

JOURNAL OF COMMISSION PROCEEDINGS
April 7, 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 (arrived at 7:03 pm) 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 Brian Black, and City Clerk Lisa Kunz.

AGENDA APPROVAL

There were no proposed changes to the agenda by the Deputy 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 MONTANA AIR NATIONAL GUARD.

None.

PETITIONS AND COMMUNICATIONS

2. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Written public comments were submitted by **Al Rollo**, City resident, expressing concern about tax fairness while acknowledging the City's financial challenges and unmet needs. Speaking as a retiree on a fixed income, he noted that rising overall expenses—not just in one area—are making it increasingly difficult to keep up. He recognized that meaningful tax

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fairness reforms would likely require changes to state law, but encouraged the City of Great Falls to take a leadership role, in collaboration with other jurisdictions, in advocating for tax code changes—particularly regarding tax-exempt properties.

NEIGHBORHOOD COUNCILS

3. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

None.

BOARDS AND COMMISSIONS

4. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

None.

5. APPOINTMENT TO THE MANSFIELD CENTER FOR THE PERFORMING ARTS ADVISORY BOARD.

Mayor Reeves reported that the term for Board member Benjamin Nelson expired on December 31, 2025, and he is not interested in serving another term. The City advertised for citizen interest and received an application from Valynda Holland.

During the Mansfield Board meeting on March 20, 2026, members approved the motion to recommend Ms. Holland for appointment to a three-year term through December 31, 2028.

Commissioner Wilson moved, seconded by Commissioners McKenney and Schreiner, that the City Commission appoint Valynda Holland to the Mansfield Center for the Performing Arts Advisory Board for a three-year term through December 31, 2028.

Mayor Reeves asked if there were any comments from the public or discussion amongst the Commissioners.

Hearing none, Mayor Reeves called for the vote.

Motion carried 5-0.

6. APPOINTMENTS TO THE TOURISM BUSINESS IMPROVEMENT DISTRICT BOARD.

Mayor Reeves reported that Brad Talcott was appointed to the Tourism Business Improvement District (TBID) Board of Trustees on October 17, 2024, for a term through June 30, 2025. He was not interested in serving an additional term. David Buckingham was appointed to the TBID Board on October 17, 2017, with his most recent term expired on June 30, 2025. He has continued to serve on the board while the City advertised for other citizen interest. He is interested and eligible for an additional term.

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Along with the city advertisement, the Board Liaison, Rebecca Engum, reached out to all property owners within the TBID district seeking interested candidates. The City received applications from Paige Cassel and Kaci Mitchell.

During the Board's meeting on March 26, 2026, there was an opportunity for both new applicants and the TBID Board to ask questions. The formal recommendation to the City Commission was to reappoint Mr. Buckingham and appoint Kaci Mitchell.

Commissioner McKenney moved, seconded by Commissioner Tryon, that the City Commission reappoint David Buckingham for a term through June 30, 2029, and appoint Kaci Mitchell to the Tourism Business Improvement District Board of Trustees for the remainder of a four-year term through June 30, 2029.

Mayor Reeves asked if there were any comments from the public or discussion amongst the Commissioners.

Hearing none, Mayor Reeves called for the vote.

Motion carried 5-0.

7. APPOINTMENTS TO THE PARKING ADVISORY COMMISSION.

Mayor Reeves reported that Katie Hanning was appointed to the Parking Advisory Commission (PAC) on August 15, 2017, to fill the remainder of a three-year term and was reappointed on March 19, 2019, for a full three-year term through April 30, 2025. She was not interested in another term. Staff began advertising for the vacancy. In November 2025, Nathan Laidlaw resigned from the Commission. His term runs through April 30, 2027.

Three applications were received from Aimee Lennox, Seth Swingley and Shirstie Gaylord. Those applicants were involved in the stakeholder group and want to help guide the future of the Downtown Parking Program.

Commissioner Wilson moved, seconded by Commissioner McKenney, that the City Commission appoint Seth Swingley to the Parking Advisory Commission for a three-year term through April 30, 2029, and appoint Shirstie Gaylord for the remainder of a three-year term through April 30, 2027.

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 Wilson expressed appreciation to the applicants, noting all three were very qualified.

