

**WHITEFISH CITY COUNCIL**  
**JUNE 15, 2015**  
**7:10 P.M.**

**1) CALL TO ORDER**

Mayor Muhlfeld called the meeting to order. Councilors present were Frandsen, Feury, Hildner and Sweeney. Councilor Barberis was absent. City Staff present were City Manager Stearns, City Clerk Lorang, City Attorney VanBuskirk, Finance Director Smith, Planning & Building Director Taylor, Interim Public Works Director Hilding, Parks and Recreation Director Butts, and Interim Fire Chief Page. Assistant City Clerk Woodbeck was in the audience. Approximately 40 people were in the audience.

Mayor Muhlfeld announced an Agenda change, he was moving Agenda Item #9b up for action at this time:

**9b) Consideration of appointing a replacement City Council member to replace John Anderson for the rest of his term through December 31, 2015.**

Mayor Muhlfeld said four applicants were interviewed earlier during tonight's work session.

**Councilor Feury made a motion, second by Councilor Frandsen, to appoint Sarah Fitzgerald to fill the remainder of Councilor Anderson's term through December 31, 2015.** Councilor Frandsen thanked all the applicants that applied.

**The motion was approved unanimously.**

Mayor Muhlfeld administered the Oath of Office to newly appointed Councilor Fitzgerald and she was seated at the Council dais.

**2) PLEDGE OF ALLEGIANCE**

Mayor Muhlfeld asked Dick Zoellner to lead the audience in the Pledge of Allegiance.

**3) COMMUNICATIONS FROM THE PUBLIC** — (This time is set aside for the public to comment on items that are either on the agenda, but not a public hearing or on items not on the agenda. City officials do not respond during these comments, but may respond or follow-up later on the agenda or at another time. The Mayor has the option of limiting such communications to three minutes depending on the number of citizens who want to comment and the length of the meeting agenda)

Life Noell, 247 Wisconsin Avenue, was one of the applicants for the Council vacancy and thanked the Council for their time and attention, and wished them well.

Mayre Flowers from Citizens for a Better Flathead (CFBF), 35 4<sup>th</sup> Street West, Kalispell, said late this afternoon she emailed comments to the Mayor and Council and staff, regarding the final version of the Whitefish Highway 93 West Corridor Plan adopted by Council on June 1, 2015; she said CFBF review of the document found remaining significant inconsistencies and requested the Council give it further review. Her emailed comments are appended at the end of these minutes. She said CFBF appreciates the time the Council has spent on this Plan, and their

patience in receiving public comment is also appreciated. They feel the Plan is close to being right, but with a few amendments. She reviewed the written comments regarding:

- a) Conflicting wording on sample zoning districts and their purpose, page 107
- b) Map issue Area B, page 44
- c) Map Issue, page 51
- d) After map changes, text changes need to match map changes
- e) A final chart clarifying final changes adopted by Council and have the text section listing Conditional Uses
- f) Page 40 has an inconsistency in Artisan Manufacturing because it includes “production of alcohol”
- g) Page 54 and 114 regarding Coffee Shops/Sandwich Shops – add “non-formula”
- h) Make Implementation Processes consistent with Council amendments.

Annie Moran, 432 W. 3<sup>rd</sup> Street, thanked the Mayor and Council on behalf of the residents for Council’s diligence during this process for the Corridor Plan; and accommodating good compromises that are good solutions for their neighborhood. She requested that the final plan clarify all of Council’s actions. Her written comments are appended at the end of these minutes.

Susan Prilliman, 334 W. 3<sup>rd</sup> Street, said she also reviewed the final plan that was posted and has concerns about ambiguities and inconsistencies that need clarification. She said if the Council would review and address those that were brought to their attention tonight, it will avoid confusion down the road.

**4) COMMUNICATIONS FROM VOLUNTEER BOARDS – None. (CD 15:20)**

**5) CONSENT AGENDA** (The consent agenda is a means of expediting routine matters that require the Council’s action. Debate does not typically occur on consent agenda items. Any member of the Council may remove any item for debate. Such items will typically be debated and acted upon prior to proceeding to the rest of the agenda. Ordinances require 4 votes for passage – Section 1-6-2 (E)(3) WCC)

- a) **Minutes from the May 18, 2015 City Council executive session (p. 26)**
- b) **Minutes from the May 18, 2015 City Council regular session (p. 26)**
- c) **Consideration of approving application from Bruce Boody on behalf of Averill Family Trust for Whitefish Lake Lakeshore Permit (#WLP-15-W19) at 1350 Wisconsin Avenue to install a new dock at a single family residential property subject to 12 conditions (p. 43)**
- d) **Consideration of approving application from Bruce Boody on behalf of Averill Family Trust for Whitefish Lake Lakeshore Permit (#WLP-15-W20) at 1352 Wisconsin Avenue to install a new dock at a single family residential property subject to 12 conditions (p. 52)**

**Councilor Hildner requested items 5c and 5d be removed from the Consent Agenda.**

Mayor Muhlfeld said the request does not require a second and asked if Councilor Hildner would like to address those at this time.

**Councilor Hildner made a motion, second by Councilor Frandsen, to add a Condition #13 to both permits WLP-15-W19 and WLP-15-W20 containing language prohibiting pyramiding; both permits shall be specific only to the individual property as stated on the applications and permits. Councilor Frandsen noted a typographical error in the second**

**sentence of Condition #12 of both permits. The second sentence should start with the word “They” instead of “The”. The motion passed unanimously.**

**Councilor Hildner made a motion, second by Councilor Sweeney, to approve the Consent Agenda as modified and presented. The motion passed unanimously.**

- 6) PUBLIC HEARINGS** (Items will be considered for action after public hearings) (Resolution No. 07-33 establishes a 30 minute time limit for applicant’s land use presentations. Ordinances require 4 votes for passage – Section 1-6-2 (E)(3) WCC)
- a) Consideration of a recommendation from the Ad-Hoc Cemetery Committee to locate a new City Cemetery on 5-7 ½ acres of land at the southwest corner of the City’s Wastewater Treatment Plant property (p. 62) (CD 18:16)**

Necile Lorang said she is the Whitefish City Clerk and also a member of the Ad-Hoc Cemetery Committee and gave the staff report from the Committee’s report to the Council on May 18, 2015; the three (3) recommendations appear on page 63 in the packet. The Council has already acted on the 2<sup>nd</sup> recommendation and extended the Ad-Hoc Committee (Committee) to June 30, 2016 to allow additional time for the Committee to continue to explore other possibilities; and so far there has been no additional interest from the public in response to the ad for additional membership to the Committee. In addition to the printed staff report, City Clerk Lorang said the Committee met with the Pedestrian and Bike Path Committee back in January of 2012 to discuss the consideration of these lands as a future cemetery as they are also adjacent to a Bike Path; and that committee gave their unanimous support to move forward with this consideration. Lorang said other members of the Committee are here tonight and may wish to address the Council.

Committee member Ole Netteberg, 5491 Hwy 93 South, addressed the Council saying he was speaking from both a personal as well as a committee-member prospective in his appeal to the Council for their sensitivity and sympathy in this matter. He said he also was a former member on the Planning Board and believed in public service as a way to give back to the community, also the reason he has served on the Ad-Hoc Cemetery Committee. Eight years ago his wife passed away, she was a native of Whitefish, and he has been a Whitefish resident for 30 years. His wife, like many other Whitefish residents, loved life in Whitefish and wanted life ever-after in Whitefish; but the cemetery that was established in Whitefish in the early 1900’s has been sold out of lots for 25 years. Occasionally an unused grave comes up for sale and he was fortunate to purchase a lot for his wife and can have his ashes added to her grave when that time comes. He said Whitefish needs and should have another cemetery for future residents. This property the Committee has asked to have earmarked for a cemetery is close to town with good access, a beautiful treed land and the Committee recommends to save the trees on the perimeter as a buffer and many in the interior as well, and it is land that “we” (the City) own.

Committee member Steve Thompson, 545 Ramsey Avenue, said he was one of the majority who voted to have this land earmarked and saved as future cemetery land, and noted that not all on the committee agreed. The Committee has been looking for land since 2011 and he thinks it is the best option so far. He clarified that the selection of this site was more for the City’s internal management of its properties, if earmarked and saved as requested, then another City Department cannot come along and request it for another use for the next year while the Committee continues its search. He said after that extended time the Committee will come back to the Council with another report. He said on a personal note, in the 1990’s he lived adjacent to the current City

Cemetery, and now lives in the same neighborhood again, and finds it a beautiful and peaceful place to visit and is an asset of the community to live next to.

City Manager Stearns called the Council's attention to the map on page 66 in the packet, the primary area pertaining to the discussion tonight is the southwest portion of the City's land. Manager Stearns reviewed this history of groundwater monitoring done in 2011 and 2014. In 2011, city-owned lands both at the shops site and the treatment plant site were tested. The shops site tested with higher groundwater levels so additional testing was done at the treatment plant site in 2014, where acceptable groundwater levels were found in that southwest area as shown on the reports in the packet. Private land off Karrow Avenue was found by the Committee as viable future cemetery land a couple years ago, but it failed the groundwater test. In addition, the Committee, over the last couple years, have followed up on leads of other properties in the area, but for one reason or another the properties were not favorable. The map on page 67 shows the property's proximity to the bike path bridge over the river, then the path continues along the river's east boundary; and as City Clerk Lorang reported, the Pedestrian and Bike Path Committee voted in support of the Committee's plans for a future cemetery here. And, as Ole said, the Committee's recommendation is to keep a treed buffer around the whole site as well as retaining as many other trees as possible. Again on the map on page 66, Manager Stearns said it illustrates how there is plenty of land available on this site for any future needs for treatment plant expansion. He also explained plans in place by public works for a new storm water management project for Monegan Road that would benefit the southwest land as well. He said it is a public concern, as it should be, to protect the health and welfare of the Whitefish River; but both traditional burial and columbariums are sealed containers. The placement of natural burial sites will have to be planned carefully so as not to threaten the River. Also a consideration must be the odors from the treatment plant, which are unpredictable, and he agrees it is a concern. As exhibited in comments tonight, the Committee is still searching for other possibilities but this site could lend itself to fill that purpose. Public notices were sent out to properties within 300' as shown on page 75 as well as one additional property owner that requested to be notified of hearings. Manager Stearns said this is a city-wide need and issue and is forwarded from the Ad-Hoc Committee for Council's consideration.

