

**CITY OF HELENA  
REGULAR CITY COMMISSION MEETING  
JANUARY 23, 2017  
6:00 P.M.**

- Time & Place*** A regular City Commission meeting was held on Monday, January 23, 2017 at 6:00 p.m., in the Commission Chambers, 316 N. Park Avenue, Helena, Montana.
- Members Present*** Mayor Smith indicated for the record that Commissioners Ellison, Haladay, Noonan and Farris-Olsen were present. City Manager Ron Alles, City Attorney Thomas Jodoin and Deputy City Clerk Robyn Brown were present.  
Others present were Gary Spaeth representing the Helena Citizens Council.
- Pledge of Allegiance*** Mayor Smith asked Boy Scout Troop 1206 to lead those present in the pledge of allegiance.
- Minutes*** The minutes of the regular City Commission meeting of January 9, 2017 were approved as submitted.
- Presentation*** PRESENTATION:  
A. State of the City Address  
  
Mayor Smith delivered the 2017 State of the City Address. A copy of the address has been attached to these minutes and made part of the official record.
- Proclamation*** PROCLAMATION:  
A. Scouting Anniversary Week  
  
Mayor Smith read the proclamation designating February 5-11, 2017 as "Scouting Anniversary Week" in the City of Helena and presented it to Boy Scout Troop Leader Vicky Hentz. Ms. Hentz accepted the proclamation and introduced the scouts in attendance and praised their commitment to the Scouting Program. Mayor Smith applauded all those who participate in the Boy Scout Organization throughout the community.
- Board Appointments*** BOARD APPOINTMENTS:  
A. Helena Housing Authority  
  
Mayor Smith recommended the following board appointment:  
  
Helena Housing Authority - Appointment of George Ballew to the Helena Housing Authority; term will begin upon appointment and expire August 1, 2021.
- Public comment** Mayor Smith asked for public comment; none was received.
- Motion** **Commissioner Haladay moved approval of the appointment to the Helena Housing Authority as outlined above.** Commissioner Noonan seconded the motion. All voted aye, motion carried.
- Consent Agenda*** CONSENT AGENDA:  
A. Claims  
  
Manager Alles recommended approval of the claims.

Public comment Mayor Smith called for public comment on the consent agenda; none was received.

**Motion** Commissioner Farris-Olsen moved approval of item A on the consent agenda. Commissioner Haladay seconded the motion. All voted aye, motion carried.

**Communications** COMMUNICATIONS/PROPOSALS FROM COMMISSIONERS  
Commissioner Noonan thanked Mayor Smith for the very thoughtful assessment of the challenges the City will be facing in 2017 and the achievements that were realized in 2016. He commended staff for their loyalty and commitment to solving issues that arise in good faith, good order, and good humor.  
Commissioner Farris-Olsen thanked Manager Alles and City staff for their work to ensure the Women’s March held on January 21<sup>st</sup> went off without a hitch. He noted an impressive 10,000 people participated in the peaceful protest and it was a boon for local businesses.  
Commissioner Ellison commended Mayor Smith on his State of the City Address, commenting he looks forward to hearing the Mayor’s comments and reflections every year.

**Report of the City Attorney** REPORT OF THE CITY ATTORNEY  
No report was given.

**Report of the City Manager** REPORT OF THE CITY MANAGER  
Manager Alles reported staff has identified a process to allow for public comments being sent to the Commission regarding the proposed demolition of Central School to be posted online; they should be accessible via the City website in the next few days.  
Manager Alles also provided an update on the status of the City’s recent grant award for the Guardian Apartments Project.

**Report from the Helena Citizens** REPORT FROM THE HELENA CITIZENS COUNCIL  
HCC Chair Spaeth complimented Mayor Smith on his State of the City Address and commended the Commission for the work they do to keep Helena a great City to live in.

**Regular Items** REGULAR ITEMS:  
A. CONSIDER A RESOLUTION RELATING TO \$5,600,000 GENERAL OBLIGATION REFUNDING BONDS (PARKS AND RECREATION PROJECTS), SERIES 2017; DETERMINING THE FORM AND DETAILS; AUTHORIZING THE EXECUTING AND DELIVERY; AND LEVYING TAXES FOR THE PAYMENT THEREOF.

Staff Report Administrative Services Director Jorgenson reported the City issued \$7,850,000 of general obligation bonds in 2008 to finance improvements at Centennial Park, Memorial Park swimming pool (now Last Chance Splash pool), and Kindrick Legion Field. Recent estimates show we could save around \$237,000 if interest rates hold. The lowest amount we would save based on the parameters established in the resolution is approximately \$182,000. The City currently owes \$5,165,000. The refunding bonds will be used to establish an escrow account to pay the remaining principal and interest through January 1, 2018 when the bonds can be legally called in full.  
The resolution will allow the Mayor, City Manager and the Administrative Services Director to approve the sale of new bonds if the

following parameters are met: 1. the true interest cost cannot exceed 3% which would provide a minimum present value savings of 3.5%; 2. the final maturity date of the bonds shall be no later than January 1, 2028 (same as current bonds); and 3. the original aggregate principal amount of the bonds shall not exceed \$5,600,000.

