

A COMMISSION MEETING OF JULY 18, 2016 WHICH WAS HELD AT THE CENTRAL MONTANA COMMUNITY CENTER AND STARTED AT 7:00 P.M.

CALL TO ORDER

Chairman Byerly called the meeting to order.

PLEDGE OF ALLEGIANCE

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

ROLL CALL

Present were Commissioners: Byerly, Doney, Gremaux, Hewitt, Poss, Putnam and Turk.

APPROVAL OF MINUTES

Commissioner Poss made the motion to approve the July 5, 2016 minutes as amended and Commissioner Turk seconded the motion. The motion passed unanimously.

COURTESIS

There were none.

PROCLAMATIONS

There were none.

BOARD AND COMMISSION REPORTS

Commissioner Putnam reported that she attended the Park and Recreation Board meeting held the first Wednesday of the month. The skateboard people attended the meeting gave the same presentation that was given to the Commission as part of the Committee of the whole.

Commissioner Hewitt reported that the Airport Board met the first Wednesday of the month. Commissioner Hewitt stated that everything is running relatively smoothly. The new hangars doors have arrived and they are working to get them hung. It appears there are several individuals excited about the new hangar.

Commissioner Turk stated that the Library Board met on Thursday, July 14th. The summer reading program is a nine week program and they are entering their 6th week. The participation has doubled for both the kids and adults. Also, there Library has signed up two to three hundred new patrons since school has been out. The Friends of the Library have donated two new televisions that can be used for polycomming. The final numbers for the author dinner show that it was the best dinner so far. New officers were elected and Ms. Mary Frieze is the new Chairman and Ms. Blanche Chapman is the Vice Chairman.

Commissioner Doney reported that the Study Commission met on July 8th and went through the tentative report. Some comment has been received and the public hearing had 6 people in attendance. Commissioner Doney does expect some changes to the final report.

CITY MANAGER REPORT

Interim City Manager Holly Phelps reported on the following issues:

On Tuesday, July 12th, the City closed on the property located at 220 E Main. The City will be working on cleaning up the property so that it can be utilized for storage of trails equipment.

The City has received an Assignment of Tax Lien and Certificate of Sale for the property located at 301 W Broadway.

The Swimming Pool open house will be held on Tuesday, July 19th from 5 to 7 pm. The dedication ceremony will start at 6 pm and a pulled pork dinner served afterwards.

The Couch property located at 69 SW Ash has been purchased by Fergus County. The property has experienced several flood related losses and was located outside of the floodplain. The Fire Department will train in the structure prior to the demolition. The water service and septic tank will be abandoned and the property will remain open green space. The public hearing for the floodplain permit is August 10th at 2 pm at the County Commissioners office if anyone is interested in attending. The City was notified because we are an adjacent landowner.

There will be a public information meeting for the Riverdale Sewer project on July 26th at 6 pm here at the Council on Aging. The outcome of the meeting will be used to gauge support of this project and determined how to proceed with the project.

The owner and contractor for the Kentucky Fried Chicken building was in Lewistown last week. Demolition has begun and they are working on finalizing the building plans. They are planning to open this fall.

The waterline relocation work for the Lewistown West Project has been completed. The airport did have a scheduled outage Tuesday evening while the old line was capped.

The Public Works Department has begun to install the Wayfinding signage. Additional signs will be installed as time and construction activities allow.

CONSENT AGENDA

Commissioner Putnam made the motion to approve the consent agenda as presented and Commissioner Doney seconded the motion. The motion passed unanimously. The consent agenda was the acknowledgement of the claims that have been paid for fiscal year 2015-2016 from July 6, 2016 to July 13, 2016 for a total of \$126,024.54.

REGULAR AGENDA – Resolutions, Ordinances & Other Action Items:

1. Public hearing to hear comments on Resolution No. 3908, a resolution providing for property tax benefits for the remodeling, reconstruction or expansion of property located at 214 and 214 ½ W Main Street in Lewistown

