

CITY OF HELENA
City Commission Meeting
September 26, 2022 - 6:00 PM
Commission Chambers, Room 330 &
Zoom Online Meeting; <https://zoom.us/j/96813012876>

Time & Place

A regular City Commission meeting was held on Monday, September 26, 2022 at 6:00 p.m. via Zoom Online Meeting ID: <https://zoom.us/j/96813012876> the City Commission Chambers, Room 330.

Call to Order and Roll Call

(00:01:00) Mayor Collins requested City Clerk Clayborn call roll: City Attorney Dockter, Interim City Manager Burton, Commissioner Logan, Commissioner Shirliff and Mayor Collins all responded present and participated in person, with exception of Commissioner Dean who did not attend. Commissioner Reed participated via zoom.

Pledge of Allegiance

(00:01:55) Mayor Collins asked those persons present to please stand and join him in the pledge of allegiance.

Consent Agenda Item Relocation

(00:02:35) Mayor Collins recommended moving Consent Agenda Item B to Regular Items, without objection from the Commission.

Presentations

A. Approve the Confirmation of Officer Vittorio Ottanelli

(00:03:04) Police Chief Petty presented Item A to the City Commission.

(00:05:18) Officer Ottanelli thanked the Commission and supporters.

(00:06:20) Commissioner Shirliff made a motion to approve the Confirmation of Officer Vittorio Ottanelli. Commissioner Logan seconded the motion.

(00:06:26) Mayor Collins called for a vote.

Commissioner Dean voted: **Absent**

Commissioner Logan voted: **Aye**

Commissioner Reed voted: **Aye**

Commissioner Shirliff voted: **Aye**

Mayor Collins voted: **Aye**

The motion carried 4:0.

Consent Agenda

- A. Acceptance of Universal System Benefits Grant from NorthWestern Energy
- B. Approval of a resolution authorizing the approval of the Program Guidelines and Application process documents to guide disbursement of the Affordable Housing Trust Fund.
- C. Approve Final passage of an ordinance amending the official zoning map for the City of Helena that changes the zoning district from R-2 (Residential) to (R-3) Residential for properties legally described as A tract of land located in the SE of the NE of Section 23, Township 10 N, Range 4 W, P.M.M.; AND all of Lots 1 through 8 of Block 171 of the Syndicate Addition to the City of Helena, as shown on COS 484404, City of Helena, Lewis and Clark County, Montana. These properties are located at 1625 & 1655 Joslyn St. and; a tract of land in the SE of the NE of Section 23, Township 10 N, Range 4 W, M.P.M., described more fully in the Book of Deeds Bk. 271 Pg. 770. This property is located at 1805 Joslyn St.

(00:07:21) There were no comments or questions by the Commission or public.

(00:07:28) Commissioner Logan made a motion to approve Consent Agenda Items A and C. Commissioner Reed seconded the motion.

(00:07:34) Mayor Collins called for a vote.

Commissioner Dean voted: **Absent**

Commissioner Logan voted: **Aye**

Commissioner Reed voted: **Aye**

Commissioner Shirliff voted: **Aye**

Mayor Collins voted: **Aye**

The motion carried 4:0.

Bid Award

- A. Bid Award for the Solar Project at the City of Helena Transportation Shop

(00:09:13) Public Works Director Ryan Leland discussed the lowest responsible bid.

(00:10:02) There were no comments or questions by the Commission or public.

(00:10:21) Commissioner Logan made a motion to award the bid for the Solar Project at the City of Helena Shop. Commissioner Shirliff seconded the motion.

(00:10:25) Mayor Collins called for a vote.

Commissioner Dean voted: **Absent**

Commissioner Logan voted: **Aye**

Commissioner Reed voted: **Aye**

Commissioner Shirliff voted: **Aye**

Mayor Collins voted: **Aye**

The motion carried 4:0.

Communication/Proposals from Commissioners

(00:11:11) Commissioner Logan provided an update on the City Manager recruitment process.

(00:13:00) Mayor Collins offers a public apology to Community Member Dr. Thomas regarding the inability to comment at the Admin Meeting on September 12, 2022.

Report of the City Attorney

(00:13:30) City Attorney Dockter had nothing to report.

Report of the City Manager

(00:13:40) Interim City Manager Burton had nothing to report.

Communications from the Helena Citizens Council

(00:13:44) HCC representative, Nancy Perry recommended that the Commission advocate for a passenger rail service.