Mayor Muhlfeld opened the public hearing.

Charles McCarty, 725 Clearwater Drive, said he was speaking for both himself and his wife tonight. He said they opposed the City of Whitefish developing any new cemetery, it isn't needed as it was a century ago, he said more people these days prefer cremation. He disagreed that our City should use taxpayer dollars to support such a public entity, or enlarge the current scope of its cemetery management. He said the proposed area is not only close to, and the proposed use presents a risk to, the riparian lands; but the land also serves as a wildlife refuge, and the natural forest should be preserved and not changed to partially opened space. He said the proposal will be a significant impact on property values. He also had concerns about negative impact on the bike path but after recently walking along the path he is less concerned, but still thinks it is an issue as well as possible future needs of the treatment plant.

Sandra Alessi, 812 Greenwood Drive, said she represents 108 homeowners through two associations; the Riverwalk Association and the Riverwood Park Community Association. She submitted a letter she wrote in October of 2012 and addressed parts of that letter. Her letter is

appended at the end of these minutes. She said homeowners are concerned about their property values and possible contamination to the Whitefish River. She said the Whitefish River is already considered as having impaired water quality and they feel this proposed use could cause additional impairment and should be avoided. Her letter included references to the water testing done in 2011 and 2012, and from page 25 of that report she quoted "It appears the groundwater discharges into the Whitefish River. Therefore, it is recommended that the embalming chemicals and other degradation byproducts be evaluated to discern their potential of contaminating the Whitefish River." She asked the Council to consider this.

Jim Peterson said he and his wife Debbie live at 260 JP Road. He said he agrees with Ole, Whitefish needs a cemetery, but he does not support it at the proposed site off of Monegan Road. They have lived in that neighborhood for 25 years. He said their neighborhood has been a good neighbor to the City, evidenced by their recognition that the gravel JP Road contributed to bad air quality, so each year for several years the neighbors paid for oiling the road, and recently they were part of a County Special Improvement District created to pave the road. Paving of their road has changed the complexion of their rural living some, but they feel it was for the greater good of all. Mr. Peterson said Manager Stearns outlined many of the points he wanted to cover and one of those was the green nature of the proposed cemetery which raises a concern for their neighborhood who all have private wells for water, and it is unknown how they would be impacted. He said another thing he picked up from Manager Stearns' explanation was that this site has become the Committee's default site, but this again will change the complexion of their neighborhood. It subjects their neighborhood to seeing the sadness of a funeral procession. He also suggested the need for an additional cemetery be addressed by the private sector, and not the City. But if it is the City, he suggested in be on property by a major highway so that it doesn't impact where people live.

Robert Goldstein, 729 Clearwater Drive, had a letter in the packet on page 76, and spoke in opposition to a new cemetery so close to their neighborhood as Mr. Peterson just said and not the best use for city funds, but more appropriate for private enterprise. He said from tonight's staff and committee reports, he surmises this land is the best of a bunch of bad options, and he said this location is also fraught with problems. He cited the odor from the treatment plant, negative impact to the enjoyment of those on the bike path, or the impact of recreational use occurring by a cemetery, and a risk to the water in Whitefish River if it ever flooded.

Judy Spivey said she and her husband live at 117 Park Knoll Lane and they own Lot 49 in the Rivers Edge Subdivision, land across the river from the proposed new cemetery and received a notice of this hearing in the mail, giving them a short notice, but not enough time to get their written comments included in the packet. She spoke in opposition to this proposal for a new cemetery. She agreed with the comments that Saundra Alessi made tonight and from her October 2012 letter. Both she and her husband Don think the heavily wooded area is one of the most beautiful areas of the Whitefish Bike and Pedestrian trail and any degradation to that forested area would seriously degrade that special part of the trail. Mrs. Spivey addressed issues from the current Water Quality Protection Regulations and whether this proposal could comply with those; along with comments regarding TMDL regulations, and whether the cemetery bordered by a sewage treatment facility is appropriate. They do support the Committee continue their search for other lands and the possibility that the Real Estate Committee might find another solution. Their letter is appended at the end of these minutes.

Chad Silliker, 210 JP Road, said he has lived in Whitefish for 45 years, and said he agrees with other comments made here tonight. His concern is the Whitefish River. He said recently there have been major steps made to clean up the river, repairing it from damage from the railroad and other mistakes, and he said this is one mistake that doesn't need to be made. He said the fact that the water table was low this year is not a surprise since it stopped snowing January 6<sup>th</sup> and there was one rainstorm in April, all uncharacteristic to Whitefish. Cemeteries should be left to the private sector. He wants to see another cemetery for Whitefish, but not in this location. If it is financial gain that the City is seeking – that is riverfront property – they should sell it for condo development. All things considered, he said his main concern is for the Whitefish River.

Wendy Coyne, 3 Rock Creek Court, said she has lived there since 2009 and the daily odors from the treatment plant have gotten progressively worse in the last couple years. She thinks it would be a degrading atmosphere to have to visit a loved one under those conditions; she said it is an obnoxious odor.

Barbara Morris lives at 1 Rock Creek Court, said she seconds what Wendy just said about the smells, and like others said, disrespectful to expect people to visit their loved ones in a cemetery under those conditions. She is concerned about the water as well because of the flooding on Monegan Road, and possible pollution to the Whitefish River.

Dick Zoellner, 1365 Voerman Road, said he has lived out there about 35 years, and expressed his concerns about the high water table. He said years ago there were stands of spruce trees out there that sucked up a lot of water, but those have been cut down and so the water just stands. He also said, historically, some houses were lost into the river. He said yes, we need a cemetery, but on higher ground.

Mayor Muhlfeld closed the public hearing and turned it over to the Council for their consideration. Manager Stearns said he could try to address some of the comments made by the public that he could try to clarify that may be of some help to the Council. Regarding costs to the taxpayers for a city cemetery; basically the purchase price of cemetery lots covers operation and maintenance and perpetual care. He said there may be some upfront development costs for the city, but those could be recouped through the sale of the lots. Regarding the comments of this year being dry; groundwater monitoring was done twice, once through the season of winter 2011 and spring of 2012, and again the spring of 2014. Testing done in the spring of 2014 followed a more normal winter and spring; Jere Johnson who was doing the reporting actually said it was a pretty wet spring. The testing done in 2012 by Roger Noble was, as his report said, a dryer spring. Regarding leaving it up to the private sector; the Committee did, earlier in their process, contact the local funeral director who has not moved forward with any local development. Regarding the label of the city's property being the default property; finding a large enough piece of property within the city limits that passes groundwater testing is difficult and this piece of property doesn't have those problems. It is out of the flood plain, it is above a high river bank; and good planning will eliminate potential conflicts between cemetery proceedings and trail activities. Regarding trees; under consideration at the treatment plant is to plant a poplar orchard because of their absorbing properties, as Dick Zoellner was talking about. The odors from the treatment are a reality, and unpredictable. He said that he thought the peacefulness of a cemetery would be a better neighbor than using the land for treatment plant expansion; but as he had explained before

there is expansion room for the plant to the north and east on the property. The property has county road access all along its southerly boundary, which would have to be deeded to the City and would have to be improved.

The Mayor and Council had several questions for staff and discussion followed. Councilor Frandsen expressed her reservations on the land the Committee has asked to be earmarked.

**Councilor Frandsen made a motion, second by Councilor Fitzgerald, (to extend the Ad-Hoc-Cemetery-Committee to June 30, 2015, allowing additional time for the Committee to continue to explore other possibilities, and advertise for any vacant positions); and direct the Real Estate Committee to consider the need if they learn about new properties that would be appropriate for cemetery development and consider it during their deliberations.**

Mayor Muhlfeld said the Council had previously extended the Committee to June 30, 2015 and directed the City to advertise for vacant positions so that can be removed from the motion.

**Councilor Hildner amended the motion, second by Councilor Frandsen, to set aside \$20,000 in the Cemetery Fund in the FY17 Budget to further explore development and or alternatives. The amendment passed unanimously.**

Councilor Feury said that land might be the City's most viable option and should probably remain under consideration and Councilor Hildner asked the public to think about it and bring options forward if they find any.

**The vote on the original motion, as amended, was unanimous.**

Mayor Muhlfeld called for a recess at 8:50 p.m. and the Council reconvened at 8:58 p.m.

- b) Consideration of design and cost issues for the City Hall/Parking Structure project (Two motions) (p. 84) (CD 1:38:00)**
  - i) City Manager's Memo outlining design and cost issues (p. 84)**

Manager Stearns said he did want to clarify some public misunderstanding. Constructing a new city hall and parking structure will not raise property taxes. From the first page of his staff report he read "The use of Tax Increment Funds, both from cash saved up and from a new Tax Increment Bond, do not affect or increase the property taxes which property owners pay – they are an earmarked portion of the existing property taxes that people pay." It has also been said by some public comments and testimony that it is a \$14M city hall; and the reality is that it is the combined cost for the city hall and parking structure and as Council learned in their work session tonight the city hall portion is very close to the target price that has been in mind for the last several years at \$200/sq.ft., bearing in mind this construction site allows for a basement for storage and the plans include more total square feet for some future growth. His staff report also includes a list of additional (non-construction) costs including leasing of an interim City Hall, Owner's Representative Contract, moving costs twice (and he has just received a quote for the first move and it is considerably less than what he had estimated; he estimated up to \$50,000 for two moves and the initial quote he just received on the first move is in the neighborhood of \$5,000), and other costs like utilities at leased space, unanticipated costs, contingencies or cost reductions. He said

the remainder of his staff report discusses some of the work done during meetings of the sub-committee with the architects and construction team on items they have considered to reduce costs, which he reviewed for the Council. He said his staff report outlines options of decision points for the Council to consider for design and costs decisions. During their considerations he pointed out that some of the options if they decide to include or wipe out will result in the type of parking structure we end up with; a building that looks like a parking structure with cement walls and open sides so ramps and parked cars are visible as one drives by, or a structure that includes a retail space with added exterior architectural elements that lessens the impact of a plain and stark parking structure, more on the line of what the community has been buying in on during the extensive planning process. At the bottom of page 86 he has listed the Financial Requirements, and he distributed an updated TIF pro forma financial forecast for the next five years to the Council, which is appended at the end of these minutes. Mayor Muhlfield added that the cost-cutting measures accomplished by the sub-committee revised the estimate to about \$13.3M and with the 5% Contingency brings the estimate close to the \$13.9M; and Manager Stearns agreed, that is in the packet on page 94 and will be part of the following presentation from Ben Tintinger from Mosaic Architects.