Chairman Byerly opened the public hearing to hear comments on Resolution No. 3908, a resolution providing for property tax benefits for the remodeling, reconstruction or expansion of property located at 214

and 214 ½ W Main Street in Lewistown. Ms. Phelps explained that the City received a tax abatement application for a couple of buildings located in the downtown area owned by the Eckhardt family. They are planning on remodeling several different parts of the property. This is allowed under state law and the City of Lewistown has adopted the recommended guidelines from State law. It is expected that the property value will be increased at least 5% and the construction period will not exceed twelve months. Mr. Joe Eckhardt addressed the Commission by stating that he appreciated that opportunity to apply for the tax abatement. Mr. Eckhardt explained that he wouldn't have known about this if he had not attended some of the property improvement classes provided by Snowy Mountain Development Corporation. Planning Director Duane Ferdinand explained that there is a construction period, exemption period and then a phase in period on the increased property value only. Commissioner Gremaux commented that this has been done in the past. Commissioner Poss commented that he really likes it when the Commission can do this. Commissioner Doney thanked Mr. Eckhardt for investing in the community. Mr. Richard Battrick asked what has happened to the Empire. Commissioner Byerly answered that the Empire has been closed and the Eckhardts have purchase the property and working to update the building. The flower shop will remain. Chairman Byerly asked for comments from the audience and Commission. There being none the public hearing was closed.

2. Discussion and action on approving Resolution No. 3908, a resolution providing for property tax benefits for the remodeling, reconstruction or expansion of property located at 214 and 214 ½ W Main Street in Lewistown

Commissioner Poss made the motion to approve Resolution No. 3908, a resolution providing for property tax benefits for the remodeling, reconstruction or expansion of property located at 214 and 214 ½ W Main Street in Lewistown and Commissioner Putnam seconded the motion. Commissioner Byerly asked for comments from the audience and Commission. There being none, the question was called for and the motion passed unanimously.

3. Discussion and action on authorizing the Interim City Manager to enter into an agreement between the City of Lewistown and the Montana State Library and sign the Montana Land Information Act FY 2017 Grant agreement

Ms. Phelps explained that this is the grant that was discussed briefly at the last meeting. The Public Works department was successful in getting a grant that would allow us to purchase some tablets and the capability to use the ARC GIS platform to located values and customer shut offs which would allow access in the vehicles. The engineering company will help with gathering the information and assist in the training. Commissioner Doney made the motion to authorizing the Interim City Manager to enter into an agreement between the City of Lewistown and the Montana State Library and sign the Montana Land Information Act FY 2017 Grant agreement and Commissioner Hewitt seconded the motion. Commissioner Byerly asked for comments and questions from the audience and Commission. There being none, the question was called for and the motion passed unanimously.

4. Discussion and action on approving the street maintenance assessment for fiscal year 2016-2017

Ms. Phelps explained that the staff has provided the City Commission with three options for the Street Maintenance assessment. The current rate is \$.031 per square foot, which is the first option, the second option is to increase a tenth of a percent and option three is to decrease it a tenth of a percent. Ms. Phelps commented that her recommendation is to keep it the same based on the zero increase in CPI and the fact and the unit prices for the street work appear to be remaining constant. Commissioner Poss made the motion to approve the recommendation of the Interim City Manager to leave the street maintenance assessment at \$.03100 and Commissioner Doney seconded the motion. Commissioner Byerly asked for comments from the audience and Commission. There being none, the question was called for and those Commissioners voting in favor were: Byerly, Doney, Hewitt, Poss, Putnam and Turk. Commissioner Gremaux voted against.

5. Discussion and action on approving Resolution No. 3909, a resolution authorizing stipends to be paid to City Commissioners

Ms. Phelps explained that the resolution provided in the packet reflects the comments from the Commission. The resolution defines the meaning of good standing and the procedure that would take place if a Commissioner miss two consecutive meetings. Commissioner Putnam made the motion to approve Resolution No. 3909, a resolution authorizing stipends to be paid to City Commissioners and Commissioner Gremaux seconded the motion. Commissioner Doney stated that she would like to not revisit this issue for at least three years. Commissioner Byerly asked for comments from the audience and Commission. There being none, the question was called for and the motion passed unanimously.

CITIZENS' REQUESTS

Mr. Richard Barttrick asked what is happening with the building where the Empire was located. Mr. Eckhardt answered that Flowers Flowers is going to remain in its location and is very happy there and the other side of the property where the Empire was located has been gutted and preparing for a new quilt shop.

COMMISSIONER'S MINUTE

Commissioner Doney stated that across the City from her property has been planted into barley and now is being harvested. As a result there is not green space in the subdivision. Commissioner Doney asked if someone could speak with the owner.

Commissioner Putnam stated that the Hospice Golf Tournament was held recently at the Elks and next year it will be held at Judith Shadows.

ADJOURNMENT

Chairman Byerly adjourned the meeting.

Dated this 18th day of July 2016.

Dave Byerly, Commission Chairman

ATTEST:

Nikki Brummond, City Clerk