

A COMMISSION MEETING OF JULY 1, 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, Poss, Putnam and Turk.

APPROVAL OF MINUTES

Commissioner Putnam made the motion to approve the minutes for June 17, 2013 as presented and Commissioner Berry seconded the motion. The motion passed unanimously.

COURTESIES

There were none.

PROCLAMATIONS

There were none.

BOARD AND COMMISSION REPORTS

Commissioner Berry reported that she attended the most recent Recycle Our Waste Lewistown (ROWL) meeting. They reviewed the budget and the program budget is approximately \$2,600.

Commissioner Berry also reported that she attended a Central Montana Foundation (CMF) Board meeting. The youth mentoring program received some funding. Commissioner Berry explained that the community garden members requested some money to install sprinklers in each garden. CMF denied their request because the Community Garden program is not a 501C3 organization.

Commissioner Turk reported that she attended the most recent Library Board meeting. Commissioner Turk reported that there are 125 adults and 300 kids signed up for the summer reading program. The Friends of the Library made \$575 on the June book sale. Commissioner Turk commented that Library Director KellyAnne Terry gave an update on her leadership Montana group she recently participated in. There was election of officers and Ton Wojowick is Chairman and Mary Frieze is Vice Chairman. Commissioner Turk explained that the Library Board has decided to put the windows and drivit for the building on hold and look into the purchase of a new boiler for the library is upcoming fiscal year. Ms. Terry explained that recently the Library has the Montana Wedding display upstairs in the Library and that the next location for the display was Sidney Montana and Century Construction hauled the display up to Sidney for the Library. Ms. Terry stated that she is very thankful that Century Construction was able to help out.

CITY MANAGER REPORT

City Manager Kevin Myhre reported on the following issues:

The annual Snowy Mountain Development Corporation meeting was last week. The staff recognized Ms. Leaf Argotti, previous owner of Rising Trout, for the work she did with SMDC and the model business partnership they had. Also, Mr. Ray Pryor was recognized for his help with the new home buyer program.

The contractor, Winkler Construction, is planning to pave Earl Street during the first week in July. The project has gone smoothly so far.

The Public Works Department will be working to install curb and gutter in the area in preparation for asphalt later in the year to route the traffic into the trailhead parking area and on Miller Street. Century Construction will be doing the paving later this year.

The Public Works Department will be replacing the curb on 7th Ave S in front of the Library with conventional curb and gutter to reduce the amount of erosion along the side of the street. Some new asphalt will be placed on the street.

Public Works has graded the alley behind Kelly Schneider's residence and additional gravel was placed in the alley. The water no longer pools above her garage and the alley drains better. Caution should be used when grading in the future and when changes are made in the area by the residents. Public Works staff and I watched the drainage in the area during the rains in May and June and it is our opinion that the street drainage is adequate for most annual runoff. The curbing and drainage is not sufficient to handle 100 year events and some surface flooding will continue to occur temporarily in extremely high volume events. The area is consistent with most other areas in the City. Some scouring is occurring on 12th Ave S due to absence of curb and gutter but it does not require immediate attention and is not causing the flow to change.

The City and County are working to hire a second appraiser to reevaluate the Airport property adjacent to the Highway. They are hoping to get consideration for the commercial leasing value rather than the large parcel agriculture value currently assumed.

The Montana Department of Transportation (MDOT) is requesting that the City Commission make an allowance in its Railroad Corridor Resolution to get a revocable license to relocate the intersection near the overpass and remove the overpass structure. The City Attorney will be drafting the necessary language for the next City Commission meeting.

The fairgrounds area sewer and water working committee recently met and discussed the water plans from the mid 1990s to add additional capacity to the area by installing a 10 inch line along 191. Representatives from Robert Peccia and Associates attended the meeting with the plans and discussed design options.

CONSENT AGENDA

Commissioner Poss made the motion to approve the acknowledgement of the claims that have been paid from June 14, 2013 to June 28, 2013 for a total of \$55,817.81 and Commissioner Turk seconded the motion. The motion passed unanimously.

