

**JOURNAL OF COMMISSION PROCEEDINGS**  
**March 17, 2026 -- Regular City Commission Meeting**  
**Civic Center Commission Chambers, Room 206 -- Mayor Reeves Presiding**

**CALL TO ORDER: 7:00 PM**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL/STAFF INTRODUCTIONS:**

City Commission members present: Cory Reeves, Joe McKenney, Rick Tryon, Casey Schreiner, and Shannon Wilson.

Also present were City Manager Greg Doyon and Deputy City Manager Jeremy Jones, Public Works Director Chris Gaub, Planning and Community Development Director Brock Cherry, Finance Director Melissa Kinzler and ARPA Project Manager Sylvia Tarman, Park and Recreation Interim Director Jessica Compton, City Attorney David Dennis, Police Chief Jeff Newton, and City Clerk Lisa Kunz.

**AGENDA APPROVAL**

There were no proposed changes to the agenda by the City Manager or City Commission. The Commission approved the agenda as presented.

**CONFLICT DISCLOSURE/EX PARTE COMMUNICATIONS**

None.

**COMMUNITY INITIATIVES**

**1. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM GREAT FALLS PUBLIC SCHOOLS.**

Great Falls Public Schools Executive Director Lance Boyd presented “Good Apple” awards to the Great Falls Police Department, Public Works Department, and Great Falls Fire Rescue in recognition of their assistance following the recent windstorm that resulted in significant roof damage at Lincoln Elementary School.

**PETITIONS AND COMMUNICATIONS**

**2. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

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**Judy Mortenson**, City resident, provided an update on concerns related to marijuana use and its impact on the community. She attended a two-day interim legislative committee meeting on March 9–10, where members worked to develop potential legislation addressing substance use issues. Discussions highlighted a significant and growing problem associated with drug use, particularly marijuana, supported by recent national research.

Although Montana-specific data is limited, trends observed across the country were described as concerning. Community involvement will be important as legislative proposals move forward. She encouraged everyone to engage with elected officials and support efforts to address the issue.

The committee identified several potential pieces of legislation, and she will share additional information outlining these proposals and anticipated next steps. Ms. Mortenson concluded by stressing the importance of community responsibility in supporting youth and others affected by substance use and noted that existing local authority and anticipated funding may help strengthen law enforcement and related efforts.

**Wade Stout**, City resident, shared concerns regarding the functionality and usability of downtown parking payment machines. He described a recent experience in which he was unable to successfully use either a debit or credit card despite multiple attempts. He, ultimately, obtained quarters from a nearby business to complete the transaction. He expressed frustration with the process and uncertainty as to whether the issue was due to user error or equipment malfunction.

Mr. Stout suggested that clearer instructions, including visual guidance similar to those provided at gas station payment terminals, could improve usability and reduce confusion for users.

**Katie Newman**, City resident and downtown small business owner, expressed concerns about parking and its impact on her business and clients. She explained that parking availability and cost were significant factors when deciding to locate her business downtown, noting that she provides professional services rather than retail goods.

Ms. Newman commented that she and her clients have experienced ongoing challenges with parking, including tickets and confusion related to payment methods. She noted that client appointments typically last between one and one-and-a-half hours and emphasized that many downtown professionals face similar issues.

Ms. Newman suggested implementing two hours of free parking to better support service-based businesses, reduce confusion with payment systems, and encourage continued economic growth downtown. She expressed support for downtown development and indicated that such a policy could attract additional professionals to the area.

Additionally, Ms. Newman shared that she currently pays approximately \$1,200 annually for parking for herself and one employee in the parking garage. She recommended considering

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discounted parking options or incentives for downtown business owners to help offset costs and allow for reinvestment in their businesses.

**Jeni Dodd**, City resident, referenced this evening's executive session related to the City Manager's contract and expressed concern about the potential for additional salary increases.

Ms. Dodd took exception to the City's recent land purchase decision, stating that the City Manager executed a buy-sell agreement without prior Commission approval and above the appraised value. She questioned whether these actions were consistent with applicable state laws.

She also expressed concern regarding the City's financial condition, noting multiple troubled funds, which she characterized as unacceptable. Additionally, Ms. Dodd referenced past issues involving Community Development Block Grant conflicts of interest that resulted in federal review and consequences and questioned the City Manager's oversight during that period.