**ii) Presentation by architect Ben Tintinger on the design and cost issues (p. 101)**

Mosaic Architect Ben Tintinger, principal architect for this project, gave his review of the current project. He said over the last few months there haven't been many changes in the overall design, instead attention has been given to refining systems; i.e. mechanical, structural, electrical, along with some minor changes to lower costs. He reviewed the design of the city hall, (floor plans start on page 109 of the packet) 10,000 sq.ft. 1<sup>st</sup> floor includes the lobby, Planning and Building, Parks and Recreation and Public Works, and some meeting rooms, 3600 sq.ft. basement for storage, bathrooms and electrical/mechanical rooms (there is room for an additional 1500 sq.ft. of basement/storage space that could be added but with additional cost), 10,000 sq.ft. 2<sup>nd</sup> floor which includes the Council Chambers, Administrative & Legal Offices and meeting rooms for staff as well as for public, on the 3<sup>rd</sup> level (roof) has a mechanical penthouse, a small deck for employee-use is a bid option, and it is designed to be constructed so that an enclosed 3<sup>rd</sup> floor could be added in the future if needed. His presentation included street views of each side of the city hall and he discussed brick façades. The siren will be placed above the space over the elevator in the southwest corner of the parking structure. Next he showed street-view images of the parking structure, starting with the retail space on the lower level at the northwest corner of the project, the space above that on the second level houses maintenance equipment for the parking structure. What shows as windows on the façade of the parking structure are window frames with perforated steel instead of windows so it meets requirements for an open-air garage, and hides ramps and parked cars. He noted that from the alley the parking structure is open so ramps and parked cars will be seen. From 1<sup>st</sup> Street down most of the length of the alley is painted concrete – pretty bare bones but will be painted to match the rest of the building, and at the north corner of the alley it will be painted with more detail to give it a better character that pedestrians will see as they walk west on 1<sup>st</sup>. The northeast corner of the parking structure includes a public restroom and an elevator. The parking structure is entered off of 1<sup>st</sup> Street. He called the Council's attention to the Baker Avenue side of the parking structure where the sub-committee has been considering breaking up the brick façade with a couple sections in a different color of brick to break up the long wall (shown on page 130). Manager Stearns commented that the comparison of the Baker Avenue view with the brick façade compared to the alley view of an open parking structure (page 131) is a cost difference of about \$425,000 if the Council decided to save dollars and not have the

brick façade with window frames and steel on Baker Avenue; but that isn't an option that very many people like because it would just be that cement parking structure with open windows that people would see from Baker Avenue. Ben continued said the parking structure has 230 spaces, plus there should be 8 to 10 spaces on Baker Avenue and maybe a couple more on 1<sup>st</sup> Street; giving us at least 10 on-street parking spaces. Ben referred to the diagram on page 133 in the packet, explaining a cost savings as shown here that he will talk about again when he gets into the finance information, but about \$475,000 could be saved by eliminating 18 spaces on the bottom floor (retaining 10 spaces at that level), and some additional spaces have been added at the top level to replace part of what was removed. Standard clearance for parking garages is 7'2" to 7'4"; because of the retail element this structure starts with an 8'4" clearance, and then at a point on the 2<sup>nd</sup> level it will go down to a 7'4" clearance and a warning bar will be installed before that labeled '7-Foot Clearance'. Ben continued to review the retail space, the elevator, stairs and public restroom space and around the corner in the alley from there is a refuse and small recycle area; and the elevator at the southwest corner of the structure at an entryway off of Baker Avenue and a shared stairway for both City Hall and the Parking Structure. At the request of the Fire Department, this elevator is large enough to accommodate a gurney. The entire elevator unit is \$175,000 including the shaft and walls.

Ben directed the Council to the Budget Analysis spreadsheet in the packet on page 94 which breaks down costs for the city hall, the parking structure, and site development costs which includes old buildings abatement, demolition and soil improvement (RAP's – rammed aggregate piers). RAP's are 30" diameter piers that go down 20-30 feet and rammed full of gravel; this is an alternate method of soil stabilization to driving steel piles as they did on the new E. 2<sup>nd</sup> Street Bridge last year. The RAP's method was the recommended method from the Geotech Investigation. Site Preparation \$697,749, City Hall \$5,417,702, Parking Structure \$7,213,364, Development Costs/Fees (Professional Fees) \$1,446,302 for a total of \$14,775,115 based on the designed drawings submitted to Martel Construction a couple months ago. Since then there have been some Cost Reductions Identified through Value Engineering (as of May 15, 2015) for a Revised Provisional Cost Estimate of \$14,166,207. Additional Cost Reductions for Council Consideration; basement reduction, eliminate 18 stalls in subsurface parking and related indirect construction costs resulting in the Revised Provisional Cost Estimate \$13,335,599. The 5% Project Construction Contingency \$617,038, which you have to plan for but may not spend, takes the project to \$13,952,637. Ben said the next page of the budget analysis lists the components included in the parking garage construction that are specific and particular to this project just to let it be known the cost of each of those components. Manager Stearns called Council's attention to the items listed on page 95; and said if it was the Council's goal to cut \$1M so the project goes down to \$13M, that could be done by cutting the garage elements of \$733,296 and the retail component of \$190,000; however both of those items are the items that have been planned for all along setting this parking structure above just a basic, open air, barebones parking garage, as pointed out before during the discussions on the design and façade. Ben called the Council's attention to page 102 where the decision points are listed. Some items are scheduled to begin this summer; like starting the RAP's system, building abatement and demolition and possibly some excavation before the Council will receive the GMP (guaranteed maximum price), just because of the way the Bid Packages will be issued; there are four stages of Bid Packages as shown on the timeline on page 105. There will be a design element estimate that comes out in a couple weeks, but the GMP won't be available before the third week in September. Before that there will be numbers available for the RAP system, abatement and demolition, and site foundation and construction.

iii) **Public Hearing**

Mayor Muhlfeld opened the public hearing.

John Frandsen, 12 Dakota Avenue, spoke in support of continuing forward with this project, and gave a short summary of city hall history going back to 1917 when the town surveyed the public of whether or not to construct a new city hall. The paper at that time reported they didn't think everyone would all agree on some things, but the decision was made and the Council moved forward with construction decisions in May of 1917 for construction to begin that summer; and the paper reported that all that was left to do was help a good thing along. At completed construction the paper reported that the new City building and fire hall were a credit to the community. Now, after a long public process, a decision to have a new city hall was made several years ago and he encouraged the Council to honor those hours of research done by those in the community; it is time to build a new city hall and time to address the parking issues and it is time for the community to say "all that is left to do is to help a good thing along."

John Kramer, 44 Nelsoncrest Place, said he had a list of the Top 10 Reasons to Move Forward with the Current City Hall/Parking Project Plans, which he submitted and it has been appended at the end of these minutes. He read his list of top 10 including but not limited to the long planning process, best to build on the current city hall site which is close to the central business district and the growing Railway District, and the land is the city's – no need for additional land purchase, the parking structure will address the inadequacies of downtown parking, the funding is in place using the Tax Increment Fund (TIF) and this project meets the requirement of those funds that it will stimulate economic development and produce new tax revenues for the community. He finished by saying it is time for this City Council to move forward with the project and break ground this summer.

Turner Askew, 3 Ridgecrest Court, said he agreed we need a new city hall, but is it affordable? He said the current project on the table is way different from that discussed in 1995. You can't be optimistic about what you can save while waiting for those final costs to come in mid-September. He had several questions; number of servers and has the city considered their moving costs, little things like that add up. Cutting costs is difficult and before too much is cut you need to talk to The Architectural Review Committee. He supported a less prominent location for better cost efficiency and he said it is never too late to reconsider; save the costs of a second move, interim rent, and no parking structure.

Chuck Martin, 358 Dakota Avenue, said this is an enormous decision to make and a huge burden they have to shoulder when they commit the community to these expenses at this location, and to address that he said he had four points: (1) Lots of changes have occurred since it was mandated to build a new city hall at the current city hall location. (2) Building city hall at this location will be continued to be debated regarding financial restraints and issues; but building city hall at a different location, i.e. by the Emergency Services Center, solves a lot of those issues. (3) The parking issue. (4) What is the next step. Expanding on those points; the changes have been escalating and unidentified costs, and the growing group of citizens that oppose the new building in this location. Better to build out by the ESC, because when the new city hall is built here with a parking structure and you factor in the annual maintenance cost for the parking structure for the next 50 years, it adds cost to the project; and the cost of rent of interim offices also adds to the

cost. In addition, if this property were sold to the private sector, it would create tax revenue, and he has heard that retail space is needed downtown. Parking issues – go ahead with a new city hall and defer the parking structure, or downsize the whole project, or contact the railroad and work out with them to have a parking structure on their property at the north end of Central Avenue. He asked if anyone had ever contacted the railroad and Mayor Muhlfeld said yes they had, and the railroad did not agree with a partnership for parking on that land. Mr. Martin said they should let the people decide – have a referendum, or if not that – a public opinion poll, because he thinks there has been a change in attitude and opinions of the public.