Commissioner Tryon inquired about a potential conflict of interest involving applicant Swingley with a relative employed by the City.

City Attorney David Dennis advised that such a relationship does not prohibit service in this case.

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Discussion followed regarding why the application includes a question about relatives employed by the City. City Attorney Dennis noted it may help identify potential conflicts in certain circumstances but would review the policy and provide further clarification.

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

Motion carried 5-0.

CITY MANAGER

8. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

City Manager Greg Doyon reported as follows:

- City Forester Todd Semanski and his team at Park and Recreation were congratulated for Great Falls being awarded Tree City USA designation for the 45th year. This is the longest running designation in the state of Montana.
- Public Works Environmental Division will be hosting a Hazardous Waste Day event for Great Falls residents on April 25, 2026, from 9:00 a.m. to 1:00 p.m. at 112 1st Street South.
- The Public Works Department completed its 2025 Consumer Confidence Report that is required by the Environmental Protection Agency (EPA) on the City's water system. It summarizes the quality of the water as it compares to EPA standards. Kudos were expressed to Public Works Director Gaub and his team for zero violations last year.
- Registration is open for the Ice Breaker one-, three-and five-mile road race scheduled for April 26, 2026.
- The Animal Shelter is hosting an on-line auction from April 20–26, 2026, featuring a wide variety of donated items from local businesses to support essential Shelter services including medical care, food, enrichment and adoption efforts.
- An informational page has been posted on the City's website for the public's review regarding the ongoing National Environmental Policy Act (NEPA) review of the Little Shell Casino & Resort project. The NEPA is being administered by the Bureau of Indian Affairs (BIA). The unrelated Good Medicine housing project is not part of this NEPA process.
- Toby Hazelbaker has been appointed as the new Park and Recreation Director who will begin serving in his position around April 20, 2026.

CONSENT AGENDA

9. Minutes, March 17, 2026, Special City Commission Meeting.
10. Minutes, March 17, 2026, City Commission Meeting.
11. Total Expenditures of \$4,022,344 for the period of February 26, 2026, through March 11, 2026, to include claims over \$25,000, in the amount of \$3,335,441.
12. Contracts List.

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13. Grants List.
14. Adopt Corrected Resolution 10615 Establishing Golf Fees, due to clerical error on the cited Resolution for repeal.
15. Approve the Final Payment for the Giant Springs Road Slide Repair in the amount of \$10,636.00. This comprises \$10,529.64 to Montana Materials and Construction and \$106.36 to the State Miscellaneous Tax Fund and authorizes the City Manager to make the payments. **OF 1789.0**
16. Approve the Final Payment for the 1st Ave S/7th St S Sidewalk Repair and Streetscape in the amount of \$24,085.13. This comprises \$23,844.28 to Smith River Construction and \$240.85 to the State Miscellaneous Tax Fund and authorizes the City Manager to make the payments. **OF 1786.2**
17. Approve the purchase of one new 548 Peterbilt tandem axle cab & chassis with a rear load packer from Northland Truck Sales of Fargo, North Dakota, through Sourcewell, for a total of \$265,100.
18. Set a public hearing for April 21, 2026, to consider a lease agreement of City owned property for the Montana Veterans Memorial located at 1025 25th Street North with Montana Veterans Memorial, Committee, Inc. [**Veteran Memorial Park T20N R4E Section 5 COS 5431 Tract 9**]
19. Set a public hearing for April 21, 2026, for Resolution 10622 establishing the rates, fees, and penalties associated with Title 10 of the Official Code of the City of Great Falls (OCCGF) pertaining to the City's Downtown Parking System.

Mayor Reeves clarified that the dates set forth in Item 11 are for the period of February 26 through March 11, 2026.

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 or discussion amongst the Commissioners.

Hearing none, Mayor Reeves called for the vote.

Motion carried 5-0.

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PUBLIC HEARINGS

OLD BUSINESS

20. CONSTRUCTION AGREEMENT FOR GUY TABACCO CONSTRUCTION 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 brought before the City Commission in November 2025, and the Commission awarded \$425,000.00 in Park 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. The City entered into a Professional Services Agreement with TD&H Engineering at the March 10, 2026, Commission meeting to provide engineering services for the entire project.

