

**JOURNAL OF COMMISSION PROCEEDINGS**  
**March 3, 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, and Casey Schreiner. Commissioner Shannon Wilson was excused.

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, City Attorney David Dennis, Police Captain Doug Otto, 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.

**MILITARY UPDATES**

**1. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM MALMSTROM AIR FORCE BASE (MAFB).**

Colonel Daniel Voorhies, Commander of the 341<sup>st</sup> Missile Wing, provided the following updates:

- Malmstrom is steadfast in its nuclear security and security mission.
- Malmstrom hosted a housing cohort on January 28, 2026.
- Tours and briefings were provided for Leadership Great Falls on February 19, 2026, and for Leadership Montana on February 25, 2026.
- The Wing annual award ceremony was held on February 28, 2026.
- Sentinel Town Hall meetings are scheduled for May 13, 2026, in Lewistown, May 14, 2026, in Fairfield, and May 15, 2026, in Great Falls.

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- A Direct Reporting Portfolio Manager (DRPM) position has been established for the Sentinel project to streamline the decision-making process and accelerate delivery of this critical weapon system. The DRPM reports directly to the Secretary of the Air Force and the Secretary of Defense to ensure senior-level oversight and help keep the project on schedule. Initial operational capability for Sentinel is currently planned for the early 2030s timeframe.
- Prayers were requested for all service men and women participating in Operation Epic Fury.

Commissioner Tryon requested additional information regarding the 2030 timeframe. Col. Voorhies clarified that, within that timeframe, at least one missile and two launch control centers are expected to be operational, with construction beginning in Cheyenne, Wyoming.

Col. Voorhies also noted that Malmstrom will begin the commercial gate project this fall. Additionally, more than \$1 billion in phased construction, consisting of six buildings, is scheduled to begin in the 2027–2028 timeframe.

Commissioner Tryon inquired about any security issues the City of Great Falls should be aware of.

Col. Voorhies responded that Malmstrom is implementing random security measures to enhance safety. These measures include increased checks of individuals and companies without a Department of Defense–issued identification and more frequent inspections of the base perimeter. He also encouraged the community to remain vigilant, emphasizing: “If you see something, say something.”

## PETITIONS AND COMMUNICATIONS

### 2. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

**Ron Paulick**, City resident, read from a prepared statement regarding marijuana regulations. He referenced Missoula’s Ordinance 3749, which adds Chapter 8.39, titled “Restrictions on the Sale or Transaction of Cannabis Products.” The ordinance is intended to impose additional regulations on the sale or transfer of cannabis products within the city, including the establishment of a new criminal penalty for individuals who sell or provide cannabis products to persons under 21 years of age.

Mr. Paulick also cited a February 2026 list from the Cannabis Control Division indicating that Billings has the highest number of licensed dispensaries in Montana, with 79, while Great Falls has the lowest, with 21.

He concluded by noting that he plans to attend the Children, Families, Health & Human Services Interim Legislative Committee hearings on March 9–10, 2026, which will address SJ48 and the impacts of marijuana legalization in the state.

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**NEIGHBORHOOD COUNCILS**

**3. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

None.

**BOARDS AND COMMISSIONS**

**4. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

None.

**5. APPOINTMENTS TO THE PLANNING ADVISORY BOARD/ZONING COMMISSION.**

Mayor Reeves reported that in May 2025, Michael Bicsak was appointed to the Planning Advisory Board/Zoning Commission for a partial term through December 31, 2025. He is interested and eligible for an additional term. Julie Essex served from December 6, 2022, through December 31, 2025. She is not interested in another term. Tory Mills was appointed in March 2018 to a partial term and reappointed for two full terms with his final term ending December 31, 2026. Mr. Mills has resigned from the Board/Commission. Therefore, the City will need to fill the remainder of his term through December 31, 2026.

The City advertised and received applications from Leah Jerome and Wayne Klind. Board members Joe McMillen and Mike Gorecki interviewed the applicants, and both applicants were recommended to the Planning Board for consideration. During the Board meeting on February 24, 2026, the Board recommended the City Commission reappoint Mr. Bicsak and appoint Ms. Jerome and Mr. Klind.

**Commissioner Tryon moved, seconded by Commissioner McKenney, that the City Commission reappoint Michael Bicsak to the Great Falls Planning Advisory Board/Zoning Commission for a three-year term through December 31, 2028; appoint Leah Jerome to a three-year term through December 31, 2028; and appoint Wayne Klind for the remainder of a three-year term through December 31, 2026.**

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 Tryon received clarification that the time period that applicants are appointed to fill the remainder of terms does not count against them when appointed to full terms.

Commissioner Schreiner announced that he works with Ms. Jerome at the same organization and will be recusing himself from the vote.