Chris Bernat, 119 Wedgewood Lane, said she has always wished that the old 1917 city hall could be saved. She said she appreciated hearing from the last two speakers and her concern is the tax dollar. It is said this property won't raise property taxes, but in the paper she has been reading about huge projects the city is undertaking and a laundry list of needs and all the money it will take to get those projects done. What happens when we need to upgrade our plants for water and sewer? Those will take a property tax increase because those are 'need to do' things – not 'nice to do' things. She is not sure people will park at this new parking structure then walk three or four blocks to their destinations, they will still want to park on the streets. She thinks a better idea is to space several surface parking lots throughout downtown, and liked the idea about additional parking north of the O'Shaughnessy Center on railroad land. She'd prefer if the old building was saved – put surface parking in the back and sell the old building to someone else. She hoped the Council will consider other options.

Mayre Flowers, Citizens for a Better Flathead (CFBF), 35 4<sup>th</sup> Street West, Kalispell, said one of the things CFBF looks at in local government is public process and she commended the Council for this decision-making process; it has been wide open and transparent with lots of opportunity for public input. She has been impressed with the regular updating and reporting at the Council meetings so the public can follow this process. She supports a downtown parking structure; Helena, Bozeman and Missoula all have built parking structures that are assets to their downtowns. She said they have done great work up to now; all steps made have been through a thoughtful process, and she thinks they have the information needed to make a prudent decision to go forward and she encouraged them to do so.

Mayor Muhlfeld closed the public hearing and turned it over to the Council for their consideration.

iv) **Mayor and City Council deliberations and motions** (2<sup>nd</sup> CD 54:38)

Mayor Muhlfeld directed the Council to the decision points as outlined in the staff report on pages 86 and 87; and Manager Stearns said Mosaic Architecture is also looking for agreement with the timeline as shown on page 105, with the bid packages going out in stages and moving forward before the GMP is known later in September; and Manager Stearns thought the Council first needed to make those final design decisions as he outlined in No. 1 on packet page 87.

**Councilor Feury made a motion, second by Councilor Fitzgerald, to agree with the Building Committee's recommendation for the new City Hall/Parking Structure project construction cost of \$13,335,599 and contingency costs of \$617,038; also including \$1M for other costs including an interim city hall relocation, for a total of \$14,952,637.**

Discussion followed. Councilor Feury said this is building a new city hall for \$200/sq.ft; and that would be the same no matter where it is built. The parking structure is being built for \$29,000/space which is about the same price to build those parking spaces on surface lots when you figure the price of new land and adding the improvements. He thought it was more efficient to have over 200 spaces in one structure than use up valuable land spread all over town. Tonight's Council decision is based on the numbers presented to us over this process and tonight. He is comfortable with the public process bringing us to rebuild here at this site and it will be a building the community can be proud of for the next hundred years. Councilor Fitzgerald said she would like to see a headline that of this \$14M project, the new city hall part of it is just over \$5M; because there have been other articles printed that haven't been clear on these facts. She agreed with Councilor Feury that the parking structure cost would be about the same if they had to purchase other small pieces of land and build surface parking. She said of course this isn't the same as the plan that was discussed back in 1995; things have changed since 1995; and prices will continue to go up if this project is further delayed. This is the culmination of years of a public process and they are relying on the research and decisions made; she is excited it is going forward and getting done. Councilor Hildner said it is time to help a good thing along.

**The motion passed unanimously.**

**Councilor Hildner made a motion, second by Councilor Frandsen, to approve Addendum #2 to the architectural contract with Mosaic Architecture in the amount of \$792,982.00 plus supplemental reimbursable items in order to proceed to the stage of construction drawings and bidding. The motion passed unanimously.**

**Councilor Hildner made a motion, second by Councilor Frandsen, to proceed with Bid Packages #1 (RAP System) and #2 (building abatement/demolition, site foundation/construction), (packet page 105).** Councilor Sweeney expressed concern about proceeding and not getting the GMP until later; Councilor Frandsen said she sits on the sub-city hall committee and while they have worked toward deciding on cost-saving measures she has watched how Martel Construction and their team are very concerned that we stay within the overall budget and not exceed GMP that is budgeted. She feels sure they will continue that same way. **The motion passed unanimously.**

- c) FY16 Budget - Consideration of approving City Manager's proposed budget as the FY16 preliminary budget and setting final public hearing on the FY16 budget for August 17, 2015 (p. 143) (2<sup>nd</sup> CD 1:07:36)**

Manager Stearns said this has been a difficult budget due to the unknown outcome of the reappraisal; we anticipate a 10% reduction in tax value, so are proposing to increase mills to balance the budget. He said Council's consideration of this Preliminary Budget is more or less a pro forma step, giving budget authority for the City to continue operations in the new FY that starts July 1, 2015; then between now and their adoption of the Final Budget in August the Council will have the chance to make their changes based on more information we will have on cash balances and the taxable value. None of the new positions proposed (pages 150-151) would be filled, nor any of the new capital improvement projects proposed by different departments would be started, until after adoption of the Final Budget. He said the total proposed budget of \$65,882,022 is a 63% increase to FY15 (\$40,437,035) but most of that increase is due to the City Hall/Parking Structure and Haskill Basin Conservation Easement projects. If those were removed, the all-funds

budget increase would only be 2.39%. (page 151 of the packet). The Haskill Basin Conservation Easement received voter approval to be partially financed by the 1% Resort Tax Increase, and the City Hall/Parking Structure project has Tax Increment Financing (TIF) along with a proposed Parking Structure SID. He said the effects of the reappraisal is explained on packet page 148, which is complicated some by recent actions in the state legislature; we won't know all those impacts until the taxable valuation comes from the Department of Revenue either by the last day of July or the first of August. The analysis at the bottom of page 148 gives a projection of these changes to the property tax for a \$275,000 residential house. Another piece of the puzzle is the ongoing negotiations with two of the unions. The Council has another budget work session scheduled for July 20<sup>th</sup>, and they can add additional work sessions, whatever they wish.

Mayor Muhlfeld opened the public hearing. There being no public comment, Mayor Muhlfeld closed the public hearing and turned it over to the Council for their consideration.

**Councilor Feury made a motion, second by Councilor Frandsen, to adopt the FY16 proposed budget as proposed by the City Manager as the FY16 Preliminary Budget and set a public hearing on August 17<sup>th</sup> on the final budget. The motion passed unanimously.**

Mayor Muhlfeld thanked City Manager Stearns and Finance Director Smith for their hard work on the preparation of this difficult preliminary budget.

**7) COMMUNICATIONS FROM PLANNING AND BUILDING DIRECTOR**

- a) Discussion of proposed Shaw rezoning by Flathead County on property adjacent to City limits by Monterra and direction to staff on actions to take regarding such proposed rezoning (p. 279) (2<sup>nd</sup> CD 1:24:03)**

Planning and Building Director Taylor said there was no update at this time. Adjacent property owners have filed a protest against that rezone; and their petition is currently going through a validation process by the County to see if the number of protests meets the required threshold. He is in contact with the County Planning Department and will get the status of the protest after the validation process.

**8) COMMUNICATIONS FROM CITY MANAGER (2<sup>nd</sup> CD 1:25:00)**

- a) Written report enclosed with the packet. Questions from Mayor or Council? (p.286)**  
- None.
- b) Other items arising between June 10<sup>th</sup> and June 15<sup>th</sup>**

Manager Stearns said a citizen's meet and greet and interviews were done last week for the new Public Works Director, and the job was offered and has been accepted by Craig Workman from Fontana, Wisconsin who is currently the Public Works Director at Burlington, Wisconsin. Manager Stearns wanted to thank and acknowledge that Interim Public Works Director Hilding was also an applicant for the permanent director position; many people commented on her strength and the strength of the other candidates we had for the position. He thanked her for her work as Interim Director and for her 19 years of dedication to the City, and she has agreed to continue serving as interim director until Craig arrives sometime in August.

**c) Resolution No. 15-16; A Resolution to extend the term of the inter-fund loans to the Drug Forfeiture fund and Building Code fund (p. 301) (CD 1:37:40)**

Finance Director Smith explained from her staff report this resolution pertains to loans from the General Fund to the Building Code Fund (\$460,977.42 during years 2010 – 2012) and to the Drug Forfeiture Fund (\$191,162.12 during years 2010-2011); and provisions for repayment from those departments back to the General Fund. The previous resolution that addressed the payoff of these loans had a required repayment date of June 30, 2015. Financial review of these two funds shows the Building Department will most likely be able to have all funds repaid by June 30, 2016, but the Drug Forfeiture Fund is not expected to be able to pay all the loan back until June 30, 2020. The subject resolution before the Council tonight contains the provisions for this new payment schedule.

**Councilor Frandsen made a motion, second by Councilor Hildner, to approve Resolution 15-16 extending the term of the interfund loans to the Drug Forfeiture fund and Building Code fund. The motion passed unanimously.**

**9) COMMUNICATIONS FROM MAYOR AND CITY COUNCILORS (2<sup>nd</sup> CD 1:30:41)**

- a) Appointments to boards or committees not made during tonight's Special Session
- b) Consideration of appointing a replacement City Council member to replace John Anderson for the rest of his term through December 31, 2015 (Moved to 1<sup>st</sup> on the Agenda)

All appointments were made during the Special Session and Item 9b) was moved up to the first of tonight's meeting. Mayor Muhlfeld welcome Sarah to the Council.

- c) Appoint City Council members to replace John Anderson on various committees:
  - i) Resort Tax Monitoring Committee
  - ii) Alternate for 911 Administrative Board
  - iii) Legacy Lands Advisory Committee sub-committee – Recreation/Conservation sub-committee
  - iv) Flathead Regional Wastewater Management Group

Following discussion among Council regarding filling these vacancies the Council acted on the following motion.

**Councilor Frandsen made a motion, second by Councilor Sweeney, that Councilor Feury will be the Council Representative on the Resort Tax Monitoring Committee, Councilor Hildner will serve on the Legacy Lands Advisory Committee sub-committee – Recreation/Conservation, and Councilor Fitzgerald will serve on the Flathead Regional Wastewater Management Group and will serve as Alternate for the 911 Administrative Board. The motion passed unanimously.**

- d) Confirm next budget work session for July 20<sup>th</sup> and consider budget work sessions on other dates (June 29?)

