz stated all the neighbors approved of this.

Vice Chair Nootz motioned to approve this item, seconded by Commissioner Kahle. Unanimously approved.

Vice Chair Nootz motioned for a 10-minute break, seconded by Commissioner Kahle. Unanimously approved.

C. RESOLUTION 5179: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LIVINGSTON, MONTANA, AMENDING SECTION 30.13 OF THE LIVINGSTON MUNICIPAL CODE ENTITLED OFFICIAL ZONING MAP OF THE CITY OF LIVINGSTON BY REPEALING THE EXISTING ZONING MAP AND REPLACING IT WITH A NEW OFFICIAL ZONING MAP THAT IS CONSISTENT WITH THE NEW ZONING CODE ADOPTED BY ORDINANCE 3064.
PG.256

The City Manager stated this item is the companion action to the recently adopted Ordinance 3064 that modified the text of the LMC. This action is to apply those new zoning districts to the map of the City.

Planning Director Severson gave a brief presentation.

Commissioner Willich asked about the 2 properties that are R3 on the east side of town that are north and south of 89 and one is turning to LMU and one to HMU and wondered why they are proposed differently.

Planning Director Severson stated HMU allows for the mix of uses, but it has the same intensity and height as the R3. The one on the south side is where the views are and it's different than the north side to protect the viewshed, and also, they do not have the infrastructure in that area right now. She reminded the Commission that the City's utilities end at Livingston HealthCare.

Commissioner Lyons asked if PUD is a zoning district in the zoning ordinance.

Planning Director Severson stated yes, it was defined in the text amendment.

The City Manager stated it is not going to be a defined column, but it is the practice that they codify it when it's approved according to the application. So, the application that is submitted then becomes what defines the district.

Commissioner Lyons asked if every PUD will be a new distinct zone within the City.

The City Manager stated yes, and the zones will show in the map as PUD (name of location), and those specific zones are governed by the application that was approved.

Commissioner Lyons asked if he is recalling correctly that the Land Use Board and Commission have requested analysis on the capacity of infrastructure downtown.

The City Manager stated yes, he is correct. Staff has worked on that analysis, and it is not limited strictly to downtown. The analysis was discussed a little bit at the Commission not too long ago and the analysis shows approximately 700 single family home equivalents that can be built given the current water supply.

Commissioner Lyons asked what the difference is between R3 and HMU.

Planning Director Severson read the exact definitions of the two zones.

Commissioner Lyons asked if the map constitutes upzoning or downzoning.

The City Manager stated there are some areas of the City that could be considered a downzone, and recognized that they have down zoned people in the CBD very significantly. He stated a lot of this downzoning is in response to the Growth Policy and what they heard from the community. He pointed out upzoning across from the Wellness Center, and along Miles and Garnier where they go to HMU.

Commissioner Lyons asked if the purpose of zoning is to classify existing uses or to envision permissible future uses.

The City Manager stated it is a mix of both.

Commissioner Kahle asked if there is any way in the downtown CBD area, if the infrastructure isn't in good shape, to require new places to pay for some of the infrastructure to be updated.

The City Manager stated yes, there is a way to do that. It is easier to be able to that on infrastructure that is adjacent to the developed property.

Vice Chair Nootz pointed out a couple of parks not shown on the map. She asked about LMU's south of the school and the decision making behind that.

The City Manager stated it is one of those situations where they zone for what exists or what may exist. He stated this location is St. Mary's School and it has some things that do not match the current R2 zoning, so in this case they zoned based on what is existing there currently.

Vice Chair Nootz asked about the map on West Montana Street between 6th and 7th.

The City Manager stated it is City owned, but nothing is there. It is a stormwater parcel that was set aside.

Vice Chair Nootz asked about Cambridge and 14th Street and why it went from R3 to HMU.

The City Manager stated there is some very high density residential in that area.

Vice Chair Nootz asked about the parcels in City limits that have no services and wondered about cost for industrial zoning vs. residential zoning.