Ms. Dodd further raised concerns about more recent contract-related conflicts of interest presented to the Commission, suggesting a need for stronger administrative oversight. She also questioned the constitutionality of current meeting decorum rules.

In closing, Ms. Dodd expressed concern about the City Manager's salary relative to the average household income in the community.

## **NEIGHBORHOOD COUNCILS**

### **3. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

**Art Taft**, Neighborhood Council 1 Official Delegate, reported that at the March 10<sup>th</sup> meeting, the council received a recap of the February 24 Council of Councils meeting. Discussion included the potential implementation of Centerline AI software to assist the Great Falls Police Department in analyzing crime statistics by neighborhood. Additionally, updates were shared regarding increased enforcement efforts focused on cell phone use, traffic signals, stop signs, and speeding violations. It was also noted that 52 applications were received for the animal control officer position.

NeighborWorks Great Falls presented highlights from its 2025 impact report, including assistance provided to 101 new homeowners, 498 graduates of homebuyer education courses, and the prevention of 50 home foreclosures.

Jessica Compton and Kevin Vinning of the Park and Recreation Department delivered a presentation on park quality and community involvement. Attendees were reminded of the Adopt-a-Park program, which encourages residents to help monitor and maintain public park spaces.

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A community member raised concerns regarding traffic issues within the Neighborhood Council district and encouraged residents to participate in informal discussions to identify potential solutions.

The meeting was also attended by local high school students enrolled in a government class. The Council expressed appreciation for their participation and encouraged continued civic engagement, including involvement in programs such as Adopt-a-Park.

The next meeting is scheduled for April 14 at 7:00 p.m. at Faith Lutheran Church, 1300 Ferguson Drive.

### **BOARDS AND COMMISSIONS**

#### **4. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

None.

### **CITY MANAGER**

#### **5. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

City Manager Greg Doyon reported that the City recently underwent a credit evaluation by Moody's Investors Service and has maintained a strong AA3 credit rating. It was noted that this rating reflects the City's solid financial performance and positions the City to secure more favorable terms when issuing debt. Appreciation was expressed to Melissa Kinzler, Kirsten Wavra and the finance team for their work in maintaining this rating.

The Commission was also informed of recent promotions within the Great Falls Police Department: Clay Bott and Paul Kummer were promoted to Sergeant, and Abby Rodseth and Shane Klippenes were promoted to Master Police Officer.

He expressed appreciation to those involved in the parking summit working group, acknowledging the complexity of the issue and the collaborative effort to develop potential solutions. It was noted that additional discussion is needed, and a more detailed summary outlining next steps will be provided to the Commission. Special thanks were extended to Jeremy Jones, as well as Mark Willmarth and Brock Cherry for their leadership and contributions to the effort.

Commissioner Tryon expressed appreciation to the City Manager for highlighting the City's AA3 credit rating from Moody's Investors Service. He noted that the rating reflects the City's strong financial condition, including timely payment of obligations, maintenance of healthy reserves, and proactive financial planning. He further stated that the rating enables the City to secure lower interest rates when borrowing and demonstrates responsible stewardship of public funds.

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Commissioner Tryon added that Great Falls is recognized throughout the state and region for its fiscally conservative practices and sound financial management. He attributed this reputation to the leadership of the City Manager and the efforts of the finance team.

He also noted that Moody's evaluation is based on multiple criteria, including management, which comprises 20% of the overall rating. Commissioner Tryon expressed appreciation for the City Manager's leadership as acknowledged in his earlier performance review this evening.

### **CONSENT AGENDA**

6. Minutes, March 3, 2026, City Commission Meeting.
7. Total Expenditures of \$1,994,305 for the period of February 12, 2026, through February 25, 2026, to include claims over \$25,000, in the amount of \$1,450,553.
8. Grants List.
9. Approve Final Payment for the Wastewater Treatment Plant Pump Station Improvements and Bar Screen Replacement in the amount of \$131,127.00, which comprises \$129,815.73 to Sletten Construction Company and \$1,311.27 to the State of Montana Miscellaneous Tax Fund, and authorizes the City Manager to make the payments.  
**OF 1633.8**
10. Approve the purchase of one new 2027 Vactor 2100i Combo Truck from Joe Johnson Equipment of Billings, Montana, through Sourcewell for a purchase price of \$643,305.
11. Approve the annual procurement of Microsoft 365 licensing in the amount of \$97,153.92 from CompuNet and the assignment of CompuNet as the City's Microsoft Partner of Record.