The Council confirmed that the work session before the regular meeting on July 20<sup>th</sup> beginning at 5:00 p.m. will be a budget work session, and no other budget work sessions were set

at this time. Council will have the opportunity to schedule more budget work sessions if and when needed.

**Councilor Feury made a motion, second by Councilor Sweeney, to extend tonight's meeting until 11:20 p.m. The motion passed unanimously.**

- e) Consideration of calling special meetings for interviews of City Attorney candidates (executive session) and to authorize a contractual offer for a City Attorney to replace Mary VanBuskirk who is retiring (Special Meeting)

The Mayor and Council discussed scenarios of the hiring process for the new City Attorney and Attorney VanBuskirk advised that the Council could ratify the new contract on July 6, 2015.

#### COUNCIL COMMENTS:

Councilor Feury welcomed Councilor Fitzgerald and thanked the other three applicants for their applications and encouraged them to keep up their interest in public service, and noted the City does have some vacancies to fill on several boards and committees.

Councilor Hildner acknowledged and thanked the 3<sup>rd</sup> graders who painted the footbridge handrails at the Riverside Park, and he acknowledged and thanked the Park and Recreation Department employee (he thinks his name is Jeff), for stopping to pick up and dispose of litter he saw by City Beach. He said he had the honor to address the VFW State Convention and welcome them to Whitefish last Thursday; and then said one of our own residents, Oliver VanEveren, is participating in 'The Ride 2 Recovery' a cross-country bike ride he is doing with seven others. They will be stopping in Whitefish and attending a BBQ sponsored by our local VFW at City Beach, Sunday, June 21<sup>st</sup> at 4 o'clock. The public is welcome.

**Councilor Hildner made a motion, second by Councilor Frandsen, to reconsider the final adoption of the Whitefish Hwy 93 W Corridor Plan regarding 6 points that he sees as conflicts within the Plan.** Mayor Muhlfeld said a vote is not required for a reconsideration. Councilor Hildner listed the following for reconsideration:

- 1) Plan page 107 delete "These sample zoning districts are meant to be used as guidelines should property owners, in the future, request new zoning in either Area B or for the Idaho Timber Site." And in the following sentence replace 'guidelines' with 'samples'.
- 2) Delete the 'finger' of Area B that extends along the river between the river and Idaho Timber and correct the correlating text.  
Director Taylor advised that the Idaho Timber property has two different proposed land use designations and two different proposed future zoning, Area B and Idaho Timber are separate zone districts. He said the maps are correct as they are currently in the plan.
- 3) Retitle the Recommended Land Use charts to read "Final Recommendations."  
Director Taylor agreed that would be helpful in the section under Implementation.
- 4) Plan page 40, remove "production of alcohol."

- 5) Plan page 113, add “no formula businesses” to definitions and on Plan Page 54 include “no formula businesses” to the Recommended Land Uses chart. Director Taylor explained when a definition is changed within a zoning plan – it changes that definition for all zones, citywide. For this Plan, the sub-district where sandwich and coffee shops are allowed as a conditional use, it specifically has the language “no formula businesses”; and that is specific to that site.
- 6) Plan page 67, revise the language in step 2 to include “The transition will be initiated by the landowner or the City”.

**Councilor Hildner made a motion to change the language as just discussed above in numbers 1,3,4, and 6, second by Councilor Sweeney. The motion passed with four votes, Councilor Fitzgerald recused herself.**

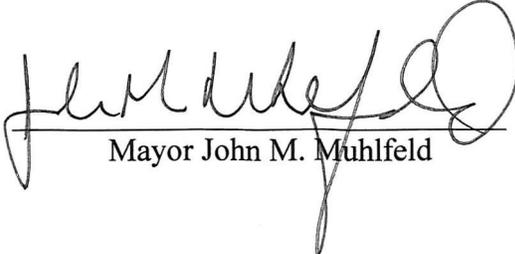
City Clerk’s note: During minutes review, Director Taylor reports that #6 of the motion was already in The Plan on page 67, and felt the intent of the motion, as recommended by CFBF, was to replace the sentence *‘The transition will be initiated by the landowner or the city at a suitable time to remain sensitive to existing uses’ with what the council’s motion was at a previous meeting: ‘The City Council will initiate the process of developing the two transitional zones. Once the transitional zones have been developed and gone through the process, then the decision will be made by the City Council as to how those zones will be applied to the areas; whether it be initiated either by the City or the individual property owners’. And that is how it was actually changed in The Plan.* End of Clerk’s note.

Councilor Fitzgerald thanked the Council for appointing her to fill the vacancy and said she will work hard for them.

Mayor Muhlfeld asked staff to look into getting the new bathrooms by the O’Shaughnessy Center signed. Mayor Muhlfeld said he would not be at the July 6<sup>th</sup> meeting.

**10) ADJOURNMENT** (Resolution 08-10 establishes 11:00 p.m. as end of meeting unless extended to 11:30 by majority)  
2<sup>nd</sup> CD 1:50:04)

Mayor Muhlfeld adjourned the meeting at 11:18 p.m.

  
Mayor John M. Muhlfeld

Attest:

  
Necile Lorang, Whitefish City Clerk

The following pages were received after packet  
and distributed to the Mayor and Council at the meeting.



To: Whitefish City Council

Re: Whitefish Highway 93 West Corridor Plan FINAL VERSION- Whitefish Highway 93 West Corridor Plan- as adopted on June 1, 2015

Date: June 14, 2015

Citizens for a Better Flathead having reviewed the Plan Final Version for the Highway 93 West Corridor Plan approved at your June 1st council meeting and now posted on the city web site, wishes to bring to your attention remaining significant inconsistencies with the amendments you made to this plan at your 4/20/15, 5/4/15, and 5/18/15 and 6/1/15 council meeting and the way your planning director and the consultant for this plan have interpreted and applied the changes you requested to the plan.

We are requesting a reconsideration of your June 1, 2015 approval of this plan so that the following changes can be made to make the plan consistent with the amendments you made to the plan. We ask that you give consideration to the following:

Note that all page numbers refer to the final corridor plan version posted on the City of Whitefish website as "FINAL VERSION - Whitefish Highway 93 West Corridor Plan - as adopted on June 1, 2015" unless otherwise indicated (in some cases these are different than those in your June 1st packet. I have also tried to include the council packet page number for the June 1st council meeting for your cross referencing ease).

#### 1. CONFLICTING WORDING ON SAMPLE ZONING DISTRICTS AND THEIR PURPOSE

##### Motions that text is not consistent with

- j:- "Councilor Sweeney made a motion, second by Councilor Barberis, to retain Sample Zoning Districts in the appendix of the document and that the Sample Zoning District be specific to Area Band to the recommended portion of the Idaho Timber site, with a preface stating that they are samples only and not considered to be in place without going through the established zoning process. The motion passed unanimously." (*Amendment at 4-20-15 WF City Council Meeting.*)
- j:- "Councilor Feury made an amendment, second by Councilor Sweeney, that the City initiate the process of developing the two transitional zones and we will go ahead and then decide, once the transitional zones have been developed and gone through the process, then the decision will be made as to how those zones be applied to the areas; whether it be initiated either by the City or the individual property owners. The amendment was approved unanimously." (*Amendment at 5-4-15 WF City Council Meeting.*)

Conflicting Plan Text Page 107 (emphasis added) (page 116 of June 1, 2015 City Council Packet) "Sample zoning district language is provided for Area B and for the Idaho Timber Site. These sample zoning districts are meant to be used as guidelines should property owners, in the **future, request new zoning in either Area B or for the Idaho Timber Site.** As guidelines for potential new zoning, the actual language of any proposed new zoning would be given appropriate scrutiny,

appropriate language modifications and have to be taken through public hearings before the Planning Board and City Council. Any new zoning would be subject to the protest provisions provided by state statute."

**NOTE CHANGE NEEDED:** *The phrase in bold above stating that "These sample zoning districts are meant to be used as guidelines should property owners in the future, request new zoning in either Area B or for the Idaho Timber Site." is in conflict with the council amendment which states that this zoning language is included as <sup>11</sup>Samples only". The sentence in bold above should be stricken and in the next sentence the word guideline should be replaced with the word samples.*

**2. MAP ISSUE Area B: MAKE CONSISTENT**

Page 44 Map of Area B (page 103 of June 1, 2015 packet) to which recommended uses are tied.



This map is not consistent with the future land use and zoning maps on page 69 & 72, (which is page 127 of the June 1st packet) that shows Area B extending into property owned by Idaho Timber next to the river.

**Below are partial sections of the map page 68, Proposed Future Land Use Map, and page 70, Proposed Future Zoning Map, each showing the different area configuration for Area B than P 44 above.**



This creates a conflict as the recommended uses (including no microbreweries or limited hotels/motels, or no coffee/sandwich shops) on page 45-46 are tied to the Area 8 site as defined in the map on page 44. However, these uses were allowed conditionally in the Idaho Timber site.

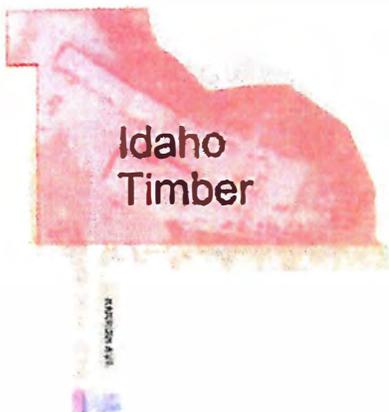
NOTE CHANGE NEEDED:

1. Make Area B shown on proposed future land map and proposed future zoning map the same as the map of Area B on page 44 by removing the finger of Area B on these maps.
2. Move Proposed Future zoning map to Appendix D: Proposed Sample Zoning Districts as this map should remain just a sample until the council takes the action it proposed in the following amendment to the plan.