The City Manager stated that given the large land areas out there they would need to run at least a 16-inch water main out that way, or could end up with a 20-inch. He discussed water and sewer directional flows in these locations.

Commissioner Kahle motioned for a 10-minute break, seconded by Vice Chair Nootz. Unanimously approved.

Public comment was offered by:

- Randy Carpenter gave comment on the proposed zoning for the outlying parcels and it feels it is spot zoning and doesn't follow the Growth Policy.

Commissioner Lyons expressed that he sees this as representing an abandonment of the notion that the downtown's going to be the focus of future development, which is what the Growth Policy summarizes as growth in the downtown. He stated he sees this process as more evenly distributing potential density within City limits by reducing the density downtown and increasing it in other

places. He stated the greatest diversion from the Growth Policy on the map is reducing the CBD and making the property at the far northeast corner such a high intensity uses of high-density mixed use. He stated if the market were to respond to the zoning he identifies 4 centers in Livingston: mixed-use at exit 333, a commercial center at the western portion of town, a central center in the CBD, and a proposed new mixed-use center at the eastern gateway of town. He cited material from Journal of Urban Policy and Research.

Commissioner Kahle expressed agreement with Commissioner Lyons. She stated it would be cheaper in the long run to upgrade downtown than it would be to put more facilities outside of town, and it would be better to see the density downtown and to not push it out to either side of Livingston. She expressed concern about a property that is LI and LMU on the east side of town on the south side of Park Street, and stated that they had a very in-depth conversation about the fear of housing or assisted livings facilities because of flooding in that area. And she wondered if that property has the wrong zone because it does allow all of those things they were worried about being on that property. She suggested that it be changed to Industrial because it removes the ability to do any kind of housing and assisting living. She prefers to see the CBD stay the same size.

Chair Schwarz talked about maintaining the character of downtown, and he likes the step-down effect. He understands the infrastructure does need to be replaced. He expressed concern with changing the parcel Commissioner Kahle was talking about from LI to just Industrial because it will allow large warehouses and things like that.

Vice Chair Nootz recognized that the two most complex things that have come before them are the zoning code update and the map update and thanked staff for their work on these items. She likes the LMU around the new Wellness Center. She would like to see all the parks that were missed. She likes the changes to the highway corridor that goes through town and goes from HC to LMU. She likes seeing the CBD be contiguous. She clarified for Chair Schwarz that LI also allows warehouses like Industrial does, and she reviewed the use table for those zones. She expressed feeling tension about where to put density and protect community character, and that this is something to work out around the CBD.

Commissioner Willich expressed agreement with Commissioner Lyons about a lot of what he said. He stated that making both parcels in the northeast end R1 makes the most sense following his interpretation of the Growth Policy is. He also agrees that decreasing the size of the CBD doesn't follow the Growth Policy. He likes the idea of a step down that is 2-4 blocks. He likes the idea of protecting Park Street by keeping the heights low.

Commissioner Lyons stated they have discussed 3 large topics: the extent of the CBD, intensity at the northeast corner, and appropriateness of LI where it is currently applied on the map.

Vice Chair Nootz added that a topic is the area south of the LI that is proposed LMU.

Commissioner Lyons stated that he heard from himself, Commissioner Kahle and Chair Schwarz a preference for R1 at that northeast corner, and mild agreement about this from the other two. He sees that as largely done since everyone seems to agree about that being R1. He moved to the LMU and LI area and reminded that it goes against discussions that they have had that allows housing in those locations because they have clearly said those are not appropriate places for housing because of the threats of the river. He reminded that they have not talked about a solution for this one yet, but they are all aware now of the potential issue in that location. Lastly, he stated there are 3 Commissioners that strongly do not want to reduce the extent of the CBD, and there was talk of how to apply a step down around the CBD. He referenced the future land use map that

shows an expansion of the CBD and high density residential for pretty much the whole southside, and that would mean it would be very in line with the Growth Policy to do the step down as LMU. In his opinion, applying a step down east and west of the CBD would be a good idea.