**Commissioner Tryon moved, seconded by Commissioner Wilson, that the City Commission approve the Consent Agenda as presented.**

Mayor Reeves asked if there were any comments from the public. Hearing none, Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner McKenney received clarification that the "Tina Settlement" referenced in Item #7 did not pertain to a lawsuit but instead reflected a payment to the event coordinator to cover the difference between the rent owed and the revenue generated.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

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**PUBLIC HEARINGS**

**12. RESOLUTION 10615, ESTABLISHING GOLF FEES.**

Mayor Reeves declared the public hearing open and asked for presentation of the agenda report.

Park and Recreation Interim Director Jessica Compton reported that Resolution 10615 proposes adoption of the 2026 golf fee schedule to support ongoing operations, maintain equipment, and enhance promotion of the City of Great Falls golf facilities. This approach aligns with the management model implemented by CourseCo and is intended to ensure the continued delivery of high-quality services and well-maintained facilities for residents and visitors.

Since 2018, the City has contracted with CourseCo to manage operations at Anaconda Hills and Eagle Falls golf courses. Under this management, outstanding debt has been significantly reduced from approximately \$1 million in 2018 to \$20,000, with full repayment anticipated by fiscal year 2027.

Following retirement of the remaining debt, CourseCo plans to implement a capital improvement plan to address deferred large-scale projects at both courses, supporting long-term sustainability and success.

Golf fees are reviewed annually. Based on operational needs and increasing service costs, CourseCo and City staff recommend approval of the proposed 2026 fee schedule as outlined in the agenda packet.

Mayor Reeves asked if the Commission had any questions for staff or the CourseCo representative.

Hearing none, Mayor Reeves asked if there were any comments from the public in support of Resolution 10615.

**Jeff Stange**, City Golf Courses Manager, representing CourseCo, commented that Mike Sharp, President and CEO of CourseCo, sends his sincere apologies for his absence this evening. He experienced significant travel delays, including a cancellation, which prevented him from attending.

Mr. Stange reported that, as summarized in the agenda packet materials, the proposed rates achieve two primary objectives: they address ongoing inflationary operating expenses and they position CourseCo to meet its long-term capital improvement goals.

CourseCo has been working closely with City staff to identify and plan for several major projects. The proposed rate structure will enable CourseCo to move forward with these

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enhancements and improvements. Importantly, these efforts are fully funded through golf course operations and do not rely on the City's general fund or other municipal resources, ensuring the program remains self-sustaining.

Mayor Reeves asked if there were any comments from the public in opposition to Resolution 10615.

**Butch Basto**, City resident, expressed opposition to the proposed increase in golf cart fees. He noted that the majority of golfers at the City courses are senior citizens on fixed incomes, and that raising fees would place a financial burden on this group.

He commended Jeff Stange for his management of the golf courses over the past several years, noting significant improvements in course quality and overall operations. However, Mr. Basto raised concerns about ongoing maintenance issues, including:

- The pump failure at Anaconda Hills Golf Course and uncertainty regarding its repair.
- Poor condition of cart paths, which he stated caused damage to his golf cart and creates safety hazards.
- Inadequate temporary repairs, such as gravel fill in potholes, which he indicated are ineffective and short-lived.

Mr. Basto emphasized that course conditions affect the ability to attract visitors to Great Falls and expressed a desire for more permanent solutions to improve the golfing experience.

**Randy Golightly**, City resident, concurred with Mr. Basto's comments regarding golf fees. He emphasized the financial challenges faced by senior citizens, noting that fee increases are burdensome. He suggested that reduced rates for golf passes and day passes for seniors, particularly those aged 70 or older, could help alleviate this burden.

Mr. Golightly also raised concerns about the condition of golf course trails and cart paths, citing instances where golf carts were damaged due to deep potholes. While acknowledging the financial constraints of course maintenance, he requested improvements to ensure safe and functional conditions for golfers.

**Jeff Stange**, City Golf Courses Manager, acknowledged the concerns raised regarding the condition of golf course cart paths. This upcoming spring, a resurfacers will be used to grind and level the gravel but emphasized that a full asphalt resurfacing would be a significant capital expense. The estimated cost to pave both courses entirely is approximately \$900,000, and achieving this would require planning and allocation over time.

Mr. Stange affirmed that the concerns of the public regarding cart path conditions are valid and are carefully considered in ongoing maintenance and capital improvement planning.

