

CITY OF HELENA
City Commission Meeting
December 6, 2021 - 6:00 PM
Zoom Online Meeting; <https://zoom.us/j/94468265179>

Time & Place

A regular City Commission meeting was held on Monday, December 6, 2021 at 6:00 p.m. via Zoom Online Meeting ID: <https://zoom.us/j/94468265179>.

Pledge of Allegiance

(00:00:27) Mayor Collins asked those persons present to please stand and join him in the pledge of allegiance.

Call to Order and Roll Call

(00:00:52) Mayor Collins requested City Clerk Clayborn call roll call: City Attorney Jodoin, City Manager Harlow-Schalk, Commissioner Dean, Commissioner Logan, Commissioner O'Loughlin, and Mayor Collins all responded present and participated virtually via Zoom. Commissioner Haladay was excused for the meeting for a total quorum of 4:0.

Board Appointments

A. (00:01:26) ADA Compliance Committee; Non-Motorized Travel Advisory Council (NMTAC)

ADA Compliance Committee

Interim Appointment of Caroline Scott to the ADA Compliance Committee as a disabled community representative. Term will begin upon appointment and expire on September 1, 2024.

Interim Appointment of Deborah Lane to the ADA Compliance Committee as a business owner/ representative. Term will begin upon appointment and expire on September 1, 2024.

Non-Motorized Travel Advisory Council (NMTAC)

Appointment of Joel Ebert to a first term on the Non-Motorized Travel Advisory Council (NMTAC). Term will begin upon appointment and expire on March 31, 2024.

Appointment of James Szerwo to a first term on the Non-Motorized Travel Advisory Council (NMTAC). Term will begin upon appointment and expire on March 31, 2024.

Appointment of Lucas Wallace to a first term on the Non-Motorized Travel Advisory Council (NMTAC). Term will begin upon appointment and expire on March 31, 2024.

(00:02:53) There were no public comments.

(00:03:00) Commissioner Logan moved to approve the board appointments for the following Boards: ADA Compliance Committee and the Non-Motorized Travel Advisory Council. Commissioner Dean seconded the motion. The motion carried 4:0.

Consent Agenda

A. Claims

(00:04:52) City Manager Harlow-Schalk recommended a motion to approve Consent Agenda Item A.

(00:06:10) Commissioner O'Loughlin made a motion to accept Consent Agenda Item A.

Commissioner Dean seconded the motion. The motion carried 4:0.

Report of the City Attorney

(00:06:37) City Attorney Jodoin had nothing to report.

Report of the City Manager

(00:06:47) Manager Harlow-Schalk thanked the Helena Fire Department and other local organizations for their response and support for the Denton community this past week.

(00:07:35) Mayor Collins welcomed Jon Campbell in his new role as the City Fire Chief.

Communications from the Helena Citizens Council

A. Consider HCC Recommendations

(00:08:07) HCC representative, Nancy Perry presented to the Commission and directed their attention to pages 61 and 62 of the Meeting Packet. Ms. Perry gave remarks to propose formalizing the HCC's recommendation process to allow for discussion and direction during future Commission Meetings.

(00:10:47) Mayor Collins spoke in support of formalizing the HCC's recommendation process.

(00:11:07) Commissioner Dean spoke in support for a more formal process with a focus on the Commission's strategic priorities while also being thoughtful of the City Manager's and staff's time.

(00:13:55) Commissioner Logan concurred with both the Mayor's and Commissioner Dean's comments but asked City staff to elaborate on any concerns they may have if this process were to change.

(00:15:18) City Manager Harlow-Schalk explained that according to City Charter, the City Manager sets the agenda and suggested an item be added within the Report of the City Manager to include a memo.

(00:17:09) Commissioner Dean suggested giving the HCC the same format as the other advisory boards to allow them the opportunity to provide feedback that may or may not require action by the Commission.

Regular Items

A. Consider the dedication of Vandelay Avenue right-of-way (ROW) and Oakes Street ROW for property generally located south of Prospect Avenue, north of 11th Avenue, and east of North Sanders Street, in the City of Helena, Montana.

(00:18:30) City Manager Harlow-Schalk gave a brief introduction to Regular Item A.

(00:19:56) Planner II, Ellie Ray addressed the commission and gave a PowerPoint presentation for Regular Item A.

(00:22:25) Discussion was had between Commissioner O'Loughlin and Planner Ray regarding the Proposed Oakes Street ROW and how the Amended Plat complied with the City's adopted standards.

(00:24:42) Commissioner Dean asked city staff to elaborate on the features that made up the complete street. Director Knoepke outlined the components of the complete street standard.

(00:27:01) The applicant, Greg Wirth of Stahly Engineering addressed the Commission and spoke in support of the dedication.

(00:29:19) The applicant, Mark Esponda of Dick Anderson Construction addressed the Commission and spoke in support of the dedication.

(00:30:02) There were no further public comments.

(00:30:21) Commissioner O'Loughlin moved to Approve the dedication of Vandelay Avenue right-of-way (ROW) and Oakes Street ROW for property generally located south of Prospect Avenue, north of 11th Avenue, and east of North Sanders Street, in the City of Helena, Montana. Commissioner Dean seconded the motion. The motion carried 4:0.