"Councilor Feury made an amendment, second by Councilor Sweeney, that the City initiate the process of developing the two transitional zones and we will go ahead and then decide, once the transitional zones have been developed and gone through the process, then the decision will be made as to how those zones be applied to the areas; whether it be initiated either by the City or the individual property owners. The amendment was approved unanimously." (*Amendment at 5-4-15 WF City Council Meeting.*)

3. MAP ISSUE IDAHO TIMBER: MAKE CONSISTENT

Page 51 Map of Idaho Timber (June 1 council packet page 110)



Page 68 & 70

The map boundary for Idaho Timber is different than that on page 51. This creates a conflict as the recommended uses on page 54 are tied to the Idaho Timber site as defined in the map on page 51.

NOTE CHANGE NEEDED:

1. Making the change recommended to the maps on page 68 and 70 for Area 8 will make the Idaho Timber section consistent.

**4. ONCE MAP CHANGES IN POINT 2 & 3 ABOVE ARE MADE, THE TEXT DESCRIBING THE AREA OF WT-3 AND WI-T FOR THESE MAP AREAS ON PAGE 71 OF THE PLAN WILL NEED TO BE MADE CONSISTENT WITH THE MAP AREAS.**

**5. CONDITIONAL USES VS PERMITTED USES AREA B---MAKE CONSISTENT <sup>1</sup>**

Page 45 (Area B) (Page 104 of 6/1 packet) Recommended Land Uses fails to show which are conditional and which are not (all but residential uses are conditional)

Page 46 (Area B) (Page 105 of 6/1 packet) Recommended Land Uses correctly shows which are conditional and which are not.

**6. CONDITIONAL USES VS PERMITTED USES AREA IDAHO TIMBER---MAKE CONSISTENT<sup>2</sup>**

Page 52-53 (Idaho Timber) (Page 111-112 of 6/1 packet) Recommended Land Uses text section fails to show which are conditional. (all but Recreational Facilities, Multi-Family Residential, and uses allowed through current zoning are conditional)

Page 54 (Idaho Timber) Recommended Land Uses chart correctly shows which are conditional and which are not.

**7. RECOMMENDED LAND USES INCLUDED IN PUBLIC INPUT SUMMARY BOX ARE NOT CONSISTENT WITH FINAL RECOMMENDED LAND USES APPROVED BY COUNCIL.**

Including the Public Input Summary boxes sets up the same false conflict between the council's final actions the public input that led the council to remove similar conflicting sentences in the plan at the June 1st meeting.

Options to reduce conflict:

1. Move Public Input Summary boxes and Public Input Narrative for each plan area to new Appendix E titled: Summary of Public Input in Committee Report
2. Title the Recommended Land Use charts that appear at the end of each plan area as:
  - )- "Final Recommendations Following Additional Public Hearings and City Council Deliberations." or
  - )- "Final Recommendations."

**8. CORRECTION NEEDED TO ARTISAN MANUFACTURING**

Page 40-remove production of alcohol

"Artisan manufacturing provides for uses that can integrate with existing uses while diversifying and strengthening the community's economy. It allows for the production of goods by the use of hand tools or small-scale, light mechanical equipment within a limited space. Typical uses have negligible negative impact on surrounding properties and include woodworking and cabinet *shops*, ceramic *studios*, jewelry manufacturing and similar types of arts and crafts, **production of alcohol**, or food processing."

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<sup>1</sup> When the motions at the June 1st meeting removed paragraphs describing changes the council had made to permitted and conditional use the consistency between the Recommended uses narrative and the Recommended uses chart were created.

<sup>2</sup> Ibid.

9. CORRECTION TO DEFINITION OF COFFEE SHOPS/SANDWICH SHOPS NEEDED. ADD NON-FORMULA.

Page 114---Change needed: add no "formula" businesses to definition.

"COFFEE SHOPS/SANDWICH SHOPS- Facilities serving non-alcoholic beverages, pastries, and/or breakfast and lunch with no more than 2,000 square feet of gross floor area."

Page 54 Recommended Land Uses Chart--- Change needed add no "formula" businesses to Coffee Shops and Sandwich Shops in "final" chart of recommendations.

10. IMPLEMENTATION PROCESS: MAKE CONSISTENT WITH AMENDMENTS BY COUNCIL

"Councilor Feury made an amendment, second by Councilor Sweeney, that the City initiate the process of developing the two transitional zones and we will go ahead and then decide, once the transitional zones have been developed and gone through the process, then the decision will be made as to how those zones be applied to the areas; whether it be initiated either by the City or the individual property owners. The amendment was approved unanimously."

Page 67

"The implementation of the Corridor Plan is broken down into three steps:

- 1) The revision of the Growth Policy land use map and adoption of new land use designations. This includes changing existing land use designations to more appropriate designations for certain Sub-Districts.
- 2) The revision of the zoning map and incorporation of new zoning districts and performance standards to support the appropriate transition of neighborhoods. The transition will be initiated by the landowner or the City at a suitable time to remain sensitive to existing uses.
- 3) Opportunity exists for future public investment and public-private partnerships."

NOTE: The bolded sentence above should be replaced with wording from the council amendment to provide clear direction consistent with the council action. Suggested wording taken from council amendment below to replace #2 on page 67.

*The City Council will initiate the process of developing the two transitional zones. Once the transitional zones have been developed and gone through the process, then the decision will be made by the City Council as to how those zones will be applied to the areas; whether it be initiated either by the City or the individual property owners.*

## Mayor and Council-

Nick Kaufman and I went over Mayre's recent comments. Frankly, we don't see any of the items she has concerns with as being significant inconsistencies and we don't believe they warrant reconsideration of the adopted plan. Here are comments item by item.

Item 1 - Sample zoning districts. The text clearly calls out the sample districts as samples to guide the development of a future zoning text amendment. While the language isn't identical to the council's motion, the intent and interpretation is the same. The zoning districts will be created by the council, and either the council or property owners can bring forward a rezone request. We see no confusion or conflict there.

Item 2. The initial map of Area B. The text of the plan makes it clear that this was the preliminary proposed boundaries of the areas for the visioning process. Page 39 states "These boundaries were modified through the visioning process.". The final boundaries are clearly shown on pages 68 and 70. The plan represents the process, as well as the final result in the implementation. Changing the visioning map to the final result would create more confusion.

Item 3. Map of Idaho Timber. That map shows the boundaries of the Idaho timber parcel as it is now, it is not intended to show how that parcel might be zoned or divided in the future.

Item 4. The language on page 71 for the WT-3 is not inconsistent. While it does not specifically call out portions of the Idaho Timber property as part of Area B, that property fits into the boundary described (borders Whitefish River, Industrial property, is between north Karrow and Veterans bridge on north side of 93).

Items 5 and 6. Descriptions of typical uses in the plan are meant to be general because it's a long range plan, thus it is not necessary to state zoning level specifics of which uses are permitted versus conditional. The Recommended Land Uses are general based on the visioning process public input. However, we did clarify that later, under the implementation on the next page, where we specify which uses should be conditional based Council input. There is no conflict there.

Item 7 - Public input summary is just that, what was brought forward during the visioning process by the steering committee. It does not reflect the final result, which is shown as the Implementation steps in the final Recommended Land Uses box. There is no conflict there- the plan just shows the process of how things were fine-tuned by the steering committee and ultimately the council. Changing the public input summary to reflect the final result would not honor the public process.

Item 8. Page 40 outlines typical uses that would be found under artisan manufacturing, but does not provide the final sample definition, which is found in the appendix and does not include alcohol production.

Item 9 - Definition of Coffee Shops/Sandwich Shops. Adding no formula retail to the definition of coffee shops/sandwich shops would ban formula coffee shops and sandwich shops city wide in all zoning districts. That change is not recommended.

Item 10- Implementation process. We believe that language in the plan is currently consistent with the council's direction and see no conflict.

Dave Taylor

Anne Shaw Moran  
432 W. Third Street Lower  
P.O. Box 4472  
Whitefish, MT 59937  
(406) 862-7342  
email: asm@digisys.net

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DATE: 6/15/15

TO: Hon. Mayor John Muhlfeld  
Whitefish City Councilors  
City Manager Chuck Stearns

FROM: Anne Shaw Moran

RE: Highway 93 W. Corridor Study Plan

Two comments for the record of tonight's Council meeting:

- 1) I'd like to express my deepest gratitude to the City Council for going the extra mile to incorporate many residents' comments and concerns through their actions to edit the final Highway 93 Corridor Study Plan. As you know, many of the issues of greatest concern to those living within the Corridor Study area surfaced long after the initial mailings had gone out and Open Houses occurred, toward the very end of the process. You came up with viable solutions and worked hard to address them accordingly through your actions and votes as memorialized in several meetings' records. Thank you.
- 2) For my own reference purposes, I would respectfully request from City Manager Stearns a copy of the Highway 93 W. Corridor Study Plan once all the actions memorialized through the Council's meeting record are fully reflected in the Corridor Study. Again, thank you.

# Riverwalk Association, Inc.

# Riverwood Park Community Association, Inc.

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October 9, 2012

Whitefish City Council  
Whitefish Cemetery Committee

RE: Location of new city cemetery

Dear Councilmen, Committee Members and Staff:

We have reviewed all of the minutes of the Cemetery Committee and the Whitefish Cemetery Site Investigation Report. From the tenor of the public meeting, it appears that the Cemetery Committee has decided to recommend to the City Council that both sites along the Whitefish River be developed as public cemetery. There were issues in the minutes and at the public meeting that raised concern, but the two issues in the Site Report raised ALARM, namely, water in graves and contamination of the Whitefish River.

Reading the online version of the minutes of the Cemetery Committee, we were puzzled by two items. The minutes of 10/20/11 note that a letter by Susan D. Wills was read offering 17.5 acres near the Armory and Sports Complex for a cemetery. It was not clear according to the minutes as to whether the land was to be donated and this option was never entertained or discussed on the record. (A copy of the letter was not available online.) Secondly, there were the survey results as discussed in minutes of 4/19/12. The survey results were not attached to the minutes that appeared online, however, discussion was surprising. There does not seem to be much support among the constituency for a public cemetery. Of those who responded to survey, the results indicated that a new cemetery would be nice, but most of those surveyed were not interested in being buried in Whitefish or paying for a public cemetery. The minutes note that the suggestion was made to privatize a cemetery so there would be no costs to the city that could be passed on to taxpayers.

