

A COMMISSION MEETING OF MARCH 18, 2013 WHICH WAS HELD AT THE CENTRAL MONTANA COMMUNITY CENTER AND STARTED AT 7:00 P.M.

CALL TO ORDER

Chairman Gremaux called the meeting to order.

PLEDGE OF ALLEGIANCE

Chairman Gremaux asked everyone to stand and say the Pledge to the Flag.

ROLL CALL

Present were Commissioners Berry, Doney, Gremaux, Hewitt, Putnam and Turk.

APPROVAL OF MINUTES

Commissioner Doney made the motion to approve the minutes for March 4, 2013 as presented and Commissioner Turk seconded the motion. The motion passed unanimously.

COURTESIES

There were none.

PROCLAMATIONS

There were none.

BOARD AND COMMISSION REPORTS

Commissioner Turk reported that she recently attended a Library Board meeting. The author dinner was discussed and it is on May 8th. There will be a recognition party on April 10th for donors and volunteers. There will be four staff going to the Montana Library Association meeting in Missoula in April.

Commissioner Hewitt reported that she attended an airport board meeting. The Airport recently purchased a new snowplow however; we are still waiting on parts. The Airport Board is continuing to work on leases and lease rates. The Airport Board is still running in the black. The Airport Board received a report from the wildlife survey that was done and there are a lot of geese in the airport area. Commissioner Hewitt commented that when the west overpass project is completed the Airport will have a retention pond and for some reason the Montana Department of Transportation (MDT) feels that beauty is more important than safety for our airplanes. As a result the wildlife biologist that presented the survey results stated that the MD needs to realize that standing water is not acceptable. Native grass was discussed at one point would recommend putting a cover on the retention pond. There was a land appraisal completed on land that will be used for the west overpass project and the value came in very low and is being looked at by the Airport Board. The MDT was security fences installed, but the Airport Board is unsure of what they are requesting. Commissioner Turk asked if Mr. Stephan Streeter has been invited or any right of way representatives from the MDT being invited. Commissioner Hewitt answered that the meetings are published but she is unsure if they are being invited.

Commissioner Putnam reported that the Park and Recreation Board met the first Wednesday of the month. The Ice Skating Association presented the same proposal to them as was presented during the Committee of

the Whole. The Park and Recreation Board recommended that the City Commission approve the proposal by the Ice Skating Association. There was a group at the meeting that was very interested in cleaning up the park area at the Fish Hatchery. Commissioner Putnam further stated that the majority of the members of that group are involved with the Madison Aquifer group. There is a Park and Recreation Board vacancy and the board recommended Mr. Bill Berg, but because it has not been properly noticed to the community an appointment cannot be made at this time. Mr. Myhre explained that the City Commission has stated for several years that when there is a vacancy on the board that public notice be done and then an appointment can be made.

Commissioner Turk reported that there will be a City County Planning Board meeting on Thursday and they will be looking at a subdivision on the Bar 19 property.

CITY MANAGER REPORT

City Manager Kevin Myhre reported on the following issues:

The emergency gate at East Fork Reservoir was completely closed on Monday, March 11th. The reservoir has reached its static level and will be maintained at that level according to the dam maintenance procedures.

The Montana Department of Transportation has delivered their appraisal for the land acquisition to the City and County. The City Manager met with the County Attorney and Airport representatives to discuss the values. We will be asking them to reevaluate a portion of the report due to inconsistencies with previous appraisals.

On March 12th, the City Manager met with the County Commissioners and Kathie Bailey from Snowy Mountain Development Corporation to discuss wastewater issues at the fairgrounds complex. The fair board would like to begin looking for funding to replace the wastewater system. The City Manager also discussed the current deficiencies with the water system in the area.

The Street department has begun sweeping streets to assist in the patching process and clean up sanding materials from the winter season. We are still working to fill some positions in the Public Works Department so we are currently shorthanded for the spring work.

The annual training for elected officials will be held in Billings on May 8 – 10th. The training is conducted by the Local Government Center at MSU. We will get more information out to the Commissioners when we receive it. If you think you may be interested in attending, please let the City Clerk or City Manager know and we can assist in making arrangements.

There is a vacancy on the Park and Recreation Board and a pending vacant position on the Library Board. The letters of interest will be provided to the Commissioners in April.

The Firefighters Association bargaining agreement expires on June 30, 2013. The City Manager will begin working with their representatives on March 25th. Please let the City Manager know if you would like any supplementary information regarding the negotiations.

CONSENT AGENDA

Commissioner Doney made the motion to approve the acknowledgment of the claims that have been paid from March 1, 2013 to March 13, 2013 for a total of \$320.35 and Commissioner Hewitt seconded the motion.