Commissioner Kahle expressed agreement and would like to see the CBD stay the size that it is and do the step down that Commissioner Lyons suggested.

Commissioners discussed that the step-down would be adding and allowing commercial uses vs. only residential uses.

Commissioner Kahle stated that if the CBD stayed the same, she would be fine with leaving R2 on either side of it. She reviewed the use table for LI and Industrial and they are very similar, the difference really being the residential and assisted living allowed in LI. She assumes the hospital would be grandfathered in if they changed this to Industrial.

The City Manager clarified that the residential uses in the LI was established by the folks up in Helena, and stated that the reason they used the LI in that location is because the use of the location, being the hospital, matches the zone for LI that allows hospitals.

Commissioner Kahle asked if they did change this to Industrial would the hospital be allowed to expand or would they need to ask for a variance.

The City Manager stated you cannot get a variance from the use table. He stated the facility that is out there would move into pre-existing nonconforming status, then it would be fine as long as it doesn't go out of business more than a certain period of time. He clarified that the Commission could do a text amendment to allow medical facilities in the Industrial zone, if that is something they wanted to do.

Commissioner Lyons clarified that it is a state mandate that LI include housing, but for regular Industrial they can make changes to allow for the existing use of the hospital.

The City Manager reminded that if they change the use for Industrial to include hospitals, it will apply all Industrial zones in Livingston.

Commissioner Willich pointed out they could make it conditional and approve or disapprove it case by case.

Commissioner Kahle likes the idea of making it conditional.

Commissioner Willich is in favor of maintaining the size of the CBD, and stated they will have to decide if they want to do a step-down. He is in favor of R1 in the northeast corner, and likes the idea of changing the parcels into Industrial making them conditional.

Vice Chair Nootz asked about bringing CBD to Park Street.

The City Manager stated that the recommendation to bring those portions of CBD is largely due to what is already there, and looking at what is there, those buildings exceed the 36 feet.

Vice Chair Nootz recognized that they really need to clarify what exactly they want the CBD to look like. She is good with R1 in the northeast corner. She is not opposed to Commissioner Willich's suggested locations of Industrial, but also not opposed to a text amendment to allow a conditional use.

Commissioner Kahle stated she is good with going from CBD to R2 and they don't need to push commercial that far out. She suggested leaving CBD on 3rd Street and D Street.

Commissioner Lyons showed on the map on the TV in the room where he thinks the CBD district should be. Ultimately, he would like to see a block shaped CBD.

Commissioners collectively reviewed the map on the TV and discussed the shape of the CBD.

Commissioner Kahle likes the idea of the block shape with very specific lines.

Commissioner Willich clarified the block being 3rd Street to D Street & Park Street to Fleshman.

Commissioner Lyons stated that is very clean and a strong signal to the market that they envision contiguous intensity.

Vice Chair Nootz expressed liking on the proposed map what shows up where HWY 10 meets Park Street.

Commissioner Kahle motioned to approve this item with changes: CBD will go from Park Street to Fleshman Creek & 3rd Street to D Street, the property on the northeast corner of town currently at HMU will change to R1, the property south of Park St. on the northeast part of town that is currently LI and property LMU will all be changed to Industrial, and the property on the south side of town near exit 333 that is currently LI will be zoned Industrial, and to make sure all public land and parks are shown on the map, seconded by Commissioner Lyons. Unanimously approved.

Vice Chair Nootz motioned to bring back the use table specifically and only to edit Industrial to allow hospitals as a conditional use, seconded by Commissioner Kahle.

D. RESOLUTION 5180- A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LIVINGSTON, MONTANA, AMENDING SECTION 30.13 OF THE LIVINGSTON MUNICIPAL CODE ENTITLED OFFICIAL ZONING MAP OF THE CITY OF LIVINGSTON BY UPDATING THE PARCELS INCLUDED IN THE GATEWAY OVERLAY ZONING DISTRICT THAT IS CONSISTENT WITH THE NEW OFFICIAL ZONING MAP ADOPTED BY RESOLUTION 5179, AND RENAMING THE DISTRICT THE HERITAGE OVERLAY ZONE. [PG.348](#)

The City Manager stated this item is to update the parcels included in the current Gateway Overlay Zoning District that are consistent with the new official zoning map that was approved, and renaming the district to the Heritage Overlay Zone. It is a companion action to the prior action, and now that the base map has been created, they are looking to apply the provisions of what was the Gateway Overlay Zoning District, which now the Heritage Overlay Zoning District to certain parcels.