Regular Items

(Relocated from Consent Agenda)

Approval of a resolution authorizing the approval of the Program Guidelines and Application process documents to guide disbursement of the Affordable Housing Trust Fund

(00:16:35) Community Development Director Chris Brink and Trust Fund Housing Coordinator Kara Snyder discuss the application process.

(00:22:33) Commissioner Reed thanks the Affordable Housing Trust Fund Advisory Board.

(00:19:51) Community Development Director Chris Brink added that the applications will open on October 3, 2022.

(00:19:04) Commissioner Shirliff made a motion to approve a resolution authorizing the approval of the Program Guidelines and Application process documents to guide disbursement of the Affordable Housing Trust Fund. Commissioner Reed seconded the motion.

(00:19:10) Mayor Collins called for a vote.

Commissioner Dean voted: **Absent**

Commissioner Logan voted: **Aye**

Commissioner Reed voted: **Aye**

Commissioner Shirliff voted: **Aye**

Mayor Collins voted: **Aye**

The motion carried 4:0.

- A.** Consider the Railroad Urban Renewal District Work Plan for FY23 and its associated application documentation, as recommended by the Railroad TIF Advisory Board.

(00:21:18) City Planner/Grants Coordinator Ellie Ray discussed Regular Item A.

(00:23:00) Commissioner Reed thanked the Railroad TIF Advisory Board.

(00:23:27) There were no further comments from the Commission and/or public.

(00:23:39) Commissioner Logan made a motion to approve the Railroad Urban Renewal District Work Plan for FY23 and its associated application documentation, as recommended by the Railroad TIF Advisory Board. Commissioner Reed seconded the motion.

(00:23:46) Mayor Collins called for a vote.

Commissioner Dean voted: **Absent**

Commissioner Logan voted: **Aye**

Commissioner Reed voted: **Aye**

Commissioner Shirliff voted: **Aye**

Mayor Collins voted: **Aye**

The motion carried 4:0.

- B.** Consider Resolution annexing the Craftsman Village Phase 7 of the Crossroads at Mountain View Meadows Subdivision in Lewis and Clark County into the City of Helena, Montana

(00:24:23) City Planner/Grants Coordinator Ray presented Regular Item B.

(00:29:04) Community Member and Subdivision Engineer Greg Worth provided an update on the scope of the subdivision.

(00:31:24) There were no further comments by the Commission and/or public.

(00:31:28) Commissioner Reed made a motion to approve Resolution annexing the Craftsman Village Phase 7 of the Crossroads at Mountain View Meadows Subdivision in Lewis and Clark County into the City of Helena, Montana. Commissioner Reed seconded the motion.

(00:31:33) Mayor Collins called for a vote.

Commissioner Dean voted: **Absent**

Commissioner Logan voted: **Aye**

Commissioner Reed voted: **Aye**

Commissioner Shirliff voted: **Aye**

Mayor Collins voted: **Aye**

The motion carried 4:0.

- C. Consider the final plat for the Craftsman Village Phase 7 Major Subdivision, creating forty (40) lots and street right-of-way from approximately 9.678-acres and to accept the dedication to the City of the property and public improvements so designated thereon, for property legally described as an 9.678-acre portion of Tract A-1-A-1-A-1-A-1-A-1-A-1 as shown on Certificate of Survey 3386391 in the records of the Clerk and Recorder of Lewis and Clark County, Montana

(00:29:52) City Planner/Grants Coordinator Ray presented Regular Item C, including the amendment of the tract to A-1-A-1-A-1-A-1-A-1-A-1-A, and Certificate of Survey to 3044083.

(00:36:55) Community Member Michael O'Neil supported approval and thanked the project workers.

(00:37:55) Commissioner Reed made a motion to approve the final plat for the Craftsman Village Phase 7 Major Subdivision, creating forty (40) lots and street right-of-way from approximately 9.678-acres and to accept the dedication to the City of the property and public improvements so designated thereon, for property legally described as an 9.678-acre portion of Tract A-1-A-1-A-1-A-1-A-1-A-1-A as shown on Certificate of Survey 3386391 in the records of the Clerk and Recorder of Lewis and Clark County, Montana. Commissioner Shirliff seconded the motion.

(00:38:05) Mayor Collins called for a vote.

Commissioner Dean voted: **Absent**

Commissioner Logan voted: **Aye**

Commissioner Reed voted: **Aye**

Commissioner Shirliff voted: **Aye**

Mayor Collins voted: **Aye**

The motion carried 4:0.

