

**CITY OF HELENA**  
**REGULAR CITY COMMISSION MEETING**  
**June 12, 2017 - 6:00 P.M.**  
**City Commission Chambers, Room 330**

- Time & Place** A regular City Commission meeting was held on Monday, June 12, 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, Farris-Olsen and Haladay were present. Commissioner Noonan was excused. City Manager Ron Alles, City Attorney Thomas Jodoin, Deputy City Clerk Katya Grover and City Clerk Debbie Havens were present.  
HCC Representative Gary Spaeth was also present.
- Pledge of Allegiance** Mayor Smith asked those persons present to please stand and join him in the pledge of allegiance.
- Moment of Silence** Mayor Smith asked for a moment of silence for former City Commissioner Rayleen Beaton.  
Mayor Smith announced it is the intent of the commission to table Public Hearings B and C regarding the Intermountain Subdivision.
- Minutes** The minutes of the regular City Commission meeting of May 22, 2017, and were approved as submitted.
- Board Appointments** BOARD APPOINTMENTS:  
A. Helena Open Lands Management Advisory Committee, Heritage Preservation and Tourism Council and Tourism Business Improvement District (TBID)  
Mayor Smith recommended the following appointments:  
**Helena Open Lands Management Advisory Committee -** Reappointment of Betsy Miller to a second term on HOLMAC. Term will begin upon appointment and expire June 30, 2020.  
**Heritage Preservation and Tourism Council** Reappointment of Troy Lutton to a second term on the Heritage Preservation and Tourism Council. Term will begin upon appointment and expire June 30, 2020.  
**Tourism Business Improvement District (TBID)** Appointment of Larry Lambert to a first term on the TBID. Term will begin upon appointment and expire April 20, 2021.
- Public Comment Mayor Smith asked for public comment, none was received.
- Motion** Commissioner Ellison moved approval of the board appointments to the Helena Open Lands Management Advisory Committee, Heritage Preservation and Tourism Council and the Tourism Business Improvement District as outlined above.  
Commissioner Haladay seconded the motion. All voted aye, motion carried.
- Consent Agenda** CONSENT AGENDA:  
A. Claims  
B. Authorization for staff to void stale dated checks  
C. Acceptance of pledge collateral for City deposits at financial institutions  
City Manager Alles recommended approval of the claims.

- Public comment Mayor Smith asked for public comment, none was received.
- Motion** **Commissioner Haladay moved approval of Items A-C on the consent agenda.** Commissioner Ellison seconded the motion. All voted aye, motion carried.
- Bid Award** BID AWARD:  
A. Automated Parking Equipment
- Staff Report Parking Director Dave Hewitt reported the current company has gone out of business and is not Payment Card Industry (PCI) compliant and mechanical replacement parts are not available.  
Only one bid was received from Ace Electric from Laurel, Montana. Staff has determined this to be a responsible bid.  
The new equipment will have the ability to collect daily parking fees, conduct parking business in a proficient and professional manner, provide future parking needs as technology progresses.  
Director Hewitt recommended approval to award the bid to for the automated parking equipment to the lowest responsible bidder, Ace Electric of Laurel, Montana in the amount of \$398,000.00.
- Discussion Mayor Smith asked if ACE Electric will be around for a while. Director Hewitt noted ACE Electric is a well-established business and has been doing business with the Parking Commission for a long time.  
Commissioner Haladay stated the equipment information on the bid is from Entrance Controls located in Tukwila, Washington. Director Hewitt explained Entrance Controls is the equipment distributor to ACE Electric.
- Public Comment Mayor Smith asked for public comment, none was received.
- Motion** **Commissioner Haladay moved to award the automated parking equipment to Ace Electric of Laurel, Montana in the amount of \$398,000.00.** Commissioner Farris-Olsen seconded the motion. All voted aye, motion carried.
- B. West Main Street Reconstruction – Project #14-21
- Staff Report City Engineer Leland reported the West Main Street and its underground utilities are past their design life and in need of reconstruction. The City proposed to reconstruct the water, sewer, storm drain and street, and received two bids from local contractors to build the project.  
Two bids were received at the bid opening on May 31, 2017. Both bids were over the engineers' estimate of \$2,916,852.00 and in excess of the City's budget. If the project is awarded, other priority projects will have to be delayed to cover the estimated budget shortfall of \$1,542,987. The amendment would be needed to cover the additional cost of the project, contingency and engineering fees. In addition, staff is concerned with completing the project this year before winter shut down.  
This project will enhance utility service and vehicle and pedestrian operation and safety. Expending additional City funds on a project will cause other projects to be delayed by 1-2 years or more and would require a budget amendment of \$1,542,987.  
Engineer Leland recommended rejecting all bids received for the West Main Street Reconstruction – Project #14-21 opened on May 31, 2017 and rebid the project in late 2017.