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Mayor Reeves closed the public hearing and asked the will of the Commission.

**Commissioner Wilson moved, seconded by Commissioner Tryon, that the City Commission adopt Resolution 10615 – Establishing Golf Fees.**

Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner Wilson inquired if anything could be done to institute a senior rate at this point.

Mayor Reeves commented that it could be addressed during upcoming budget discussions.

Commissioner Tryon commented that he recognizes that even a dollar or two can be a lot of money for somebody. The weekday rate increase for both courses of \$1 for 18 holes is very reasonable. He will look forward to the great job that CourseCo has been doing to manage and maintain the golf courses. The best thing the City did was bring in a private company to manage the golf courses. Now, because of that, the City is almost out of the hole on what was a huge drain on the general fund for subsidizing the golf courses. He will also look forward to budget discussions regarding the possibility of senior discounts.

Commissioner McKenney reflected on the City's past financial challenges with the golf courses and acknowledged a prior City Commission's decision to pursue a new management approach through an RFP process. He noted that this decision involved significant risk at the time. He expressed appreciation to the former Commission for taking that risk, stating that the decision has proven successful and is now yielding positive results.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

**13. ELECTRIC CITY ARCHERS OF GREAT FALLS LEASE AGREEMENT FOR PROPERTY LOCATED IN WADSWORTH PARK.**

Mayor Reeves declared the public hearing open and asked for presentation of the agenda report.

Park and Recreation Interim Director Jessica Compton reported that the Park and Recreation Department is recommending that the City Commission approve a lease agreement with the Electric City Archers of Great Falls. The proposed agreement is for a 5-year term with an option to renew for an additional 5 years at the City's discretion.

The Electric City Archers have managed a community archery range since 1971 in Great Falls. The range features 26 targets designed to simulate real-life shooting scenarios and is secured to ensure safety and proper maintenance. The organization also hosts community events that provide recreational opportunities for both residents and visitors. A master plan

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was developed in 1998 for Wadsworth Park, outlining the long-term vision for park improvements and amenities. Due to the absence of a formal capital improvement plan and limited departmental resources, the Park and Recreation Department has relied on community partners like the Electric City Archers to deliver specialized outdoor recreation opportunities.

Under the terms of the lease, the club pays an annual fee of \$250 to the City's general fund and is responsible for all maintenance and upkeep of the range and related facilities at no cost to the City. Both the City and the lessee retain the option to terminate the lease with 60 days written notice. The Electric City Archers have proven to be a reliable tenant, not only maintaining the facility, but also contributing to park oversight by reporting maintenance issues and suspicious activity.

Mayor Reeves asked if the Commission had any questions for staff. No one responded.

Mayor Reeves asked if there were any comments from the public in support of or in opposition to the Electric City Archers of Great Falls Lease Agreement. No one responded.

Mayor Reeves closed the public hearing and asked the will of the Commission.

**Commissioner McKenney moved, seconded by Commissioner Wilson, that the City Commission approve a lease agreement of City owned property located in Wadsworth Park with the Electric City Archers of Great Falls.**

Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner Wilson noted that the Park and Recreation Board approved of the Lease Agreement.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

## OLD BUSINESS

### **14. SECOND AMENDMENT TO DEVELOPMENT AGREEMENT WITH CONTEXT LLC FOR THE REMODEL OF THE KELLERGEIST PUB THEATER LOCATED AT 111 CENTRAL AVENUE.**

Planning and Community Development Director Brock Cherry reported that Agenda Item 14 is a request to approve the Second Amendment to the Development Agreement with Context LLC for the Kellergeist Pub Theater project at 111 Central Avenue.

On August 1, 2023, the City Commission approved Resolution 10523, authorizing \$263,500 in Downtown Tax Increment Financing (TIF) funds for this historic building remodel. The original agreement required reimbursement requests to be completed by December 31, 2024, and that

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deadline was later extended to December 31, 2025. The applicant is now requesting an extension of that reimbursement deadline to June 30, 2026.

The project is nearly complete. Improvements have included façade work and several public safety and accessibility upgrades, including a fire suppression system, ADA-compliant restrooms, security cameras, exterior lighting, and replacement of the rear security door. The remaining work is primarily concrete work, which has been delayed by contractor availability and weather.