During one of the windstorms in the fall of 2025, one of the poles that supports the backstop netting pulled out of the ground and is currently only supported by the net. In another of the windstorms in mid-March, another pole at the other end of the backstop pulled out of the ground and is leaning dangerously over the box seats behind home plate. At this point in time replacing the poles and netting system has to take priority, as it is a safety issue. The current condition of the poles presents a severe safety issue that prevents usage of the facility by the public and presents a risk to staff as well. As these poles date back to the original construction of the stadium and do not appear to have been set in concrete to begin with, there is a very high risk of even more failures, especially with these continued wind events.

For those reasons, City staff worked with Voyager's staff and local contractors to get quotes on replacing the poles and netting system as soon as possible. City staff determined that wholesale replacement of the system now, rather than trying to stabilize the broken poles would be the most efficient use of funds as the project originally planned to replace the system anyway, and it eliminates the risk of having another pole break when people are actually present in the stadium. The City received two quotes to demolish the existing poles and netting, install new poles in concrete footings, and put in a new netting system. This proposal will provide a netting system that will serve the stadium for 20 plus years, rather than implementing a temporary solution.

Guy Tabacco Construction has provided a quote to complete this work for \$79,705.70. This quote includes some overtime work, as they are trying to complete this work as quickly as possible. The Voyager's players are scheduled to arrive during the first week of May to start practice for the season. Tabacco has tried their best to assure that this work can be done before the beginning of May, but it will depend on whether the pole production stays on schedule for delivery. If this contract is approved, that brings the overall contract total for the project to \$221,575.91, leaving \$203,424.90 in the budget to complete the remaining concrete work and seating installation.

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Commissioner Tryon moved, seconded by Commissioner McKenney, that the City Commission approve the Construction Agreement with Guy Tabacco Construction for the Centene Stadium Seat and Net Upgrades Project in the amount of \$79,705.70.

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

Scott Reasoner, President of the Great Falls Voyagers, thanked staff and contractors for their work addressing stadium damage earlier than planned. He noted the contract amount was less than the original budget. He emphasized the importance of cost savings, while acknowledging the system installed is a practical, affordable solution expected to serve the facility long term.

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

Commissioner Tryon received assurance that, at this time, the original allocated budget will complete the project. There is \$203,424.90 left in the budget to complete the remaining concrete work and seating installation.

Commissioner McKenney received clarification that the project was previously budgeted, but the timeline was accelerated due to safety concerns. The original plan for a more modern system was adjusted to a simpler solution that can be installed before the start of the season.

Commissioner Wilson noted that, although she has had a lot of heartburn with taking allocated funds from other Park Maintenance District projects, she will vote in favor due to the safety issue.

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

Motion carried 5-0.

NEW BUSINESS

21. PURCHASE OF PROPERTY: PARCEL 1 OF COS 5111, LOCATED IN THE NW ¼, SECTION 26, TOWNSHIP 21 NORTH RANGE 3 EAST, FOR FUTURE STORM WATER PROJECTS.

Public Works Director Chris Gaub reported that this item is requesting Commission approval to purchase property that Public Works would later build into the City's Northwest regional storm pond.

Stormwater is one of the City's hurdles to development in our City. This 40-acre property is a strategic opportunity to strengthen stormwater infrastructure in northern Great Falls. It is the third highest priority location for a pond in our 2025 Stormwater Master Plan. It is ideal for a city owned regional stormwater facility that would intercept storm runoff from the 1,300-acre upstream basin, which includes city and county properties. The pond would reduce peak stormwater flows, provide required water quality treatment, and minimize the

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adverse impacts of stormwater runoff. It would benefit both existing city properties that contribute stormwater and support future development.

The funds to acquire the pond and design and construct it would be eligible for proportional reimbursement from future developments that would contribute to the pond. The estimated maintenance and annual lifecycle costs of this pond would be approximately \$20,000, funded by stormwater utility rates. When the properties upstream are fully developed, they would likely contribute enough stormwater rates to cover the lifecycle costs.

City staff have come to an agreement with the property owners to purchase the property at the appraised value of \$200,000. Director Gaub thanked the property owners and their partners for their collaborative efforts in coming to this arrangement, which we've been working on for a very long time.

If this purchase is approved, a Professional Services Agreement to design this stormwater pond will come before the Commission for consideration at a future meeting.

