

**A COMMISSION MEETING OF JUNE 5, 2017 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 Doney made the motion approve the May 15, 2017 minutes as presented and Commissioner Hewitt seconded the motion. The motion passed unanimously.

**COURTESIES**

There were none.

**PROCLAMATIONS**

There were none.

**BOARD AND COMMISSIONER REPORTS**

Commissioner Putnam reported that she was unable to attend the annual Central Montana Foundation meeting and will report on the meeting after she receives the minutes.

Commissioner Turk reported that the Library Board meeting will be this Thursday.

Commissioner Byerly reported that the Central Montana Health District will be meeting this Thursday also.

Commissioner Hewitt reported that the Airport Board meets this Wednesday.

**CITY MANAGER REPORT**

City Manager Holly Phelps reported on the following issues:

Construction on the Big Spring Skatepark has begun. Evergreen Skateparks has been working in the area behind the Chamber of Commerce and Museum. Construction is scheduled to last approximately 14 weeks.

The opening day for the pool was June 3<sup>rd</sup>. The admission for the two days will be two dollars to swim and slide. Season passes and swim lesson sign up will be available during pool hours. The weather was great and a great turn out for the opening weekend of the pool.

The Summer Reading Program begins June 13<sup>th</sup>. The theme for this year is Build a Better World. The City has taken ownership of the new vacor truck. The Sewer Department received two days of training on the truck this past week. It will be used immediately for the maintaining of lines.

The City Manager has received notification that the Supreme Court had made their ruling. They affirmed the ruling of the District Court. The City complied with the statutory provisions for annexing contiguous lands. This is a direct reflection of the caution and good judgement of City staff as they move forward with future annexations.

### **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 reappointment of Scot Solberg to the Tax Increment Finance District Board for a four year term and ending on December 31, 2020. Approval of the RM60 Records Disposal form in accordance with Schedule 8, the Municipal Records Schedules and the acknowledgement of the claims that have been paid from May 12, 2017 to May 31, 2017 for a total of \$292,700.10.

### **REGULAR AGENDA - Resolutions, Ordinances & Other Action Items:**

1. Discussion and action on how to proceed with the Mill Building located at 302 E Main

Mr. Harvey Nyberg addressed the Commission on behalf of the Historic Resources Commission and read the following: “Seek First to Understand, then to be understood” Seven Habits of Highly effective people Steven Covey, 1989. Covey defines effectiveness as balancing obtaining desirable results with caring for the process which produces those results. It is an approach to being effective in attaining goals by aligning oneself to what he calls “true north” principles of a character ethic. Covey promotes what he labels “The Character Ethic” as aligning one’s values with so-called “universal and timeless” principles. Covey adamantly refuses to conflate principles and values; he sees principles as external natural laws, while values remain internal and subjective. Covey proclaims that values govern people’s behavior, but principles ultimately determine the consequences. These are the why and how we make decisions. (my language) Covey presents his teachings in a series of habits, manifesting as a progression from dependence through independence to interdependence. The book first introduces the concept of paradigm shift and helps the reader understand that different perspectives exist, i.e. that two people can see the same thing and yet differ with each other. (Wikipedia) And, that’s OK. Independence divides the community while interdependence offers the possibility of uniting the community. Steven Covey tells a story at his