## Discussion

Commissioner Haladay referred to the budget analysis work sheet and asked if the funding listed as \$2,538,050.00 is staff's general estimation on what the project would cost initially. Engineer Leland concurred and noted the original estimate was much lower; however, it increased due to the FEMA regulations. Commissioner Haladay referred to the listed budget amendments and asked if these are budget amendments required now or are they amendments that have been made incrementally over time. Engineer Leland stated some of the budget amendments have been done; however, they are not shown on the worksheet. Those listed are the ones that would be required if the project was awarded. Commissioner Haladay referred to the total construction costs of \$3,853,687 and asked if this was the lowest responsible bid. Engineer Leland concurred that is the lowest responsible bidder, plus 10% contingency and engineering. Commissioner Haladay referred to the costs for the water transmission and distribution in the amount of \$755,236 and noted the amount is \$300,000 higher than the original estimates and asked what would be the reasoning for the increase. Engineer Leland explained the reasoning staff has come up with is the amount of rock in the area, traffic control and the increase in materials. Staff continues to review why the engineer's estimate and the actual bids were so far apart.

Commissioner Haladay stated it seems the estimate is close on the street construction. Engineer Leland concurred and noted staff can see what would be required with the actual street construction. Commissioner Haladay asked where do we go from here and what timeframe are we looking at. Engineer Leland stated staff will reevaluate the project, re-advertise in the fall and begin construction in the spring/summer of 2018.

## Public Comment

Mayor Smith asked for public comment.

Pat Drynan, Operations Manager for Helena Sand and Gravel, urged the commission to award the bid. Helena Sand and Gravel and their employees were looking forward to completing the project. Mr. Drynan noted they do have some ideas on how to lower the costs; however, cannot sit down and discuss them until the bid is awarded.

Mayor Smith thanked Mr. Drynan for his comments. Mr. Drynan stated traffic control and materials are two components that increased the costs for the bid submitted.

## Discussion

Commissioner Ellison expressed his disappointment in not awarding the bid; specifically to a local company. However, the numbers just do not work and he will support staff's recommendation.

## Motion

**Commissioner Haladay moved to reject all bids received for the West Main Street Reconstruction – Project #14-21 opened on May 31, 2017 and rebid the project in late 2017.** Commissioner Farris-Olsen seconded the motion. All voted aye, motion carried.

**Communications  
From Commissioners**

## COMMUNICATIONS/PROPOSALS FROM COMMISSIONERS

Commissioner Farris-Olsen referred the commission to the resolution urging Congress to normalize relations with Cuba and lift the current embargo and other trade barriers with the Republic of Cuba and extending a hand of friendship to the people of Cuba.

In the last year or so there has been a number of Helena residents who have visited Cuba and this resolution would encourage additional tourism and trade between the U.S., Montana and Cuba.

Public Comment

Mayor Smith asked for public comment.

Jennifer Thompson stated she recently returned from Cuba and is in support of the resolution. People in both Montana and Cuba would benefit with the passage of the resolution.

Jorge Quintana stated he strongly supports the resolution. He then read a prepared statement in support of the resolution.