Commissioner Wilson moved, seconded by Commissioner McKenney, that the City Commission approve the purchase of Parcel 1 of COS 5111 located in the NW1/4, Section 26, Township 21 North, Range 3 East, in Cascade County, Montana for a purchase price not to exceed the appraised value of the land and authorize the City Manager to enter into all necessary documents and agreements to complete the transaction.

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

Jake Clark, Great Falls Development Alliance (GFDA), expressed support for the project, noting it would help enable future housing development by opening additional land for stormwater management, particularly in areas north of town.

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

Commissioner McKenney noted this is a pro-housing agenda item that he supports.

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

Motion carried 5-0.

22. CONSTRUCTION CONTRACT AWARD FOR LEAD SERVICE LINE REPLACEMENT PROJECT. OF 1776.1

Public Works Director Chris Gaub reported that the EPA has mandated the replacement of lead or lead containing water service lines, including private service lines. City staff have been working with the Commission and the City's consultant AE2S for the last couple of years on developing this pilot project.

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This project will help lay a foundation for future Environmental Protection Agency (EPA) mandated lead service line replacements. The pilot project was first offered to volunteer tap samplers. Thirteen of those have verified lead or galvanized service lines and they are willing to participate in the pilot project. Tonight's proposed pilot project would replace known lead or galvanized service lines at these 13 locations.

As a reminder, this project is taking advantage of an SRF loan with 60% principal forgiveness. The 60% forgiveness is available through the federal bi-partisan infrastructure bill. The remaining 40% of the cost would be funded by rate payers as a whole.

If approved, staff will continue working to comply with all aspects of the EPA's mandated Lead and Copper Rule Improvements, including maintaining and updating our water service line inventory, providing annual notice letters to non-conforming locations, providing filters to disturbed non-conforming locations, and conducting tap sampling and reporting results to the Montana Department of Environmental Quality.

For awareness, according to the current version of the EPA's rules, mandated service line replacement at 10% per year starts in November of 2027. Staff is keeping an eye on an ongoing lawsuit between the EPA and the American Water Works Association. This lawsuit targets the feasibility of the 10-year replacement deadline and associated costs, as well as the requirement for municipalities to replace private service lines that the municipalities do not own.

In summary, staff requests that the Commission approve the construction contract for this pilot project to replace 13 service lines at a cost of just over \$327,000.

Commissioner McKenney moved, seconded by Commissioner Wilson, that the City Commission award a construction contract in the amount of \$327,440.00 to Capcon, LLC for the Lead Service Line Replacement Project and authorize the City Manager to execute the contact documents.

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 asked about the scope of future service line upgrades and associated challenges.

Director Gaub reported that 3,361 remain of unknown material, with current estimates including 654 galvanized and 157 lead lines. He noted significant uncertainty regarding funding, particularly for privately owned lines, and indicated future assistance would likely depend on federal or state support, potentially requiring matching funds and Commission consideration. He also explained that property owners are currently notified of non-conforming lines, though responsibility and enforcement may evolve as regulations develop.

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Development Review Coordinator Mark Juras added that, under current EPA regulations, the City must notify property owners four times using two different methods and document any refusal to replace non-conforming service lines. If owners do not comply, the lines remain classified as non-conforming, and at this time the City has no further obligation beyond notification and documentation. Staff also track when properties change hands and restart the notification process.

Commissioner Tryon questioned the per-line cost of the project, noting it appeared higher than typical private contractor replacement estimates.

Director Gaub responded that costs can vary due to factors such as contractor risk and project conditions and emphasized that the selected bid was significantly lower than other bids received.

Development Review Coordinator Mark Juras clarified that this is an SRF-funded project, meaning federal requirements are involved that include prevailing wage rates, and Buy American, Build America, and the City's contract requires additional insurance requirements that all contribute to the increase in price.

Commissioner Tryon expressed concern about the funding structure of the pilot program, noting that selected property owners would not bear costs while other ratepayers would cover a portion. He questioned the overall benefit and fairness of the program and indicated hesitation to support it without clearer long-term advantages.

Development Review Coordinator Mark Juras responded that, primarily, it is a public health concern. Addressing lead in drinking water is a primary concern of the EPA and a significant national priority, with strong advocacy driving the need to take action on the issue.