Planning Director Severson gave a brief presentation.

Vice Chair Nootz expressed that this looks good, and she likes the name change.

Commissioner Kahle motioned to approve this item with the amendment to remove the parcel in the northeast corner of the City that is not HMU and is zoned R1, seconded by Commissioner Lyons. Unanimously approved.

E. ORDINANCE NO. 3066 (SECOND READING): AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LIVINGSTON, MONTANA, AMENDING CHAPTER 28 OF THE LIVINGSTON MUNICIPAL CODE ENTITLED "SUBDIVISION REGULATIONS" TO COMPLY WITH STATE LAW, ALIGN WITH THE GROWTH POLICY, AND REFLECT COMMUNITY BEST PRACTICE AND EXPERIENCE. [PG.365](#)

The City Manager stated there were several changes that were requested by the Commission in the first reading.

Planning Director Severson gave a brief presentation.

Vice Chair Nootz asked what the process looks like to see if it is meeting the intent.

Planning Director Severson stated that because it does not go through the Land Use Board or the City Commission, it would be through the administrative process, and she would work with the developer.

The City Manager stated that even with a subdivision runs through an expedited process, there are provisions in MCA that provide a public appeal process, or a public appeal period for the administrative decisions.

Commissioner Lyons expressed that this is really important and that he feels it was done very thoughtfully. He stated that this document will have the greatest influence on the future direction of Livingston.

Commissioner Kahle expressed that the previous feelings they had about the subdivision regulations are gone now, and that they have Director Severson and the City Manager to thank for their hard work.

Vice Chair Nootz expressed that this is very good and thanked staff for their hard work.

Chair Schwarz thanked Planning Director Severson for her work on this.

Commissioner Lyons motioned to approve this item, seconded by Commissioner Kahle. Unanimously approved.

9. City Manager Comment

The City Manager thanked the Commission for a very productive meeting. He thanked the 3 Commissioners that are departing, and expressed appreciation for their support over the last 3 years.

10. City Commission Comments

Commissioner Willich expressed gratitude to the 3 Commissioners at the end of their term and their ability to work together through some really hard things.

Commissioner Lyons stated one life lesson he will take away from being on the Commission is that he does not regret things he hasn't said, but on occasion he has regretted things that he has said, and it will influence him for the rest of his life. He stated it has been a great honor to serve the community as an elected official, and appreciated the support of the voters who trusted him with this opportunity and privilege to serve. He stated that he has kept up the tradition of using the phrase "so moved" when a

motion is request to adjourn, and he asked that Commissioner Willich carry that on as tradition after he is gone.

Commissioner Kahle expressed that it has been an honor and privilege to serve for the last 4 years. She appreciates the conversations had at the table, and she is proud of the work they have accomplished. She thanked staff for bringing all the information forward and helping them make decisions.

Vice Chair Nootz expressed that there is probably not going to be another Commission that will take on land use the way this one did from beginning to end. She expressed being grateful for the expertise Commissioner Kahle and Commissioner Lyons brought in and how they worked together. She joked with Chair Schwarz that after he leaves, she will be the senior Commissioner and she feels the weight of what that means. She thanked him for standing with her through the years.

Chair Schwarz expressed that this is an incredible organization to work with. He thanked the public for the 10 years they have entrusted him to serve. He stated it has been a rollercoaster at times, but he has learned a lot. He expressed that this Commission will be hard to replace.

11. Adjournment

10:38 PM Commissioner Lyons motioned to adjourn, seconded by Commissioner Kahle. 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.
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