Motion

**Commissioner Farris-Olsen moved approval of a resolution urging Congress to normalize relations with Cuba and lift the current embargo and other trade barriers with the Republic of Cuba and extending a hand of friendship to the people of Cuba.**

Commissioner Haladay seconded the motion.

Discussion

Commissioner Farris-Olsen noted this resolution is positive and asked the Mayor and Commissioners Ellison and Haladay to support the resolution.

Mayor Smith noted he normally is not sure with involving the city of Helena with international relations; however, he is persuaded with Mr. Quintana's testimony and will support the motion.

Commissioner Ellison stated he typically doesn't believe the city commission should involve themselves in national policies of this nature. He appreciates the public testimony; however, he has a hard time believing the city commission should be telling the administration something that they are already doing. He feels strongly about having better relations with Cuba and spoke of the history of the past relations between the U.S. and Cuba beginning in the 1960's.

Commissioner Ellison stated he does not believe the passage of the resolution will make a difference one way or another. If the city commission is going to pass this resolution, why stop here, why not tell the administration through the Department of Education what to do with schools, or tell Department of Agriculture what to do with shipping beef to Asian countries; or the Department of the Interior regarding Sage Grouse. Commissioner Ellison noted the city commission needs to focus on local services; although he agrees with the sentiments expressed tonight, he will not vote in support of the resolution.

Commissioner Haladay spoke in support of the resolution and stated the city has the obligation to the citizens of Helena to consider and adopt policy and he believes this resolution is a voice of the citizens and should be approved. He is not worried about other resolutions on national issues being brought forward. He encouraged Commissioner Ellison if there are issues he would like addressed, he should bring them forward for consideration.

Vote

Motion carried, 3-1 with Commissioner Ellison voting no.

**Resolution 20342**

***Report of the City Attorney***

REPORT OF THE CITY ATTORNEY

No items to report on.

***Report of the City Manager***

REPORT OF THE CITY MANAGER

City Manager Alles reported the Scott Reservoir is full and Chessman is almost full; the city is running approximately 6-million gallons a day from the Tenmile plant and 3-million from Missouri River plant.

**Report from the  
Helena Citizens**

REPORT FROM THE HELENA CITIZENS COUNCIL

HCC Chair Spaeth reported the HCC Executive Session was held today and the HCC will be forwarding several budget recommendations. HCC representative Dick Sloan asked that city staff be recognized for the work they have done on the budget.

Chair Spaeth reported an HCC Committee has been tasked to address the city's carbon footprint and will bring recommendations forward.

Chair Spaeth thanked the street department for the work they do, specifically with the overlays.

Chair Spaeth, as a member of the Fairgrounds Foundation, reported the rocket is back at the Fairgrounds and invited the commission to attend an event on Wednesday, June 14<sup>th</sup> at 11:00 a.m. when an historic award will be given to the Fairgrounds.

Commissioner Farris-Olsen suggested the HCC review the Climate Change Task Force report. Chair Spaeth stated they have already started reviewing the report.

**Regular Items**

REGULAR ITEMS:

- A. CONSIDER A RESOLUTION TERMINATING THE AGREEMENT FOR THE DEVELOPMENT, MANAGEMENT, AND MAINTENANCE OF RAMEY PARK, AND SURPLUSING CERTAIN IMPROVEMENTS THEREON TO HELENA SCHOOL DISTRICT #1

Staff Report

Parks & Recreation Director Teegarden reported in 1990, the City and the Helena School District entered into an agreement for the development, management and maintenance of a park by the city on District property. This area is referred to and managed as Ramey Park. The area is on school property, adjacent to the Helena High School practice field and across Roberts Street from Helena High School. The parking lot is used during the day by students and the park is almost exclusively used for District academic and sports activities.

For the past several years, City and District staff have had discussions related to the dissatisfaction about the level of service the City has provided for the softball fields and dugouts located at Ramey Park. As well there are multiple school sponsored sports camps and activities that take place without City awareness or approval. In an effort to empower the District and sports teams to take more ownership in management of the park facilities on school property, both parties agreed to terminate the Ramey Park agreement and let the District manage the fields and facilities.