Commissioner Tryon concluded that he would support the pilot program despite lingering questions about its structure, noting that the program reflects an unfunded federal mandate.

Manager Doyon explained that the pilot program aims to take advantage of an existing federal benefit for residents, as future funding is uncertain. The selected bid was the lowest received, and the program allows 13 service lines to be replaced early, addressing health concerns while preparing for potential future requirements.

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

Motion carried 5-0.

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ORDINANCES / RESOLUTIONS

23. RESOLUTION 10619, ADOPTING THE STRATEGIC CAPITAL INVESTMENT RESERVE (SCIR) PROGRAM. OF 1723.9

Public Works Director Chris Gaub reported that the requested action is Commission adoption of Resolution 10619, formally adopting the City of Great Falls Strategic Capital Investment Reserve (SCIR) Program.

The SCIR Program was introduced during the January 20, 2026, Work Session. Staff then conducted public outreach and refined the program throughout February and March. The SCIR is a ratepayer supported investment reserve, which was established following the utility rate adjustments that the Commission adopted last summer. This reserve provides approximately \$2 million dollars per year, per utility - water, sewer, and storm drain—totaling \$6 million dollars annually for strategic public infrastructure improvements.

The SCIR has two purposes: First, it has to improve the performance and resiliency of existing public water, sewer, and stormwater systems; and second, it has to support strategic development that aligns with our Growth Policy and master infrastructure plans.

Projects must address both of these requirements to be eligible for SCIR funding. If, for example, the development project doesn't move forward, the project will still be a benefit to the rate payers because it will have improved their existing utility system, such as through increased capacity of the system. In addition to benefiting the rate payers, this is a business-friendly initiative to try to promote development and the overall health of the community. The goal is to leverage funds to accomplish two goals.

The Program is designed to be transparent, structured, and Commission-driven, with clear eligibility criteria, a scoring rubric, and accountability requirements for applicants.

Staff hosted two public outreach events, a developer roundtable and a public open house, and also received written comments. The feedback was used to refine the final Program before the Commission today. These changes improved clarity, ensured fairness in scoring, and strengthened requirements tied to public benefit and financial stewardship.

Director Gaub summarized staff's response to the development community's top three items:

First, staff made latecomer's fees eligible for non-city match funds. So, when a developer spends their own money on infrastructure improvement, they can get reimbursed for that investment by future developers who tie into the system. They cannot, however, get reimbursed by future developers for the SCIR funding, or rate payer funding, that was utilized towards the improvement.

Second, eligibility criteria was clarified to ensure that on-site utilities, which the developer would normally be responsible for paying for, are not eligible. For example, if a developer is

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building a new subdivision, the water and sewer mains that run within the subdivision, such as the mains that run down the new neighborhood streets to serve the homes, are considered on-site utilities. These are the improvements the developer is normally responsible for installing as part of building their project. Because these on-site utilities only serve that development and are a standard part of construction, they are not eligible for SCIR funding. However, if the project requires a new off-site improvement, like upsizing a major water main several blocks away to provide enough capacity for both the subdivision and the surrounding existing area, that off-site work could be eligible for SCIR funding because it benefits both the broader utility system, and not just the development.

Third, it was clarified that SCIR funding may not be used as a city-issued debt service. Cash has to be available in the SCIR for the proposed project and will be reimbursed after the SCIR funded infrastructure has been installed and approved by the City. So, rate payers will see their funds go directly to construction on their system.

If the Commission adopts this Resolution tonight, staff will launch the first SCIR application on April 15, 2026, marking the beginning of a pilot period. Staff will test, monitor, and refine the program as necessary. Staff will also update the Commission at least twice per year during the pilot phase. He anticipates awarding the first projects in July or August of this year.

Director Gaub noted that, as the Growth Policy Update is completed, the public engagement process has provided meaningful insight into what this community is asking for. According to the Public Engagement Report, which drew more than 2000 responses, residents signaled that they want the City to both maintain existing infrastructure and plan for growth, rather than treat those as competing priorities. They also made clear that this work should be done carefully, transparently, and with attention to the long-term interests of existing ratepayers.

That engagement also showed that adequate utilities, aging infrastructure, and the cost of city services are major community concerns. That is why the SCIR Program is structured so that any project must improve the public system first and foremost. If a private development does not move forward, the investment must still stand on its own as a benefit to the utility system and its ratepayers.