Commissioner Tryon thanked Julie Essex and Tory Mills for their service.

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

Motion carried 3-0-1 [Commissioner Schreiner abstaining].

**CITY MANAGER**

**6. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

City Manager Greg Doyon made the following announcements:

- A new scam has been reported in the city in which an individual wearing a reflective vest goes door-to-door claiming that a water repair is required and demanding payment. Residents are encouraged to ask for and verify the name of anyone making such claims before taking any action.
- The comment period for the first draft of the Growth Management Plan has concluded. Staff is reviewing comments to determine what revisions, if any, need to be incorporated into the revised draft that will be presented to the City Commission at the April 7<sup>th</sup> work session.
- The parking program changes go into effect March 3<sup>rd</sup>.
- The next meeting of the downtown stakeholder group to discuss a better solution for downtown parking is March 10<sup>th</sup>. Staff anticipates that group will be bringing recommendations to the City Commission in the near future.
- Jeremy Virts was selected as the City's next Fire Chief and will begin serving in his new role immediately. The community is fortunate to have someone with his experience leading the department.
- A second round of interviews for the Park and Recreation Director position begins next week.

On behalf of the City Commission, Mayor Reeves expressed congratulations to new Fire Chief Jeremy Virts.

**CONSENT AGENDA**

7. Minutes, February 17, 2026, City Commission Meeting.
8. Total Expenditures of \$4,025,045 for the period of January 29, 2026, through February 11, 2026, to include claims over \$25,000, in the amount of \$3,159,013.
9. Approve the 2026 Community Based Policing Agreement with the Great Falls Housing Authority and authorize the City Manager to sign the Agreement.

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- 10.** Award a Professional Services Agreement for the 8th Ave NW Street Reconstruction and Water Main Replacement project to Stahly Engineering & Associates, Inc. for an amount not to exceed \$149,750 and authorize the City Manager to execute the agreement. **OF 1806.5**
- 11.** Set a public hearing on Resolution 10615, to establish Golf Fees, for March 17, 2026.
- 12.** Set a public hearing to consider a lease agreement of City owned property located in Wadsworth Park with the Electric City Archers of Great Falls for March 17, 2026.

**Commissioner McKenney moved, seconded by Commissioner Tryon, 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 inquired if Item #9, the Community Based Policing Agreement with the Housing Authority, was similar to the agreement with the School District for School Resource Officers (SROs).

Captain Doug Otto responded that the Great Falls Housing Authority funds one officer and the agreement is similar to the City's agreement for SROs.

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

Motion carried 4-0.

### **PUBLIC HEARINGS**

### **OLD BUSINESS**

#### **13. SEATING PURCHASE FOR CENTENE STADIUM SEAT AND NET UPGRADES PROJECT. OF 1862.0**

ARPA Project Manager Sylvia Tarman reported that the Centene Stadium Seat and Net Upgrades Project was presented to the City Commission in November 2025, and the Commission approved \$425,000 in Park Maintenance District funds for the project. The scope of work includes removal and replacement of deteriorated box seats, repair and replacement of spalled and cracked concrete, installation of new concrete stairs to meet current code requirements, and repair and/or replacement of the netting system.

The City has been working with SP&E, a major seating distributor, to identify and procure stadium seats to replace the current box seating. Due to long lead times and production of the seats and to save money on the equipment purchase, staff has opted to procure the new seats through the OMNIA Partners cooperative purchasing contract. OMNIA Partners is a government

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purchasing cooperative of which the City is a member. The cooperative competitively solicits and vets suppliers and provides preferential pricing to participating governmental agencies.

City staff has been working with SP&E to come up with a proposal to procure the seats from the manufacturer, Irwin Seating Company. The seat count and layout are being procured based on Irwin's shop drawings and will be confirmed on-site when SP&E comes out to do the final measurements. The proposal includes the purchase and delivery of 616 poly stadium seats with aluminum rails, slatted backs, and ADA-compliant arms where applicable. Approval of this purchase will allow the City to order the seats promptly and minimize overall project lead time and ensure the ability to install the seating promptly as soon as the season ends.

City staff is working to get another design firm on board to complete the concrete and net improvements and pull together the bid package to get proposals from general contractors.

**Commissioner McKenney moved, seconded by Commissioner Tryon, that the City Commission approve the seating order from SP&E for the Centene Stadium Seat and Net Upgrades Project in the amount of \$129,370.21, purchased under the OMNIA Partners contract.**

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 confirmation that the City owns Centene Stadium and the land and has a lease agreement with the Voyagers to operate the facility. He inquired whether the City could authorize other parties to use the park or if only the Voyagers have the authority to approve its use.