Termination of the agreement allows the District to better manage the facilities to meet the needs of their students and activities. This also allows the City to direct more time and resources to other city parks that are used more broadly by the community at large.

Director Teegarden recommended approval of a resolution terminating the Agreement for the development, management, and maintenance of Ramey Park, and surplusing certain improvements thereon to Helena School District #1.

Public Comment

Mayor Smith asked for public comment, none was received.

**Motion**

**Commissioner Ellison moved approval of a resolution terminating the Agreement for the development, management, and maintenance of Ramey Park, and surplusing certain improvements thereon to Helena School District #1.** Commissioner Farris-Olsen seconded the motion. All voted aye, motion carried. **Resolution 20343**

B. CONSIDER A RESOLUTION ESTABLISHING A COST REIMBURSEMENT PROGRAM FOR WASTEWATER INFRASTRUCTURE INSTALLED BY THE CITY OF HELENA IN THE 2200 BLOCK OF CANNON STREET

Staff Report

City Attorney Jodoin reported the city has installed a wastewater main in the 2200 block of Cannon Street. This is located outside the corporate limits of the city of Helena. Resolution No. 20164 mandates that property owners whose property is located outside city limits and adjacent to city installed infrastructure reimburse the city for the costs of such infrastructure installation. The methodology, repayment mechanism, and repayment timeframe are to be determined by the city commission on a project-by-project basis.

The total cost of the wastewater main installation is \$151,345.70. Seventeen properties are adjacent to the wastewater main. The reimbursement cost ranges for those benefitted properties range from \$4,000 to \$18,000.

The resolution establishing a square foot basis methodology as well as requiring, for those owners of property with an occupied structure that connect within 5 years, repayment over a 20 year period at zero-percent interest to be placed and repaid via an assessment on the property owners property tax bill. For property that is not currently developed with an occupied structure or connects after more than 5 years the reimbursement cost must be paid in full, at the time of initial connection to the city's wastewater main.

If a property is sold or transferred, any outstanding balance of the reimbursement amount still owing must be paid in full. Property owners connecting to the city's wastewater main agree to sign required documentation that will be recorded and run with the property that is needed to ensure the payment of the full remaining reimbursement amount.

Finally, the resolution authorizes the City Manager to allow deviations from the property tax assessment repayment mechanism on a case by case basis in such cases where the facts warrant such deviation. In such cases the repayment mechanism may be through monthly installments billed through the property owner's normal water and wastewater bill. Specifically, the owners of 2215 Cannon Street are authorized to avail themselves of the water and wastewater bill repayment mechanism.

The resolution also ensures the city commission has established a clear requirement that property owners connecting to the wastewater infrastructure installed by the city in the 2200 block of Cannon Street pay a proportional share of the costs of the design and installation of that infrastructure.

The city is bearing the financial cost of the project until such time as all property owners have connected to the wastewater system and completed full reimbursement payment.

Attorney Jodoin recommended approval of the resolution.

Discussion

Commissioner Ellison asked if most of these properties are located outside the city limits and if there is a date when they would be annexed into the city limits. Attorney Jodoin noted most of these residents are connected to city water; however, if they connect to the city sewer within five years they have a repayment option and at that time, they would annex into the city.

Commissioner Haladay asked what the difference is between putting the repayment costs on the water bill versus on the tax bill. Attorney Jodoin stated placing the repayment costs on the tax bill is more secure as the city could put a lien on the property if the payments are not made. Commissioner Haladay asked if this area is wholly surrounded. Attorney Jodoin stated he believes it is.

Manager Alles noted placing the repayment costs on the water bill is an option; however, administratively it would be more work than putting it on the tax bill

Commissioner Haladay concurred it is a better idea to put it on a tax bill. Mayor Smith agreed with Commissioner Haladay's comments and generally speaking these charges should be put on the tax bills.

Public Comment

Mayor Smith asked for public comment, none was received.