There did not seem to be any proponents for a public cemetery at the public hearing. It was interesting to note that rather than answer the questions of those concerned citizens who attended the public meeting in an effort to accurately report back to the City Council, the Committee members preferred to inappropriately argue with those who voiced an opposition to the proposed sites.

There are 108 homeowners, represented herein, who are opposed to building a cemetery at the River site for two reasons, (1) contamination of our beloved Whitefish River; and (2) the tree removal and land clearing will alter our views of the Whitefish River and have a negative impact on property values. Given that the current trend in burial seems to be cremation, it is no

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Phone: (800) 539-9116

## Riverwalk Association, Inc.

## Riverwood Park Community Association, Inc.

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wonder that Whitefish has not had a problem for the 20 year period that the public cemetery has been sold out.

The two issues that raise alarm are water in the graves and contamination of the Whitefish River. Alarm arises as a result of the \$7,438.00 expert report of Applied Water Consultants, LLC. Interesting enough, the experts do not recommend the Whitefish River sites for a cemetery, they merely state that it has more potential than the City Shop Site. (See Page 25 of the Site Report). With a typical burial about 6 feet below ground surface (bgs), the water table indicates that there is only 8/10 of a foot or about 9 1/2 inches clearance before water enters the graves. All water perk tests were done when there was very little snow pack but heavy rainfall in June, a very atypical year. This atypical precipitation pattern was noted in the report on pages 19 and 25. The water moves more quickly through this soil than the soil at the City Shop Site due to its constituency and discharges directly into the Whitefish River. (See Page 19 of the Site Report). Even the site consultants express concern over contaminating the Whitefish River should a cemetery be located in the river sites tested. (See Page 25 of the Site Report).

The following are direct quotes from the Whitefish Cemetery Site Investigation Report to support the position of the 108 affected homeowners.

Regarding the two river sites, Page 19 of the Site Investigation Report indicates:

*"All three piezometers display similar trends in that there are dual peaks for each hydro graph. The water table began to rise in the spring (i.e. April) and continued this trend until it peaked in mid-May in response to snowmelt infiltration and then began to decline. As previously noted, there was very little precipitation from April 1 to June 1, 2012. However, a record amount of rainfall occurred in June, which resulted in a second and higher peak occurring near the end of June. The two main observations gleaned from this data are: 1) water levels in piezometers MW-1R and MW-3R were about 6.8 feet bgs on June 21, 2012; the typical grave depth ranges from 5.5 to 6 feet bgs; and 2) rainfall precipitation rapidly infiltrates through the soil profile indicating there is not a restrictive layer within the subsurface soils.*

*The other general observation is the shallower the water table, the greater the amount of water table fluctuation will occur, which is similar to the City Shop Site. In comparison, the deeper the water table, the more subdued the water-level changes are. It should be reiterated that this winter was warmer than normal and as a result, the amount of snowpack on the ground was less than normal. There was only 1 to 2-inches of snow on the ground when the piezometers were installed in mid-December, whereas typically there would*

## Riverwalk Association, Inc.

## Riverwood Park Community Association, Inc.

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*be at least of 1-foot of snow accumulation by this time. As such, this may explain the small amount of water table rise observed piezometers MW-2R.*

*Groundwater flow maps were generated when water levels were at the low and high dates that occurred on May 17 and June 21, 2012 and are presented on Figures 11 and 12, respectively. The water map for May 17, 2012 shows the groundwater flow direction is to the west at a gradient of approximately 0.040 ft/ft. This gradient is an order of magnitude greater than that observed at the City Shop Site. It is assumed the groundwater discharges to the Whitefish River, as it has been observed to be a gaining stream in other reaches." (Emphasis supplied.)*

Page 25 of the report indicates:

*"At the highest, water levels in piezometers MW-1R and MW-3R were within 6.8 feet of the ground surface, which is deeper than the maximum grave depth. Although, there was only 1 to 2-inches of snow on the ground when the piezometers were installed in mid-December and normally there would be at least of one foot of snow accumulation by this time. Therefore, the water-level peak that occurred this year is likely a conservative estimate with regard to an average year. Of the two sites evaluated, the River Site exhibits better potential for citing a new public cemetery. It appears the groundwater discharges into the Whitefish River. Therefore, it is recommended that the embalming chemicals and other degradation byproducts be evaluated to discern their potential of contaminating the Whitefish River." (Emphasis supplied.)*

Another seemingly obvious contamination concern that we did not see mentioned in any of the minutes of the Cemetery Committee relates to community concerns over water quality in the Whitefish River addressed in your Water Quality Protection Regulations. The years of hard work and hundreds of thousands of dollars expended to develop and adopt the current version of those regulations resulted in a good set of rules for the Whitefish River. As you all know, that river is currently classified by both State and Federal agencies as *impaired* and any possible further degradation is to be avoided. The TMDL work currently under development will address the point source contaminants and will likely make recommendations about voluntary control of non-point source pollutants, such as those potentially sourced by public cemetery adjacent to the river. With all the water quality knowledge the city has acquired over the past several years it would seem prudent to be absolutely certain that no additional pollutants be added to the river as a result of a city project undertaken adjacent to the river.

The uncertainties expressed in the Applied Water Consultants report, the pending TMDL recommendations, and the community concerns about water quality in the Whitefish River.

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## Riverwalk Association, Inc.

## Riverwood Park Community Association, Inc.

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including the 108 affected homeowners represented in this letter. should well lead one to conclude that there could be a better location for a cemetery away from the river if there is a legitimate need.

Sincerely,

Sandra D. Alessi  
President, Riverwalk Association, Inc.  
Secretary, Riverwood Park Community Association

Tom Downing  
President, Riverwood Park Community Association

June 15, 2015

Whitefish City Council

Subject: Hearing on Ad Hoc Cemetery Committee recommendations

Honorable Mayor, Council members, staff & committee members.

Judy and I are lot owners in Rivers Edge subdivision and received the notice of this hearing on Friday, June 12th. That did not allow much time for research nor was it possible to include our comments in your packet, thus our letter and comments this evening.

Although the committee has struggled for several years to find a suitable location for an additional public cemetery we do not think the recommended location adjacent to the Whitefish River south of the treatment facilities is acceptable for several reasons. I believe the letter submitted on Oct. 9, 2012 by Saundra Alessi and Tom Downing the first time this location was debated by the Council did an excellent job of summarizing the situation and is still valid today. Judy and I would simply add our own observations to those expressed in that letter.

As many of you know this site is adjacent to what might possibly be the most beautiful section of the current Whitefish Bike and Pedestrian trail as it crosses the river and gently climbs the bank in that area. It is heavily wooded and a delight to all who use it. Any degradation of that forested area would seriously degrade that special part of the trail.

As you all know several years of consultant help, public involvement and great expense created the current Water Quality Protection Regulations. Those regulations have done a great service to the community as they protect and preserve the river corridor in its natural state for residents and guests alike. Included along with other provisions are required buffers and setbacks. In this area the buffer boundary is "top of bank" as it is reasonably evident in this site. Also included is a required minimum setback from that boundary of a minimum of 20 feet. Tho that setback nominally relates to structures, it would seem reasonable to also be applicable to cemeteries. That would reduce the size of the useable area while at the same time preserving the forested buffer along that section of the river. Water quality protection is the foundation of those regulations and the City should do everything in their power to preserve that. In addition to possible contamination from the cemetery itself there are the pending TMDL requirements which will address point source contamination and at least a set of recommendations for non-point source contamination, as might be associated with cemeteries. Although the specifics are not yet published they will likely seriously impact our treatment facilities and will undoubtedly be expensive. It is possible that these new TMDL regulations will require new facilities and could possibly need some of the space allocated for a cemetery in these recommendations. From a purely philosophical perspective the idea of a cemetery bordered by a sewage treatment facility seems somehow disrespectful and inappropriate.

In summary, we acknowledge the significant efforts of the Ad Hoc committee, but do not support recommendation 1. However, we do support recommendations 2 & 3 in their report. Thank you for considering our comments this evening.

Respectfully



Don & Judy Spivey, Lot 49, Rivers Edge Subdivision

117 Park Knoll Lane, Whitefish, MT



June 10, 2015

City of Whitefish  
Box 158  
Whitefish, MT  
59937

Dear Sir/Madame:

RE: Proposed Riverside Cemetery Site

As new residents of the Rivers Edge subdivision we have recently learned that the City of Whitefish is considering the property directly across the river from our home as a possible new cemetery site. We are unable to attend the meeting however would like to officially voice our concerns.

We are opposed to this site for a future cemetery for several reasons.

Our choice of this property was primarily due to the location, backing on to the Whitefish River, with the adjacent forest as our view. We were unaware of the possibility of its development. The pristine landscape and wildlife is something not often found within the limits of a city. We believe this would be lost for all of the residents in the area.

Locating a cemetery there would adversely affect the wonderful, well used walking paths that the city has invested in for its citizens and tourist industry.

The City water treatment facility, located in the proposed area, is presently set back far enough, that the view is guarded by the forest along the river. Any more development in the area would completely change the landscape, its beauty, and property investment value of our homes along the river.

It is also my understanding, that this parcel of land does not meet the City's own criteria for a new cemetery, a minimum 10 acre parcel of land.

It is my hope that the City of Whitefish Council will consider our concerns, as well as those of our fellow neighbours.

Sincerely,

Brenda & Dan Berube  
11 Rock Creek Crt  
Whitefish, MT  
59937

**Subject:** Cemetery across from Rivers Edge Residential Development.

**From:** Dave Siegfried <seisman@shaw.ca>

**Date:** 6/15/2015 3:26 PM

**To:** <nlorang@cityofwhitefish.org>

Hello Necile,

It has come to our attention that the City of Whitefish is potentially planning a cemetery development across the river from the Rivers Edge Residential Community.

In conversation with some of the residents, there are some concerns that development of this project could potentially affect property values in the community, not contain enough land for a longer term supply needs, possibly restrict the City's ability to expand the water supply facility in the area, and interrupt the views from property owners already along the river. As a result, I would not support this initiative.