REGULAR AGENDA – Resolutions, Ordinances and Other Action Items:

1. Discussion and action on appointing LaVonne Jurack to a two year term to the Lewistown Historic Resources Commission

Planning Director Duane Ferdinand explained that the Lewistown Historic Resources Commission (HRC) operates under the guidelines of City Ordinance 11-15. The duties of the commission are to maintain a system of survey and inventory of historic and prehistoric properties; use the National Register of Historic Places to designate properties; consult on applications, environmental assessments and other similar documents pertaining to historic districts; make recommendations to the Board of Adjustment to approve or disapprove applications for variances; render advice and guidance to property owners on restoration of historic buildings; conduct public information or educational programs; and insure compliance with State guidelines regarding certifications. Mr. Ferdinand further explained that the HRC consists of seven members appointed by the Lewistown City Commission for two year terms. The City has received an application for appointed position from LaVonne Jurack, who resides at 247 SW Maple Street in Lewistown. Ms. Jurack meets all of the requirements to serve on the HRC including age and residency. Mr. Ferdinand stated that he recommends the City Commission approve Ms. LaVonne Jurack be appointed to a two year term to the Lewistown Historic Resources Commission. Commissioner Poss made the motion to appoint Ms. LaVonne Jurack to a two year term to the Lewistown Historic Resources Commission and Commissioner Berry seconded the motion. Commissioner Gremaux 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 Resolution No. 3819, A resolution declaring a blighted area exists within the City of Lewistown, Montana and that the redevelopment of that area is necessary in the interest of public health, safety, or welfare of the residents of Lewistown and to determine the boundaries of the area

Mr. Myhre explained that the City of Lewistown has entered into an agreement with the Montana Department of Commerce for the purpose of receiving Community Development Block Grant (CDBG) funds in the amount of \$15,000 to assist in implementing an Urban Renewal Tax Increment Financing District (TIFD). Subsequent to being awarded CDBG funds, The City has retained consultant services from Community Development Services of Montana to assist in establishing the proposed TIF district. Mr. Myhre further explained that as part of the process outlined in Montana Code Annotated the City must prepare a statement of blight and to declare by resolution that a blighted area exists and that it is necessary to redevelop the blighted area in the interest of public health, safety and general welfare. The resolution must also identify the boundary of the blighted area that must be redeveloped. Mr. Myhre commented that once a resolution declaring blights and finding a necessity is approved, an Urban Renewal Plan must be prepared for the affected area. The Growth Policy may also have to be updated if it does not support the establishment of a TIFD. Finally, an ordinance must be adopted that creates the Urban Renewal District. The City County planning board and public will have on going involvement leading up to the creation of a TIFD. Mr. Myhre stated that the district was discussed during the committee of the whole and was determined to be as follows: beginning at 8th Ave and Boulevard moving northeast to 4th Ave and Boulevard, Northwest up to 4th Street to Truck Bypass and then East to Daws street, northeast to Miller street, southeast to Washington Street, northeast to High Street, southeast to Janeaux, southwest to Miller Street, southeast to the City boundary from Miller Street, southwest to Daws Street, south the City boundary to the end of Commercial Street and then north along spring creek to Pine Street, 3rd Ave to Water Street and moving southwest on Water Street to 6th Ave S move northwest one block to Watson street and then two blocks to 8th Ave. Commissioner Poss made the motion to approve Resolution No. 3819, a resolution declaring a blighted area exists within the City of Lewistown, Montana and that the redevelopment of that area is necessary in the interest of public health, safety, or welfare of the residents of Lewistown and to determine the boundaries of the area and Commissioner Putnam seconded the

motion. Commissioner Gremaux 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 approving the Fire Department Bargaining Union Agreement for the July 1, 2013 to June 30, 2016

Mr. Myhre explained that the City of Lewistown has three separate bargaining agreements. Each agreement is three years long so that one is negotiated each year. Mr. Myhre explained that there were several language changes that make it user friendly and improvements in manager rights. Mr. Myhre thanked the Fire Department for working with him. Further discussion followed. Mr. Myhre stated that the salary increases are less than 3% and higher than 2%. The remaining union members will receive a 2.1% CPI increase. Commissioner Putnam commented that she feels the sick leave and bereavement leave policy is very gracious. Commissioner Putnam made the motion to approve the Fire Department Bargaining Union Agreement for July 1, 2013 to June 30, 2016 with the revision to Section 6 to remove the following wording "then to the City Commission" and Commissioner Hewitt seconded the motion. 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

There were none.

ADJOURNMENT

Chairman Gremaux adjourned the meeting.

Dated this 1st day of July, 2013.

Frank Gremaux, Commission Chairman

ATTEST:

Nikki Brummond, City Clerk