workshops that illustrates that principle. I'd like to paraphrase that story. Steven and his wife have several kids. One day, his wife was complaining to him about the poor condition of their yard and grass. He listened carefully to her complaints and replied: we are not raising grass, we are raising kids. Lewistown and Central Montana have a wonderful history and story to tell. Agriculture is largely responsible for our settlement, history, culture, traditions and the economy of Central Montana. Agriculture is also the centerpiece of our foreseeable future. We are fortunate to have had local pioneers who helped preserve and tell those stories? Granville Stuart, Teddy Blue Abbot, Charles M Russell, and others who wrote about their experiences. We can also enlist the help of our kids and current residents to tell the story of our future. The Mill Building or Fruit and Grocery Warehouse or Gamble Robinson Warehouse offers the opportunity embrace our history and to tie together important strand of that story while preserving a historic place to tell it. It could be a place where we also offer an important link between the past, present and future in the form of a Visitor Center that provides the public with information on how and where to celebrate bits and pieces of that history while promoting our local economy. Various groups interested in our future have been working independently on different visions and different schedules. The Historic Resources Commission (HRC) met with Recharge Our Community Youth Engagement Group for the first time on May 23<sup>rd</sup> to tell our story and vision for the future of the Creekside/Mill Building site. The HRC became involved only recently when the City acquired the Mill building on July 12, 2016 while the Creekside Park idea has been floating around since 2010. But, it is not too late to work together to try to incorporate our vision for the Mill Building into their vision for the Creekside project: to expand the vision of the Creekside area to preserve a bit of our history while providing a community space for telling our story. There is no need to decide tonight whether to tear down or keep the Mill building. It is my understanding, from our meeting with the Recharge Our Community (ROC) on May 23<sup>rd</sup> that they have not developed funding yet to implement their vision. There is still time to work toward a shared vision. But deciding now to tear down the building is an irretrievable decision. Once it's gone, it's gone. In a sense, the Lewistown City Commission is not "raising" Parks, it is "raising" a community. Taking a little extra time now to encourage the ROC and HRC to work together to develop a win: win solution for the community will be your version of "raising kids". Both the kids and the community will benefit. Ms. Karen Sweeney with the Recharge Our Community talked briefly on the history of the idea for this park area. Ms. Sweeney explained that the group is ready to go and they have partnered with the City, the trails committee and have tried to get as much public input as possible. Ms. Sweeney commented that the public input has been overwhelmingly in support of demolishing the building. Ms. Sweeney further commented that a letter of support was received from the Montana Preservation Alliance, who were the program that purchased the Broadway Apartments. The letter of support is based on the deteriorating condition of the mill building. It was an unusual letter to receive from an organization that is trying to preserve historical structures. Mr. Stephen Taylor with the Recharge Our Community group commented that he thinks everyone has a passion for history and appreciate the stories that go with the history. Mr. Taylor commented that we appreciate buildings with historical value and appreciate the group that would like to save the mill building. However, the City of Lewistown has many historical buildings that we are proud of and in awe of and have fully supported restoration of historical structures that make sense. Mr. Taylor stated that the commitment of the ROC group is not to cause strife but to cause growth for both business and

families. Mr. Taylor briefly discussed the grants and other funding that they have looked into for this project and the overall view of the project. Ms. Karen Sweeney read the following letter from a fellow ROC group member that was unable to attend the meeting tonight. The letter was dated May 16, 2017. I am writing to voice my support of the creation of a park in the area to the north and west of the old "West Feeds" building on Main Street of Lewistown. I am a member of the Lewistown Downtown Association and a member of the Youth Recharge Our Community Group. In my work with both organizations we have conducted numerous surveys of both Lewistown and Central Montana residents and business owners. People want to see Main Street revitalized, cleaned up, and renewed. They want a gathering place in or near downtown for concerts, dances, flea markets, farmers markets and entertainment. They specifically ask for better more convenient access to restrooms. They overwhelmingly ask for a Brewery. They ask for a place for young family's to spend time together. They cry out for activities for young adults. This proposed park answers all of those demands. It will be beautiful and enhance Main Street. It will be an awesome gathering place for people of all ages. The gazebo/stage area will be an awesome location for concerts and entertainment. The playground area will be perfect for children to play and young parents to gather. The restrooms will be so convenient for anyone shopping downtown and will entice travelers to pull over and explore Lewistown or take a walk on the trail system. The covered picnic area will be that location that both travelers and locals can gather and socialize. The entire area will be a wonderful complement to a potential brewery in the old West Feeds Building. I believe that taking down the old Mill Building to create the park as it is designed will not only accomplish all of the above goals, in the long run it will help save the other historic building on the site. The outside appearance of the West Feeds building is beautiful and unique. The inside of the building has an ambiance that has sparked the interest of a group that would like to open a brewery. It has the potential to attract visitors from across the state and region and to answer the demands we have heard over and over again from local residents. Taking down the Mill Building will make room for the picnic area, make the West Feeds Building more visible and allow the other pieces of the park to develop as planned. Please listen to the voice of Central Montanan. Allow progress to happen. Help us to create a beautiful area that would provide a spectacular gateway to both downtown and the trail system. Submitted by Jennifer Saunders. In conclusion Ms. Sweeney stated that they do not want to risk all of the work that has been done on this gathering facility. If the public is held responsible to renovate, maintain and staff the mill building at an estimated cost of \$1 million which is just the renovation estimate. Mr. Ted Knerr who lives at 715 Huron and worked at the Central Feed for forty years. Mr. Knerr commented that the main office building is very nice and is already listed on the National Register for Historic Buildings. Mr. Knerr further explained that the old mill building has been torn up and put back together many times and the basement is a mess. Mr. Knerr does not see any reason to save the building and typically the only people that appreciate that type of building are the people who used to work there and does not think it is a very good building. Mr. Scott Sanford, owner of SAS Sprinkler system addressed the Commission stating he was here to plead to tear that building down. Mr. Sanford says he was the Sanford family that sold the building to the City and sold it relatively cheaply for it to be torn down and added to the park area. Mr. Sanford further commented that he wouldn't have sold the building if anything else was going to happen and the building wouldn't be torn down. Ms. Suzanne Westhoff asked how many City parks are there in the City of Lewistown. Park and Recreation Director Jim Daniels