Should the development proceed however, I would request and support no development along the river breaks and down to the water's edge. The current vegetation would assist in limiting the view to the cemetery from Rivers Edge Community.

I certainly understand the need for this development and to find potential land is difficult. Thank you for considering this email as I am unable to attend the meeting tonight.

Good Luck, Dave

Dave Siegfried  
730 Clearwater Dr.  
Whitefish, MT.  
seisman@shaw.ca

	A	B	F	G	H	I	J	K	L	M	N	O
37	TIF Financial Plan July 2014 through July 2020											
38			FY 2015	FY15 Projected	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021		Total
39	<b>Beginning Cash Balance</b>		\$ 2,325,843	\$ 2,325,843	\$ 2,144,797	\$ 2,748,979	\$ 2,760,504	\$ 3,396,879	\$ 3,991,805	\$ 3,712,755		
40	<b>Revenues</b>											
41	Property Taxes <sup>1</sup>		\$ 4,611,600	\$ 4,611,600	\$ 4,842,180	\$ 5,084,289	\$ 5,338,503	\$ 5,605,429	\$ 5,885,700			31,367,701
42	State Entitlement Payment		248,865	248,865	248,865	248,865	248,865	248,865	248,865			1,493,190
43	Miscellaneous		20,000	20,000								20,000
44	Transfer from Impact Fees (ESC repayment) <sup>4</sup>		90,000	90,000	100,000							190,000
45	<b>Total Revenues</b>		<u>\$ 4,970,465</u>	<u>\$ 4,970,465</u>	<u>\$ 5,191,045</u>	<u>\$ 5,333,154</u>	<u>\$ 5,587,368</u>	<u>\$ 5,854,294</u>	<u>\$ 6,134,565</u>	<u>\$ -</u>		<u>33,070,891</u>
46	<b>Expenditures</b>											
47	Proposed Additional TIF Bond Debt Service - City Hall/Parking Structure <sup>5</sup>		\$ -	\$ -	\$ 1,562,927	\$ 1,225,578	\$ 2,082,515	\$ 2,342,125	\$ 2,617,383	\$ 1,381,533		11,212,059
48	Current TIF Bond Debt Service w/refi savings <sup>3</sup>		\$ 1,778,896	\$ 1,778,896	\$ 112,394	\$ 2,206,667	\$ 1,550,890	\$ 1,548,993	\$ 1,547,492	\$ 54,695		8,800,026
49	Semi-annual School Payment <sup>1</sup>		668,800	668,800	702,240	737,352	774,219	812,930	853,577			4,549,117
50	Transfer to City Hall/Parking Structure Fund <sup>2</sup>		\$250,000	\$250,000	1,250,000							1,500,000
51	Salaries and O&M <sup>3</sup>		364,667	364,667	375,501	386,766	398,369	410,320	422,630			2,358,253
52	Business Rehab Loan		30,000	30,000	30,000	30,000	30,000	30,000	30,000			180,000
53	Land Purchase											-
54	Urban Renewal Projects:											-
55	Misc Urban Renewal Projects		300,000	300,000	100,000	15,000	15,000	15,000	15,000			460,000
56	High School TIF project		750,000	750,000								750,000
57	Depot Park (\$2 million - phase 1-4)		247,000	247,000	253,802	620,267			827,534			1,948,603
58	Ice Den Roof Renovations and E-Ceiling		85,000	85,000								85,000
59	Ped-Bike bridge to Skye Park (Total ~\$829k)		360,000	360,000								360,000
60	Develop additional downtown parking (\$6.5M now in Debt Service)											-
61	Assist Private Developer - Boutique Hotel		513,633	-	100,000							100,000
62	Assist Private Developer - Idaho Timber											-
63	Assist Private Developer - N. Valley Hospital											-
64	Assist Private Developer - Other Redevelopment		200,000	200,000								200,000
65	Downtown/O'Shaughnessy Restrooms		120,000	117,148								117,148
66	Other Real Estate Committee Land Purchase Options											-
67	Housing Authority											-
68	Chamber (\$96k)		\$96,000									-
69	Depot Park Snow Lot (phase 5 of depot park)		\$550,000									-
70	Install/refurbish water & sewer lines throughout district											-
71	Contingency			500,000	-	100,000	100,000	100,000	100,000	100,000		500,000
72	<b>Total Approximate Non-Committed</b>		<u>\$646,000</u>									-
73	<b>Total Expenditures</b>		<u>\$ 6,167,996</u>	<u>\$ 5,151,511</u>	<u>\$ 4,586,863</u>	<u>\$ 5,321,629</u>	<u>\$ 4,950,993</u>	<u>\$ 5,259,368</u>	<u>\$ 6,413,615</u>	<u>\$ 1,436,228</u>		<u>33,120,207</u>
74	<b>Revenues less Expenditures</b>		<u>\$ (1,197,531)</u>	<u>\$ (181,046)</u>	<u>\$ 604,182</u>	<u>\$ 11,525</u>	<u>\$ 636,376</u>	<u>\$ 594,926</u>	<u>\$ (279,050)</u>	<u>\$ (1,436,228)</u>		<u>\$ (49,316)</u>
75	<b>Ending Cash Balance</b>		<u>\$ 1,128,312</u>	<u>\$ 2,144,797</u>	<u>\$ 2,748,979</u>	<u>\$ 2,760,504</u>	<u>\$ 3,396,879</u>	<u>\$ 3,991,805</u>	<u>\$ 3,712,755</u>	<u>\$ 2,276,527</u>		
76												
77	1 Assumes 5% growth per year. Since FY2000 the average growth has been 9.62%.											
78	2 Final transfer from the TIF fund to the City Hall/Parking Structure Fund in FY16. Total assumed project cost of \$15 million for the City Hall/Parking Structure including moving, lease, and other expenses related to the project. Anticipated financing, cash on hand, and Parking SID will be used to fund the project.											
79	3 FY2017 through FY2020 assume a 3% growth per year based on the preliminary budgeted FY2016 figures.											
80	4 Impact Fees transferred to TIF Fund to payoff TIF Bond issued for the ESC construction. Total transfers of \$190,000 based on cash balance of ESC Impact Fees on 1/30/15 + \$10K additional revenues expected in FY15.											
81	5 For each bond the last year debt service payments use reserves on-hand of \$1,139,500 (City Hall/Parking Structure Bonds @ 2.9%, which could increase before issuance) and \$718,300 (Current Bonds at 2.67%).											
82												Prepared: 6/15/15

## Top 10 Reasons To Move Forward with the Current City Hall/Parking Project Plans:

- 1) The concept of this project was approved and adopted by the City Council in the 1987 Urban Renewal Plan & The 2006 Master Plan.
- 2) The current and a great City Hall site was chosen by our founding community forefathers almost 100 years ago in 1917. There is no good reason to move City Hall. As the saying goes, "If it is not broken, don't try to fix it".
- 3) The current City Hall site is paid for. If you moved City Hall, the city might have to spend \$1 million- \$2 million more on a new land purchase somewhere else. That makes no sense.
- 4) The current site is still the best site because of its large, flexible size. And equally important it's central convenient location to serve both the central business district, and the growing Railway District.
- 5) The current City Hall is almost 100 years old. It is time to replace it with a new better constructed building that could last another 100 years or more.
- 6) This project has been thoughtfully and carefully planned out over many years with dozens and dozens of public meetings, Council Workshops, City Council meetings, and several Community Open Houses. And hundreds of community members and many staff members have spent thousands of hours participating in this thorough public process. It would be totally unfair and irresponsible to ignore and dismiss this highly public process.
- 7) Inadequate downtown parking has been a priority issue for quite some time; and the problem is likely to get worse. There is no better central, convenient location to address this problem. A surface lot with City Hall would only provide about 50 new parking spaces. That does not solve the long-term needs. The proposed parking facility will provide over 220 parking spaces. That will be much more helpful both now and into the future.
- 8) A successful, fun, vibrant community needs a successful, fun, vibrant downtown core. We have seen many communities across Montana and America let their downtowns deteriorate; and then eventually much of the community will also deteriorate. We should not and must not make that mistake here.
- 9) This project is being funded primarily with the Tax Increment Fund (TIF), and a Downtown Special Improvement District. Contrary to what some are inaccurately saying, our residential property taxes should not go up. But if we delay, the cost of this project could go up significantly due to construction inflation.
- 10) TIF funds by state law are intended for projects that will stimulate economic development and thus produce new tax revenues for the community. This project does exactly that. We are already seeing new multimillion dollar buildings going up because of this and previous TIF projects. And more new projects, additions and remodels are in the planning stages waiting for more parking and City Hall to be built.

In summary, it is time for this City Council to move forward with this project and break ground this summer.

Please return to Necile

**PUBLIC HEARINGS**

**PLEASE SIGN IN TO SPEAK ON A SPECIFIC PUBLIC HEARING 6/15/15**

PLEASE PRINT NAME and ADDRESS	Cemetery	City Hall	FY16 Preliminary Budget
1. CHARLES MCCARTY 725 CLEARWATER DRIVE ✓	X		
2. SAUNDRA ALESSI 812 GREENWOOD LN ✓	X		
3. OLE NEFFERSON 5491 HUGGINS * ✓	X		
4. JUDITH SPEWY 117 PARK KNOLL LN	X		
5. GIM + DEBBIE PETERSON 260 JP ROAD * WHITEFISH	X		
6. JOHN FRANDSEN 12 DAKOTA AVE WHITEFISH		X	
7. ROBERT GOLDSTEIN 129 CLEARWATER * WHITEFISH	X		
8. STEVE THOMPSON *	X		
10. CHAD SILICKER 210 JP ROAD WHITEFISH, MT	X		
11. WENDY COON 3 ROCK CR. COURT	X		
12. DICK ZOELLNER	X		
13. BRANNA MARUS 1 ROCK CR. COURT	X		
14. JOHN KRAMER 44 NELSON CRT		X	
15. TURNER ASKEW 3 RIDGE CREST CT.		X	
16. CHUCK MARTIN 358 DAKOTA AVE		X	
17. CHRIS BERNATT Wedgewood Lane		X	
18. MARY FLOWERS CFBF		X	