Motion

**Commissioner Haladay moved approval of a resolution establishing a cost reimbursement program for wastewater infrastructure installed by the City of Helena in the 2200 Block of Cannon Street.** Commissioner Ellison seconded the motion. All voted aye, motion carried. **Resolution 20344**

Public Hearings

PUBLIC HEARINGS:

- A. CONSIDER FIRST PASSAGE OF AN ORDINANCE AMENDING CITY OF HELENA ORDINANCE NO. 2359 AND AMENDING THE OFFICIAL ZONING MAP, FOR A ZONE CHANGE FOR A LOT CONTAINING APPROXIMATELY 4.28 ACRES LOCATED IN A PLI (PUBLIC LANDS AND INSTITUTIONS) DISTRICT TO A B-2 (GENERAL COMMERCIAL) DISTRICT FOR PROPERTY LEGALLY DESCRIBED AS LOT 1A, BLOCK 55 IN THE CENTRAL ADDITION NO. 3, RECORDED UNDER DOCUMENT NO. 3305039, WITH A PROPERTY ADDRESS OF 1100 NORTH LAST CHANCE GULCH.

Staff Report

Planner Golemon reported The applicant and property owners have recently acquired the above referenced property from the State of Montana in exchange for other properties and are requesting to change the current PLI District zoning. The applicant is requesting a zone change from PLI (Public Lands and Institutions) District to a B-2 (General Commercial) District to allow for commercial redevelopment opportunities and to provide consistent zoning with the adjacent B-2 District zoned properties located south and east the subject property. As proposed the zone change would allow development of any use permitted in the B-2 District.

On Tuesday, May 09, 2017 the Helena Zoning Commission held a public hearing on the proposed zone change and recommended, approval (3:0 vote with 1abstention), for a zone change from a PLI (Public Lands and Institutions) District to a B-2 (General Commercial) District; for the above property.

The proposed B-2 District would allow a greater mix and higher concentration of compatible mixed uses than currently permitted in the current PLI District. In addition, the proposed B-2 District zoning would be more consistent with the "Mixed Use Area I" land use designation and mixed use concept of the Growth Policy.

In addition, the proposed B-2 District could help create a coordinated development pattern that is unified, functional, and efficient by conserving land, energy, and infrastructure, and minimize the potential for sprawl. The proposed zone change is compatible with the identified goals, objectives, and policies of the Growth Policy

The proposed zone change helps support infill development by allowing for the development of a compatible mix of land uses and structure types and encouraging the use of existing infrastructure.

Planner Golemon recommended approval for first passage of an ordinance amending City of Helena Ordinance No. 2359 and amending the official zoning map, for a zone change for a lot containing approximately 4.28 acres located in a PLI (Public Lands and Institutions) to a B-2 (General Commercial) District; for property legally described in the attached ordinance.

## Discussion

Commissioner Haladay asked if this property is inside the Railroad TIF boundary. Planner Goleman stated he would defer the question. Manager Alles stated this property was excluded from the TIF boundary.

Commissioner Haladay commented the trips per day are expected to go up with the zone change; although the property is being used for the same purpose. Planner Goleman stated the trips per day would not increase with the same uses; the trips per day would increase if the use would change with the B-2 District.

Mayor Smith asked if this property is within the BID District. Manager Alles stated no. He noted if the city is going to create a new TIF District for downtown, this property could be included.

Commissioner Haladay asked if this property could be amended into the existing Railroad TIF District; would the taxable value for the improvements be placed on the tax bill for this year. Manager Alles stated he does not have an answer and would have to report back to the commission. Manager Alles noted the property was transferred to private ownership this year.

## Public Testimony

Mayor Smith opened the public hearing and called for anyone wishing to address the commission. There being no persons wishing to address the commission, the public hearing was closed.