answered there a 8 in the City limits and up to 3 outside the City limits. Ms. Westhoff commented that with those 8 city parks the yard work is horrendous and there nothing but dandelions. Ms. Westhoff commented further that there is not the time, money or the people available to take care of them and don't know how we would take care of another large park. Ms. Westhoff asked how safe would be for small children to play on Main Street. Mr. Taylor answered that fencing is planned in the area and the play area would be quite a ways from the street and should be comparable to the play space at Symmes Park. Ms. Westhoff stated that if we do tear down the building which obviously is going to happen it will have a fantastic view of the Fleet Parking lot. Ms. Westhoff asked if the building was kept and all the extra outside pieces were removed and it was turned into a railroad museum. Ms. Westhoff stated that the building is filled with liberal people tonight and the decision has already been made and history repeats itself. Mr. Dale Pfau, owner of Don's Store commented that in the forty years that he has been downtown he has worked on a lot of historical things including the lights. Mr. Pfau commented that there are a lot of amazing buildings downtown and this building being discussed is a nondescript building, when taken down will give a great view of the part. The owner of Fleet likes his parking lot and it is commerce and part of American. Mr. Pfau would like to see the building torn down but try to find some funding and not use any tax money. Mr. Jason Stephens stated that he thinks this is a fantastic idea and these people are invested in the community and future of Lewistown. Mr. Stephens commented that the place should be cleared and make is an attractive communal gathering space that reflects greatly on the community and how we choose to invest in ourselves. Mr. Nyberg added that he thinks too often these things get proposed as an either or choice and feels that is a false choice and does think it is a choice of the Creekside project or the mill building but this is a case where you can have your cake and eat it too. Mr. Nyberg stated that those are the kind of solutions he thinks we as a community should be working towards where both sides win instead of one side overpowering the other. Mr. Nyberg hates to see this decision as an either or decision. Mr. Mike Chapman, 302 8<sup>th</sup> Ave N, commented that he has many principle comments starting with Mr. Nyberg that he made a good case about the either or decision. Mr. Chapman would like to see that sort of decision and his question is where the money comes from for the project. Mr. Daniels commented that on behalf of the Park and Recreation Board and the Trails Committee they are in support of this project as planned. They feel it will be an excellent complement to the Trailhead Park and Veterans' Park. Mr. Jeff Southworth stated that he would like to provide some information about the group that is investing in the Brewery. Mr. Southworth explained that he and his sister had decided on building brewery they did a lot of research. Mr. Southworth stated that to have a startup brewery and to succeed and do it on the scale that it needs to be done and for the size of the building they purchased. Mr. Southworth further stated that they knew they needed to take their time and find a tenant brewer. Mr. Southworth briefly discussed the brewery process. Mr. Southworth commented that the real value of the mill building is the value of the land the building sits and the real value is for the town and without the park there won't be a brewery and without the brewery the park is probably not viable. Mr. Southworth commented that he feels this is the first domino in downtown and that this is a big scale project in downtown Lewistown and this will bring all of the good ideas out and this will give confidence. Ms. Pam Higgins, who works with Rural Community Assistance Appropriations and in a partnership with Snowy Mountain Development Corporation and were the ones that provided the Recharge Our Community training. Ms. Higgins commented that the