To date, the applicant has requested reimbursement of \$196,945.14 of the total \$263,500 award, leaving \$66,554.86 remaining under the approved project budget. This request does not increase the approved funding amount or change the project scope. It only extends the timeframe for eligible reimbursement requests.

Staff also finds that the Downtown TIF fund has sufficient capacity to accommodate this extension without affecting the City's ability to consider other proposals. The Finance Director confirmed today that the Downtown TIF fund has a cash balance of approximately \$4.5 million, with approximately \$2.7 million in unobligated funds projected as of June 30, 2026.

**Commissioner Wilson moved, seconded by Commissioner Schreiner, that the City Commission approve the Second Amendment to Development Agreement with Context LLC for the remodel of the Kellergeist Pub Theater project to extend the timeline of reimbursement to June 30, 2026.**

Mayor Reeves asked if there were any comments from the public.

**Jeni Dodd**, City resident, expressed concern about missing public records on the City's website relating to the December 3, 2024, meeting and questioned the justification for extending the project timeline. She was able to review the 2024 video and cited previous statements indicating stricter scrutiny would be applied to future extensions and asked for additional evidence supporting the current request. Concerns were also raised about repeated project delays, potential precedent-setting, and the broader use of TIF funding, including its impact on the City's general fund and perceived inequities for taxpayers.

Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner Tryon commented that he emailed Director Cherry today with a couple of questions that he wants to raise now. He inquired the purpose of having a time deadline put on TIF reimbursements.

Director Cherry responded that it is not in the City's best interest to have TIF funds remain obligated for extended periods, emphasizing the importance of timely project completion and reimbursement to maintain an efficient and sustainable funding cycle.

Commissioner Tryon inquired if there were any examples of extending a TIF deadline similar to this request.

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Director Cherry responded that he was unable to identify any times that a project was extended twice. An important note is that when this project was extended the first time, it only had a one-year time period to it, and the standard now is two years, given construction timelines and implementing items. Approximately 75% of the award has been reimbursed. If the remaining award was 50% or more still outstanding, his tone would be to identify the crux of the issue. He noted the request was for a six-month extension rather than a year.

Commissioner Tryon concluded that the money has already been approved, and the request is simply extending the 25% portion for another six months. He hesitantly will vote yes but hopes extending TIF reimbursements doesn't become a habit. He asked the applicant to explain the delayed work.

**Mathias Schalper**, Applicant, 111 Central Avenue, explained that due to the high cost and complexity of repairing underground vault structures beneath the sidewalk, the decision was made to abandon restoration and instead fill the basement space with concrete as a more practical and cost-effective solution. It was noted that this change would significantly reduce project costs, and delays in reaching this decision, combined with winter conditions, impacted the timing of the concrete work.

Commissioner McKenney noted that the funding amount remains unchanged and the request is solely to extend the project timeline. He acknowledged the challenges of operating a business and completing remodeling projects, emphasizing that such efforts often take longer and cost more than anticipated. He expressed appreciation for the applicant's investment in downtown revitalization and voiced support for the extension.

Commissioner Schreiner expressed support for the request, citing staff's assessment that the fund remains healthy. While acknowledging concerns about setting a precedent, he stated that future decisions should be based on impacts to development and fund availability. He concluded that, since the extension does not negatively affect the fund, he supports the request.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

### **15. PROFESSIONAL SERVICES AGREEMENT – CENTENE STADIUM SEAT AND NET UPGRADES. OF 1862.0**

ARPA Project Manager Sylvia Tarman reported that the Centene Stadium Seat and Net Upgrades Project was brought before the City Commission in November 2025, and the Commission awarded \$425,000.00 in Parks Maintenance District Funds for the project. The project aims to remove and replace the deteriorating box seats, remove and replace spalled and cracked concrete, add concrete stairs to meet current code requirements, and repair and/or replace the netting system. City staff reached out to TD&H Engineering to provide an estimate for the required engineering services for the project, per the City's financial policy relating to Intermediate Projects. TD&H has provided an estimate for engineering and construction administration services for the project, in the amount of \$12,500.00.

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Staff recommends that the City Commission approve a Professional Services Agreement with TD&H Engineering in the amount of \$12,500, funded with Park Maintenance District Funds.

**Commissioner McKenney moved, seconded by Commissioner Tryon, that the City Commission approve the Professional Services Agreement with TD&H for the Centene Stadium Seat and Net Upgrades Project in the amount of \$12,500.**

Mayor Reeves asked if there were any comments from the public. Hearing none, Mayor Reeves asked if there was any discussion amongst the Commissioners. Hearing none, Mayor Reeves called for the vote.