## Motion

**Commissioner Ellison moved approval for first passage of an ordinance amending City of Helena Ordinance No. 2359 and amending the official zoning map, for a zone change for a lot containing approximately 4.28 acres located in a PLI (Public Lands and Institutions) to a B-2 (General Commercial) District; for property legally described in the attached ordinance.** Commissioner Haladay seconded the motion. All voted aye, motion carried. **Ordinance 3228**

- B. CONSIDER FIRST PASSAGE OF AN ORDINANCE AMENDING CITY OF HELENA ORDINANCE NO. 2359 AND AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF HELENA FOR A ZONE CHANGE FROM PLI (PUBLIC LANDS AND INSTITUTIONS) TO R-2 (RESIDENTIAL) DISTRICT FOR LOTS 1-11 OF THE INTERMOUNTAIN SUBDIVISION; GENERALLY LOCATED SOUTH OF ALBERT AND FEE STREETS.
- C. CONSIDER THE PRELIMINARY PLAT FOR THE INTERMOUNTAIN MAJOR SUBDIVISION CREATING 13 LOTS AND ROW FROM APPROXIMATELY 40-ACRES, LEGALLY DESCRIBED AS NW1/2 SE1/2, S32, 510N, R03W DEED BOOK 258, PAGE 679, AS SHOWN ON COS#3220543; GENERALLY LOCATED SOUTH OF ALBERT AND FEE STREETS IN THE CITY OF HELENA, MONTANA.

## Zone Change

Senior Planner Ramoie reported the applicant and property owner is requesting to change the current PLI (Public Lands and Institutions) District zoning to the R-2 (Residential) District to allow for residential development consistent with the adjacent R-2 District zoned properties located north of the subject property. As proposed the zone change would allow development of any use permitted in the R-2 District.

The Helena Zoning Commission held a public Hearing on the proposed zone change on May 9th, 2017 and recommended approval (2-1) with one Zoning Commissioner abstaining.

During the public hearing, concerns were brought up regarding traffic and the street network in the existing developed area. Staff has requested some follow up information from the applicant to address those concerns from members of the public. Due to the timing of the request for more information and the need to review the supplemental documents, staff

is requesting that the public hearing be tabled until the June 26, 2017 city commission meeting.

Senior Planner recommended tabling first passage of an ordinance amending City of Helena Ordinance No. 2359 and amending the official zoning map for the City of Helena for a zone change from PLI (Public Lands and Institutions) to R-2 (Residential) District for lots 1-11 of the Intermountain Subdivision, generally located south of Albert & Fee Streets in the City of Helena, MT until June 26, 2017.

#### Preliminary Plat

Senior Planner Ramoie reported the applicant is requesting preliminary plat approval for the Intermountain Major Subdivision, a 13-lot major subdivision of the NW ¼ of the SE ¼, S32, T10 N, R03 W Deed Book 258, Page 679 as shown on COS #3220543. The subject 40 acre property would be divided into 13 proposed lots and ROW. The 11 residential lots vary in size. Lot 1 contains .21 acres, lots 2, 3, 7, and 8 contain .35 acres, lots 4, 5, and 6 contain .24 acres, lot 9 contains .22 acres, lots 10 and 11 contain .25 acres, lot 12 contains 35.85 acres, and the proposed parkland lot 13 contains .36 acres. The property is in the city and in the PLI (Public Lands and Institutions) zoning district, however there is a zone change proposed to the R-2 (Residential) zoning district for the 11 residential lots. It is located adjacent to R-2 (Residential) and R-1 (Residential Large Lot) District zoning. Piper Place, South Fee Street, and Albert Street will provide the required two points of access to the proposed lots. Water and wastewater will be provided by extending existing city infrastructure.

The City of Helena/Lewis and Clark County joint Planning Board held a public Hearing on the proposed zone change on May 16th, 2017 and recommended conditional approval.

During the public hearing and subsequently, concerns were brought up regarding parkland, traffic and the street network in the existing developed area and proposed subdivision. Staff has requested some follow up information from the applicant to address those concerns from members of the public. Due to the timing of the request for more information and the need to review the supplemental documents, staff is requesting that the public hearing be tabled until the June 26, 2017 City Commission meeting.

Senior Planner Ramoie recommended tabling conditional approval of the preliminary plat for the Intermountain Major Subdivision creating thirteen lots and street right-of-way from approximately 40 acres and to adopt the Findings of Fact and the conditions contained therein for property legally described in the Findings of Fact until June 26, 2017.