Finally, the Public Engagement Report also supports the idea of strategic, plan-aligned growth, with community and stakeholder feedback pointing toward growth patterns that: improve service efficiency, support reinvestment, and better align infrastructure decisions with broader land use planning.

In conclusion, the SCIR Program provides a critical new tool for addressing aging infrastructure, supporting responsible growth, and ensuring that ratepayer dollars are invested thoughtfully and transparently.

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Commissioner Wilson moved, seconded by Commissioner Tryon, that the City Commission adopt Resolution 10619 adopting the Strategic Capital Investment Reserve (SCIR) Program.

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

Jake Clark, Great Falls Development Alliance (GFDA), thanked city staff and the working group for their efforts, noting the extensive community engagement and feedback that shaped the initiative. He praised the program as a proactive and innovative solution to local development challenges, highlighting its potential to enable projects in areas of Great Falls that have seen little recent growth.

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

Commissioner Tryon remarked that the Growth Policy and SCIR program could be significant “game changers” for development in Great Falls. He commended staff for their work and highlighted the potential of SCIR funds to upgrade and increase capacity in existing water infrastructure, which he believes will positively impact future development.

He received clarification that the SCIR program includes caps on unobligated funds to avoid building large reserves: a maximum of \$6 million each for water, sewer, and storm drain funds can remain uncommitted at any one time, with program adjustments considered as needed.

Commissioner Schreiner received clarification that the deferred maintenance for the five-year Capital Improvement Program (CIP) for these utilities was approximately \$100 million.

He inquired the reason for such a program if the City has \$100 million dollars in need to the existing system, noting it appears to him to be a drop in the bucket and could become a complicated process.

Mayor Reeves responded that the program is intended to support new development in a way that coexists with existing infrastructure, serving as an incentive rather than addressing a single project.

Commissioner Wilson noted that while the City has a multi-year maintenance schedule for existing infrastructure, rising costs limit how much can be accomplished each year. The SCIR program is intended to support co-development alongside existing infrastructure.

Commissioner Schreiner concluded that, while he supports the program and plans to vote for it, the City should be mindful that ratepayers may question using funds for new development when existing infrastructure needs remain. He emphasized that the program is beneficial but not a solution to all system capacity challenges.

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Commissioner McKenney asked how the projects directly benefit residents and how to address concerns about developer profits.

Director Gaub responded that funded projects must support existing infrastructure that the rate payer relies on, noting that improvements—such as upsizing a storm main—can increase system capacity and reduce issues like local flooding, providing direct benefits to neighbors.

Planning and Community Development Director Brock Cherry added that the program creates a market-responsive CIP that not only maintains existing utilities but also supports community priorities such as jobs, housing, and new infrastructure. By aligning infrastructure improvements with private market opportunities, the program can provide both direct utility benefits for residents and broader economic and community development outcomes.

Manager Doyon explained that the program is part of a broader strategy to address barriers to growth and respond to resident questions about what the City is doing to facilitate development. He noted that while traditional tools like tax increment financing (TIF) and special improvement districts (SID) have limits, this initiative—along with a strategic development officer and upcoming SID updates—aims to increase capacity, align City efforts with Commission expectations, and promote development more proactively in Great Falls.

Commissioner McKenney asked how the City ensures it doesn't invest in a project if a developer's plan doesn't come to fruition.

Director Gaub explained that time limits require projects to start within two years and complete construction within three.

City Engineer Jesse Patton added that funding is structured as a reimbursement, allowing unspent money to return to the City if developments do not proceed, reducing the risk of investing in projects that do not deliver benefits.

Commissioner Schreiner suggested that, moving forward, the City regularly track and map how SCIR funds are spent, at least twice a year, to ensure equitable distribution. He emphasized that while the program benefits developers and business areas, attention should also be given to urban residential districts where ratepayers contribute but may see less direct development impact.

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

Motion carried 5-0.

CITY COMMISSION

24. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM THE CITY COMMISSION.

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None.

25. 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 April 7, 2026, at 8:11 p.m.**

Motion carried 5-0.

Mayor Cory Reeves

City Clerk Lisa Kunz

Minutes Approved: April 21, 2026