Manager Doyon responded that his understanding is that the Voyagers are the management entity for the park; therefore, requests for use of the park would have to go through the baseball club.

Commissioner Tryon inquired when the lease was up for renewal.

Manager Doyon commented that, in conversations with the Voyagers, it has been noted that the lease is very dated and needs to be revised. Staff is in the process of updating the lease agreement. He does not remember the expiration date, but it was a very long lease and the reason it is so dated.

Commissioner Tryon inquired if the question that Commissioner McKenney brought up could be part of those discussions.

Manager Doyon responded that, if the Commission desired the City to have more access or control over it, it could be incorporated into the conversations.

Commissioner Schreiner commented that he understands the existing safety and concrete concerns at the facility and inquired whether there are also safety concerns related to the seating.

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ARPA Project Manager Tarman responded in the affirmative. While most of the seating is relatively structurally sound, there are a number of seats where the bases have deteriorated. As a result, the Voyagers have tried to avoid selling certain seats due to concerns about the condition of the legs and the potential for collapse. She noted that this represents a safety concern in addition to the concrete issues.

Commissioner Schreiner commented that the seating issues alone would not rise to the level of condemning the property. He noted that condemnation would typically involve conditions that make the facility unsafe for the public and assumes the seating does not meet that level of concern.

ARPA Project Manager Tarman agreed, explaining that the seating issue is primarily an operational concern, similar to an issue with the netting. She noted that one of the net poles has detached from the ground and is currently unsupported. If that issue is not repaired, it would prevent the facility from hosting baseball games this season. While the facility could avoid selling seats that are in questionable condition, she emphasized that the issues still need to be addressed.

Commissioner Tryon commented that, regardless of whether the seats are sold or used, his concern is that if someone were injured due to a collapsed seat, the City could be held liable. Because the City owns the facility, it is responsible for ensuring the safety of individuals attending events there.

Commissioner Schreiner commented that the same liability considerations apply to all park equipment owned by the City. However, he would vote against this particular allocation of funds, explaining that, given the many needs within the community, he believes there are higher priorities for the use of the funds.

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

Motion carried 3-1 [Commissioner Schreiner dissenting].

### **NEW BUSINESS**

#### **14. EAGLE'S CROSSING ADDITION, PHASE III ADDENDUM AGREEMENT NO. 2.**

Planning and Community Development Director Brock Cherry reported that this item requests approval of the Addendum Agreement No. 2 for Eagle's Crossing Addition, Phase III.

The original Phase III annexation agreement, approved in 2007, required completion of public infrastructure within two years. A two-year extension was granted in 2009 due to economic conditions, but some infrastructure improvements were never completed.

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Cascade Communities has since acquired portions of Phase III and is requesting an addendum to complete the remaining infrastructure. This is the same development group that initiated Addendum Agreement No. 2 for Phase II, which the Commission approved on September 3, 2025.

The proposed agreement would allow the developer to install the necessary water, sewer, stormwater, and roadway improvements to activate 12 previously platted single-family lots, with a completion deadline of December 31, 2027, adding to the City's housing supply and tax base.

Staff from Public Works, Legal, and Planning and Community Development concur with approval of the addendum.

**Commissioner Tryon moved, seconded by Commissioner McKenney, that the City Commission approve the Addendum Agreement No. 2 for Eagle's Crossing Addition, Phase III.**

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

**Jake Clark**, Great Falls Development Alliance, commented that the developer is continuing housing development efforts in Great Falls, building on projects that were already underway prior to the new ownership taking over. He noted that the developer has demonstrated great progress and urged the Commission to support the proposal.

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

Commissioner McKenney inquired about infrastructure on 9<sup>th</sup> Street NE.

Director Cherry responded that the 9<sup>th</sup> Street infrastructure is not currently installed. He anticipates another addendum for completion of that phase by the developer.

Commissioner Tryon noted that he would like information pertaining to the City's fiscal impact of the storm water detention pond before voting on this item.

Mayor Reeves received confirmation that this item is a continuation of what the City agreed to in Phase II.

Director Cherry further clarified that the Public Works Utilities Division monies being utilized for the storm water detention pond are funds that are allocated for this specific type of use.

Mayor Reeves noted that he feels comfortable moving forward knowing that it is a continuation of what was supported in 2025 for Phase II.

Commissioner Schreiner received clarification that the Public Works' monies allocated for this project are already factored into a budget and is not a new expense.

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

Motion carried 3-1 [Commissioner Tryon dissenting].

**ORDINANCES / RESOLUTIONS**

**CITY COMMISSION**

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

None.

**16. 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 3, 2026, at 7:49 p.m.**

Motion carried 4-0.

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Mayor Cory Reeves

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City Clerk Lisa Kunz

**Minutes Approved: March 17, 2026**