Motion carried 4-1 [Commissioner Wilson dissenting].

### **16. POLICE DEPARTMENT EVIDENCE BUILDING PROJECT, CHANGE ORDER #2. OF 1684.3**

ARPA Project Manager Sylvia Tarman reported that the Great Falls Police Department Evidence Building Expansion project was identified as a Tier 1 ARPA project in April of 2022. The project went out for bid at the end of 2023, and a construction contract was awarded in February 2024. Construction began in August 2024 and is nearing completion. Staff has been working with Wadsworth Construction throughout the project to make functional design changes and mitigate budget concerns. This change order includes pricing for design changes necessary to accommodate installation of the new material lift, similar to an elevator, that will enable loading of materials to all floors of the new and old building. This includes temporary walls for protection of evidence, additional structural steel supports, saw cutting, and various other finish items. While adding this material lift was included in the original design, more stop options were needed to make this elevator functional for four different levels, as the addition has slightly different floor elevations than the existing building. Also, during the investigation into the existing structures of the wall of the old building, Wadsworth discovered that they would need to add additional steel bracing and move some floor joists that support the mezzanine in the existing evidence area in order to accommodate the elevator landings on each level. Wadsworth also has to construct some temporary walls in the existing building, in order to provide security and protect evidence from any dust or construction debris. This change order should reflect the last of the change orders on this project, as the material lift is the last remaining item to complete the project.

The overall price for this work totals \$64,050.01. The project currently has \$45,202.94 left in contingency funds, which will be used in its entirety to complete the project's current ARPA funding. The remaining overage of \$18,847.07 will be covered through the Police Special Revenue Fund. This change order will increase Wadsworth's total contract amount to \$3,638,597.07.

**Commissioner Tryon moved, seconded by Commissioner Wilson, that the City Commission approve Change Order #2 in the amount of \$18,847.07, funded through the Police Special Revenue Fund, to Wadsworth Construction for the Police Department Evidence Building project.**

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Mayor Reeves asked if there were any comments from the public. Hearing none, Mayor Reeves asked if there was any discussion amongst the Commissioners. Hearing none, Mayor Reeves called for the vote.

Motion carried 5-0.

### NEW BUSINESS

### ORDINANCES / RESOLUTIONS

**17. RESOLUTION OF INTENT 10617, INTENTION TO VACATE A PORTION OF THE 10<sup>TH</sup> ALLEY SOUTH ABUTTING LOTS 1-4 AND 11-14 OF BLOCK 510, PLAT OF THE TOWN OF GREAT FALLS AS REQUESTED BY CHICK-FIL-A INC.**

Planning and Community Development Director Brock Cherry reported that this item is a request to adopt Resolution of Intent 10617 and schedule a public hearing for April 21, 2026, regarding the proposed vacation of part of 10<sup>th</sup> Alley South linked to the Chick-fil-A redevelopment at 721 10<sup>th</sup> Avenue South.

The applicant seeks the vacation to enhance the site's functionality as a single development parcel and to improve circulation and parking. The request excludes the portions of the alley next to the existing residences in the northeast corner of the block. If approved, the City would keep utility, sewer, and public access easements, while the developer would take responsibility for maintenance.

Tonight's action is a procedural step to formally notice and consider the request at a public hearing.

**Commissioner McKenney moved, seconded by Commissioner Wilson, that the City Commission adopt Resolution of Intent 10617 and set a public hearing for April 21, 2026.**

Mayor Reeves asked if there were any comments from the public.

Written comments were submitted by **Randy Knowles**, City resident, expressing opposition to 9<sup>th</sup> Avenue South becoming a business district.

Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner Wilson noted that she lived in the house on Lot 5 over 50 years ago. She is surprised those old houses are still there.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

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**CITY COMMISSION**

**18. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM THE CITY COMMISSION.**

None.

**19. COMMISSION INITIATIVES.**

None.

**ADJOURNMENT**

There being no further business to come before the Commission, **Commissioner Tryon moved, seconded by Mayor Reeves, to adjourn the regular meeting of March 17, 2026, at 8:07 p.m.**

Motion carried 5-0.

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Mayor Cory Reeves

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City Clerk Lisa Kunz

**Minutes Approved: April 7, 2026**