#### Discussion

Commissioner Haladay asked if the applicant concurred with the recommendation to table the two items. Senior Planner Ramoie noted the applicant concurred with the tabling recommendation and has submitted the supplemental information.

Mayor Smith noted there was discussion at the Zoning Commission on the Master Plan for Intermountain and asked if that is part of the supplemental information. Senior Planner Ramoie stated staff requested additional information on traffic and streets and there may be some staff explanation on the Parks Board's recommendation.

Commissioner Haladay asked if the zone change request is for the entire parcel or just for the lots included in the proposed subdivision. Senior Planner Ramoie explained the zone change is for the residential lots 1-11 and the parkland lot.

#### Public Testimony

Mayor Smith declared the public portion of the hearing opened and called for anyone wishing to address the commission.

Josh Wisler, Fee Street, noted the commission is familiar with proceedings from Zoning Commission. He noted there has been discussion on the Master Plan and some of the residents feel there is a general sense of distrust from Intermountain. It appears the applicant has been reluctant to provide information to the residents.

Greg Wirth, Stahly Engineering, spoke on behalf of Intermountain and confirmed they agreed to the tabling motions. Intermountain does have a Master Plan; however, it is not a public document and they want to manage their property as they see fit. The timeline once preliminary approval is granted, the plans would go back before Intermountain's board for direction on how they want to proceed.

There being no persons wishing to address the commission, the public portion of the hearing was continued until June 26, 2017.

**Motion**

**Commissioner Farris-Olsen moved to table first passage of an ordinance amending City of Helena Ordinance No. 2359 and amending the official zoning map for the City of Helena for a zone change from PLI (Public Lands and Institutions) to R-2 (Residential) District for lots 1-11 of the Intermountain Subdivision, generally located south of Albert & Fee Streets in the City of Helena, MT until June 26, 2017.**

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

**Motion**

**Commissioner Haladay moved to table conditional approval of the preliminary plat for the Intermountain Major Subdivision creating thirteen lots and street right-of-way from approximately 40 acres and to adopt the Findings of Fact and the conditions contained therein for property legally described in the Findings of Fact until June 26, 2017.**

Commissioner Farris-Olsen seconded the motion. All voted aye, motion carried.

- D. CONSIDER A RESOLUTION TO SET FEES CHARGED FOR DISPOSAL OF GARBAGE AND REFUSE AT THE CITY OF HELENA TRANSFER STATION AND REPEAL RESOLUTION 20275.

**Staff Report**

Administrative Services Director Jorgenson reported the City and Lewis & Clark County jointly analyze and agree each year on a recommended tipping fee for the operation of the City Transfer Station and the Lewis & Clark County landfill. The City is proposing to leave the Transfer Station tipping fee at \$30.75. The County Landfill is proposing lowering their tipping fee to \$28.00 (a decrease of \$2.00). The Public Works Department is recommending a total tipping fee of \$58.75 (a decrease of \$2.00 per ton).

Director Jorgenson recommended approval of the resolution to set fees charged for disposal of garbage and refuse at the City of Helena Transfer Station and repeal Resolution 20275.

**Public Testimony**

Mayor Smith declared the public portion of the hearing opened and called for anyone wishing to address the commission. There being no persons wishing to address the commission, the public portion of the hearing was closed.

**Motion**

**Commissioner Farris-Olsen moved approval of a resolution to set fees charged for disposal of garbage and reuse at the City of Helena Transfer Station and repeal Resolution 20275.** Commissioner Haladay seconded the motion. All voted aye, motion carried. **Resolution 20345**

**Public Communications**

PUBLIC COMMUNICATIONS  
No comments received.

**Meetings of Interest**

MEETINGS OF INTEREST  
The next Administrative Meeting is June 21, 2017; and the next Commission Meeting is June 26, 2017.

***Adjournment***

There being no further business to come before the Commission,  
the meeting was adjourned at 7:20 p.m.

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Mayor

ATTEST:

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Clerk of the Commission