Public Hearings

- A.** Consider a Resolution of Intention to Establish Fees to be Charged for the Bill Roberts Municipal Golf Course for the 2022 Season.

(00:33:01) City Manager Harlow-Schalk gave a brief introduction to Public Hearings Item A.

(00:33:53) Discussion was had between Commissioner O'Loughlin and Finance Director, Sheila Danielson regarding the impact to the projected revenue amount with the adjusted fee amount, as well as whether it would be beneficial to separate the golf course and the city operated restaurant into two separate enterprise funds, Director Danielson confirmed her staff was planning to perform these types of analyses in the next budget season.

(00:37:20) Discussion was had between the Commission and Parks Director, Kristi Ponozzo regarding golf passes such as the discontinued half-season pass as well as resident vs nonresident golf passes.

(00:42:09) Commissioner Dean asked if the Golf Advisory Board was in support of the proposed fees and Director Ponozzo confirmed the Board expressed their support at their last meeting.

(00:45:24) Discussion was had between Commissioner O'Loughlin and City Staff regarding the current budget projections for residents vs. non-residents.

(00:50:00) Director Ponozzo welcomed Todd Fitterer to his new role as the Bill Robert's Operations Manager.

(00:52:00) Commissioner Logan moved to Approve a Resolution of Intention to Establish Fees to be Charged for the Bill Roberts Municipal Golf Course for the 2022 Season and set a public hearing date for December 20, 2021. Commissioner Dean seconded the motion.

(00:52:57) There were no public comments.

The motion carried 4:0.

- B.** Consider a Resolution granting a Conditional Use Permit to allow a vehicle repair use in the General Commercial (B-2) Zoning District for property legally described as Lots 1 and 3 of the Rea Minor Subdivision in the city of Helena, Montana and establish conditions of approval.

(00:53:57) City Manager Harlow-Schalk gave a brief introduction to Public Hearings Item B.

(00:54:40) Planner II, Ellie Ray addressed the commission and gave a PowerPoint presentation for Public Hearings Item B.

(01:03:10) Discussion was had between Commissioner Dean and Community Development Director, Sharon Haugen regarding how CUPs and similar proposals were vetted to ensure they complied with the Dark Sky Ordinance.

(01:04:40) Discussion was had between Commissioner Dean and the applicant, Nick Fore regarding the potential development for additional locations throughout Montana.

(01:06:37) Discussion was had between Commissioner O'Loughlin and Planner Ray regarding why a CUP was required for a Vehicle Repair use.

(01:08:16) Further discussion was had between Commissioner O'Loughlin and Planner Ray regarding the adjacent residential zoning and how the provided conditions related to that area.

(01:10:40) There were no public comments.

(01:11:00) Commissioner Logan moved to Approve a Resolution granting a Conditional Use Permit to allow a vehicle repair use in the General Commercial (B-2) Zoning District for property legally described as Lots 1 and 3 of the Rea Minor Subdivision in the City of Helena, Montana, with the following conditions:

- ☐ **1. Screening in the form of fencing with no opacity and landscaping shall be placed along the perimeter of the internal storage parking area to provide a buffer from light and glare trespass.**
- ☐ **2. All vehicle repair activities will be conducted within the confines of the repair building to mitigate odor and noise impacts.**
- ☐ **3. All conditions must be met within one year of CUP approval, as per Section 11-3-9 of the Helena City Code.**

(01:11:55) Commissioner O'Loughlin seconded the motion. The motion carried 4:0.

Communication/Proposals from Commissioners

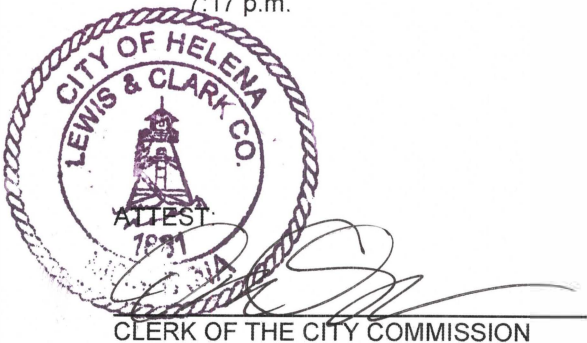
(01:12:43) Commissioner O'Loughlin asked City Staff if they could provide an update on the City's snow removal plan to which Director Knoepke gave a brief update.

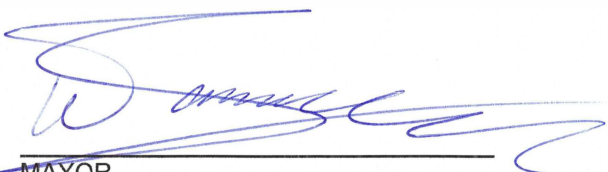
Public Communications

(01:17:01) There were no public comments.

Adjournment

(01:17:32) There being no further business to come before the City Commission, the meeting adjourned at 7:17 p.m.




MAYOR