REGULAR AGENDA - Resolutions, Ordinances & Other Action Items:

1. Discussion and action on nominating and appointing a Commissioner At Large for the remainder of the unexpired term vacated by Larry Phillips

Chairman Gremaux read the following names that have submitted a letter of interest: Mark Campbell, Alexzandra Dunnington, John Grinnel, Nik Scebba and Rick Poss. Mr. Myhre explained that this is on the agenda tonight if the Commission would like to fill the position. Mr. Myhre further commented that we typically do not get this many letters of interest and it is really encouraging to see the interest in serving on the Commission. Mr. Myhre explained the newspaper could ask the candidates some questions or we could ask them to give the commission more information prior to making a decision. Further discussion followed. Commissioner Doney would like to give the applicants more time and do it in a public meeting. Commissioner Putnam made the motion to table nominating and appointing a Commissioner At Large for the remainder of the unexpired term vacated by Larry Phillips and Commissioner Doney seconded the motion. Commissioner Turk stated that some questions need to be developed and all applicants would be asked the same questions. Mr. Myhre recommended the Commissioners to get some questions to him and he would work to put together questions and ask that an action item be put on the April 15th agenda to appoint a Commissioner At Large. Commissioner Gremaux asked for comments from the audience and Commission. There being none, the question was called for and the motion passed unanimously. Chairman Gremaux asked the applicants to stand up and introduce themselves so that the Commission and public knew who they were. Mr. Nik Scebba introduced himself first. Mr. Scebba explained that he was Commission for Ward III from 2007 to late 2010, until he resigned because he moved to a different ward. Mr. Scebba explained that he would like to finish what he set out to do. Lewistown is his home and is important to him. The decisions made by the Commission are done with a lot of thought and felt that he put a lot of thought into the decisions he made. Mr. Mark Campbell introduced himself next, stating that he was born here and his father served on the Council back in the eighties. Mr. Campbell explained that he moved back here in 1995 and successfully ran a theatre until it became too expensive to renovate and continue to operate a coffee shop since. Mr. Campbell stated he has not served on any boards with the exception of the Montana Theatres Owners Association. Mr. Campbell stated he likes this town and some things concern him that have taken place, some behaviors he is worried about but all in all it is a community that care about each other. Mr. Campbell thinks he can bring to the table an educated opinion and hopefully make good decisions to grow this community because right now from the business side things are pretty tough and hopes to be able to push the community in a different direction. Mr. John Grinnell introduced himself next and stated that he appreciates the opportunity to let the Commission know that he does love Lewistown. Mr. Grinnell stated it is a beautiful town and it concerns him when he sees so many empty buildings. Mr. Grinnell further explained that he has a lot of experience serving on boards and was a pastor for 30 years and feels he has something to contribute to the Commission. The final candidate was Alexzandra Dunnington. Ms. Dunnington stated that she was born here but not raised here. She was raised in Helena and her father owned the local sawmill in Lewistown and her and her husband own a local business owner and that is the reason she would like to get involved is because they are local business owners. Ms. Dunnington stated that she has not served on any boards and would love the opportunity to serve on the Commission and contribute to the community. Commissioner Gremaux explained that the other applicant Rick Poss was unable to attend this evening.

2. Discussion and action on authorizing the City Manager to negotiate a contract with JGA Architects to perform a building and structural analysis on the power mercantile building including both parcels for sale

Mr. Myhre explained that at the last Commission meeting Mr. LaFountain was in attendance and stated that he would like to see a study done on the buildings to see what the feasibility would be of renovating them and demolish. There was another citizen at that meeting that he would support a study also. Mr. Myhre further explained that prior to the last meeting the Commission discussed that those buildings could be purchased, moved and turned into a parking lot and plaza like structure. Mr. Myhre stated that with those

discussions in mind he contacted JGA Architects and they do have the capacity to come in and do an analysis on those buildings. Further discussion followed. Mr. Myhre explained that he has discussed with Mr. Dave King the concern with completing an analysis without someone interested in purchasing the building, but is interested in working with the City for some type of structural analysis. Mr. Myhre stated that he has talked to Mr. LaFountain and he is willing to work with the City to complete some type of structural analysis. Commissioner Gremaux confirmed that Mr. Myhre is asking to move forward with this analysis and is there money for this type of study. Mr. Myhre answered that he did not budget any money this budget, and if the Commission chooses to move forward then the funds would come out of Commission reserves. Commissioner Doney made the motion to table authorizing the City Manager to negotiate a contract with JGA Architects to perform a building and structural analysis on the power mercantile building including both parcels for sale until there is more information and feedback from the owners and Commissioner Turk seconded the motion. Mr. King asked the Commission to think about what they are doing because they would be spending money on a study and he is unsure of the purpose. Mr. King stated that there is rubber roof on his building and further states that it is the best roof in downtown. Commissioner Doney stated that at the last Commission meeting there was a formal complaint that this building is unsafe and feel that the Commission need to go forward and investigate the complaint. Commissioner Doney further stated that she agrees with Mr. King that she hates to see money spent on a privately owned building. Further discussion followed. Commissioner Gremaux asked for comments from the audience and Commission. There being none, the question was called for and the motion passed unanimously.

CITIZENS' REQUESTS

There were none.

COMMISSIONER'S MINUTE

Commissioner Putnam commented that saying the City should not be involved in the Power Mercantile Building is somewhat true but there is an impassable sidewalk on a side of the building. Commissioner Putnam stated that the City is involved because of the complaints. Commissioner Doney stated that the City is involved because there is pending litigation in District Court and have the responsibility to move the community forward and the safety of our citizens.

ADJOURNMENT

Chairman Gremaux adjourned the meeting.

Dated this 18th day of March, 2013.

Frank Gremaux, Commission Chairman

ATTEST:

Nikki Brummond, City Clerk