Obtaining a lower interest rate will provide interest savings over the remaining life of the bonds. This will directly benefit the citizens of the City as we can lower the special mill levy established to make the debt payments.

Director Jorgenson recommended approval of a resolution relating to \$5,600,000 general obligation refunding bonds (parks and recreation projects), series 2017; determining the form and details; authorizing the execution and delivery; and levying taxes for the payment thereof.

Public Comment

Mayor Smith called for public comments; none was received.

**Motion**

**Commissioner Ellison moved approval of a resolution relating to \$5,600,000 general obligation refunding bonds (parks and recreation projects), series 2017; determining the form and details; authorizing the execution and delivery; and levying taxes for the payment thereof.** Commissioner Noonan seconded the motion. All voted aye, motion carried. **Res# 20325**

B. CONSIDER THE PRELIMINARY PLAT FOR A MINOR SUBDIVISION CREATING TWO LOTS FROM LOT 4-A-1 OF THE BROADWATER SECOND ADDITION WITH A PROPERTY ADDRESS OF 1717 LESLIE AVENUE, HELENA, MONTANA

Staff Report

Planner Ellie Ray reported the applicant has submitted an application for a two-lot minor subdivision preliminary plat for the Broadwater Second Addition. The purpose of this minor subdivision is to bifurcate Lot 4-A-1, which was aggregated by a previous landowner in 2007. In so doing, the current landowner may then sell each of the single-family homes that are under construction on the property. All city infrastructure is in place, therefore there are little impacts associated with the subdivision and no additional conditions will be needed to mitigate any further impacts.

Approval of the minor subdivision would promote residential infill development within the City of Helena and may produce lower resource(s) and infrastructural impacts.

Planner Ray recommended approval of the preliminary plat for a minor subdivision, creating two lots from Lot 4-A-1 of the Broadwater Second Addition, and to adopt the Findings of Facts for the property legally described in the Findings of Facts.

Public Comment

Mayor Smith called for public comment; none was received.

**Motion**

**Commissioner Noonan moved approval of the preliminary plat for a minor subdivision, creating two lots from Lot 4-A-1 of the Broadwater Second Addition, and to adopt the Findings of Facts for the property legally described in said Findings of Facts.**

Commissioner Haladay seconded the motion. All voted aye, motion carried.

- C. CONSIDER A RESOLUTION ANNEXING LOTS 7-10 IN BLOCK 195 OF THE AMES ADDITIN, AND THE FULL WIDTH OF THE ADJACENT CANNON STREET AND ALLEY RIGHTS-OF-WAY LOCATED IN LEWIS AND CLARK COUNTY, MONTANA INTO THE CITY OF HELENA.

**Staff Report**

Senior Planner Ramoie reported the applicant has completed the conditions required for annexation and is now requesting the annexation of the subject property. The applicant would like to annex the property to attain all city services and to utilize the property with an R -2 (Residential) zoning designation. At the December 19, 2016 City Commission meeting, Resolution #20323 was passed unanimously (5-0).

Resolution 20323 provided the conditions of annexation. The subject property was pre-zoned to the R-2 (Residential) District by adoption of Ordinance #3217 on March 21, 2016.

Annexation of the subject property will allow for the applicant to abandon the use of a failed septic system and connect to the city installed wastewater main that is under construction at this time. The property is already served by city water service and it is policy that properties outside the city limits that receive a city utility be annexed when appropriate.

Annexation of the subject property will allow for connection to the city wastewater main which is more efficient for wastewater treatment than the drainfield that is currently in use and failed.

Senior Planner Ramoie recommended approval of the resolution annexing Lots 7-10 in Block 195 of the Ames Addition, and the full width of the adjacent Cannon Street and alley rights-of-way located in Lewis and Clark County, Montana into the City of Helena, Montana.

**Public Comment**

Mayor Smith called for public comment.

Mr. Steve Merrill, applicant; urged the Commission to support his annexation request and thanked Planning and Engineering staff for their work on the project, especially since it has taken quite some time.

**Motion**

**Commissioner Haladay moved approval of a resolution annexing Lots 7-10 in Block 195 of the Ames Addition, and the full width of the adjacent Cannon Street and alley rights-of-way located in Lewis and Clark County, Montana into the City of Helena, Montana.** Commissioner Ellison seconded the motion. All voted aye, motion carried. **Res# 20326**

**Public Communications**

PUBLIC COMMUNICATIONS

No public communications were given.

**Meetings of Interest**

MEETINGS OF INTEREST

The next Administrative Meeting is February 8, 2017 and the next Commission Meeting is February 13, 2017. City/County Joint Work Session will held February

**Adjournment**

There being no further business to come before the Commission, the meeting was adjourned at 7:09 p.m.

ATTEST:

/S/ James E. Smith

Mayor

/S/ Debbie Havens  
Clerk of the Commission