presentation by Jessie Nunn was amazing and the proposed plan by the ROC group shows the continued use of commerce in the area. Ms. Higgins briefly discussed the different areas around the state. Mr. Kevin Myhre commented that he has worked on historic preservation projects for many years and in a perfect world all historic buildings would be saved. The reality is there is not enough funds to save everything. Mr. Myhre commented that people are stepping forward to preserve building worth saving and no one is stepping forward to help save the mill building. Mr. Ed Butcher, 510 W Janeaux, stated he sees a lot of value in the proposals and is glad to see private parties to put up a brewery. A lot of the rest of the plan is a dream and the City has already bought a building from a guy who wants it tore down. Mr. Butcher commented that there are a lot proposals discussed about the building and not sure if any are logical or not. Mr. Zane Fulbright commented that he supports the park idea, he likes the thought of a brewery and a green space. Mr. Fulbright thinks options are good and the mill building has the potential to enhance the area. Mr. Rich Hayner commented that he thinks this is a great area for a park and when he walks by with his child she comments that the Mill building is a scary building. Mr. Hayner stated that he recently bought his house and is more than willing to pay a little higher taxes for the improvements. Mr. Mark Garnett talked about some of the events that he could see happening there and that it will draw people to the area. Commissioner Byerly thanked everyone for their comments and asked the Commission how they would like to proceed. Commission Hewitt stated that the Mill building was vacant 50 years and then when the ROC group took interest in the building and the historic resources commission submitted a nomination for the national register and did not feel that was right. Commissioner Hewitt commented that there was a tour of the building with the newspaper and as far as she knows the Commission or City staff were not invited and would like to know why. Mr. Nyberg commented that the building was owned by a private owner and there was no reason for the historic resources commission to nominate the building. Commission Hewitt commented that the private owner could have been asked. Mr. Nyberg stated he was not in town when the tour was done. Ms. Phelps commented that she doesn't think it was a formal tour but more for the consultant. Ms. Kathie Bailey explained that in 1986 the mill building was nominated for the historic register and it was considered to be not a contributing structure at that time. Commissioner Putnam commented that she supports Commissioner Hewitt's comment that the Commission, City Manager or citizens was never asked if they wanted the building to be nominated for the historic register. The Commission found out after the fact it had been nominated and put on the national register. Commissioner Putnam stated that the comment made regarding the decision already being made and that history repeats itself; that sometimes it may appear that way to citizens that the Commission makes a decision prior to coming to a meeting, but the fact that this project has been discussed numerous times before this meeting and heard from citizens. Commissioner Putnam further commented that no their final decision has not been made but probably came to the meeting with an idea of the decision but that is because the information has been discussed and research is being done to reach a final decision. Commissioner Putnam stated that the brewery is an established project the building has been purchased and they are ready to move forward and the mill building where it sits is counterproductive to the project and when you say we don't need to hurry up and decide to knock down the building, but we do need to decide whether it can be demolished or not and where the Commission is in making the decision. Commissioner Poss stated that he agrees with Commissioner Putnam and he is really concerned with voting to proceed with the

tearing down the mill building. Ms. Phelps answered that they are in the midst of the planning process but it allows then to continue with the process with the decision of the building. Commissioner Poss made the motion to move forward with the Creekside Marketplace Pavilion with the intent to tear down the mill building and Commissioner Putnam seconded the motion. Commissioner Hewitt commented that she would like to see some history form the building included in the plan. Commissioner Doney stated that she agreed with Commissioner Putnam. Commissioner Doney commented that she likes the idea of a market place for the families. Commissioner Byerly commented that the has had more public input on this issue than any other issue since he has been on the Commission and he stated that the comments have been heavily one sided. Commissioner Byerly stated that he agrees with Commissioner Putnam and we are a decision and there is not an either or option and he personally supports 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.

2. Discussion and action on approving the purchase of the code/card reader & bill validator for the water salesman

Ms. Phelps explained that this is part of the water salesman project. The City is going to purchase this item separately but it is very important that is works with the plumbing and there is only one bid. There is only one vendor for this item. It is from the plumber that was already awarded the contract. Commissioner Hewitt made the motion to approve the purchase of the code/card reader & bill validator for the water salesman and Commissioner Turk 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. Commissioner Gremaux recused from the vote.

**CITIZENS' REQUESTS**

There being none.

**COMMISSIONER'S MINUTE**

There being none.

**ADJOURNMENT**

Chairman Byerly adjourned the meeting.

Dated the 5<sup>th</sup> day of June 2017.

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Dave Byerly, Commission Chairman

ATTEST:

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Nikki Brummond, City Clerk