Public Hearings

- A.** Final Passage of an Ordinance Adopting by Reference the Current and Future State Adopted Editions of the International Building Code (IBC), the International Residential Code (IRC), the International Energy Conservation Code (IECC), the

International Existing Building Code (IEBC), the Uniform Plumbing Code (UPC), the National Electrical Code (NEC), the International Mechanical Code (IMC), the International Fuel Gas Code (IFGC), and the International Swimming Pool and Spa Code (ISPSC).

(00:40:04) Community Development Director Chris Brink explained that the City Code does not need to reopen.

(00:40:41) There were no further comments from the Commission and/or public.

(00:40:50) Commissioner Shirliff made a motion to approve the Final Passage of an Ordinance Adopting by Reference the Current and Future State Adopted Editions of the International Building Code (IBC), the International Residential Code (IRC), the International Energy Conservation Code (IECC), the International Existing Building Code (IEBC), the Uniform Plumbing Code (UPC), the National Electrical Code (NEC), the International Mechanical Code (IMC), the International Fuel Gas Code (IFGC), and the International Swimming Pool and Spa Code (ISPSC). Commissioner Logan seconded the motion.

(00:41:02) Mayor Collins called for a vote.

Commissioner Dean voted: **Absent**

Commissioner Logan voted: **Aye**

Commissioner Reed voted: **Aye**

Commissioner Shirliff voted: **Aye**

Mayor Collins voted: **Aye**

The motion carried 4:0.

- B.** Consider the Demolition of a historic structure, located within the historic district and as categorized as being a contributing structure to the historic district, located at 320 East Broadway.

(00:42:00) Historic Preservation Officer Pam Attardo presents the HTC's recommendation to deny demolition.

(00:53:00) Commissioner Reed asked about public comment provided in the Agenda Packet.

(00:54:50) Community Member Chandler Padgett of Preserve Montana recommends denial.

(00:58:00) Community Member Krys Holmes of The Myrna Loy Theater recommends denial.

(01:03:55) Community Member Jill Van Alstyne, teacher, recommends denial.

(01:06:17) Community Member John Brogan, historic preservation carpenter, recommends denial.

(01:07:56) Community Member Charley Carson recommends denial.

(01:09:19) HTC Chair Chris Averill recommends denial.

(01:11:33) Community Member Michael O'Neil recommends denial.

(01:12:26) Applicant David Blackman of Bent Tree Enterprises recommends approval.

(01:30:50) Community Member Charley Carson voiced additional concerns.

(01:31:51) Community Member Alexis Julian recommends denial.

(01:33:33) Community Member Vee Yang recommends denial.

(01:36:36) Community Member Ashley Moon recommends denial.

(01:38:00) Commissioner Logan, City Attorney Dockter and Historic Preservation Officer Attardo discuss the application process and requirements.

(01:45:26) Mayor Collins and Historic Preservation Officer Attardo discuss historical integrity, qualifications, resubmission, and design guidelines.

(01:54:20) Commissioner Reed, Commissioner Shirliff, and Historic Preservation Officer Attardo discuss whether rehabilitation is possible.

(01:56:11) Commissioner Logan and Applicant Blackman discuss application possibilities and historical integrity.

(02:01:00) Mayor Collins and Interim City Manager Burton discuss tabling this item for the next Commission Meeting.

(02:01:54) Commissioner Shirliff and Applicant Blackman discuss the possibility of building elsewhere.

(02:02:35) There were no more comments from the Commission and/or public.

(02:02:50) Commissioner Reed made a motion to deny the Demolition of a historic structure, located within the historic district and as categorized as being a contributing structure to the historic district, located at 320 East Broadway. Commissioner Shirliff seconded the motion.

(02:03:01) Mayor Collins called for a vote.

Commissioner Dean voted: **Absent**

Commissioner Logan voted: **Nay**

Commissioner Reed voted: **Aye**

Commissioner Shirliff voted: **Aye**

Mayor Collins voted: **Aye**

The motion carried 3:1.

(02:03:08) Commissioner Reed explains her vote decision.

(02:03:56) Mayor Collins and City Attorney Dockter discuss the event of a tie.

Public Communications

(02:04:36) Community Member Dr. Thomas discusses the importance of infrastructure planning.

(02:09:38) Community Member Michael O'Neil invites Mayor and Commissioners to Helena Housing Authority Events.

(02:11:40) There were no further public comments.

Adjournment

(02:11:53) There being no further business to come before the City Commission, the meeting adjourned at 8:13 p.m.



ATTEST:

CLERK OF THE CITY COMMISSION

MAYOR