

**BELGRADE CITY COUNCIL MEETING MINUTES  
COUNCIL CHAMBERS**

**May 2, 2022**

**7:00 PM**

This meeting was open to the public and attended in person and via Zoom video platform.

Mayor Russell C. Nelson called the meeting to order. Council Members in attendance were Mike Meis, Jim Simon, Kristine Menicucci, Jim Doyle and Renae Mattimoe.

**ACTION: Council Member Simon moved to excuse Council Member Sellers. Council Member Meis seconded the motion. All voted aye, motion carried unanimously.**

City staff in attendance were City Manager Neil Cardwell, City Attorney Rick Ramler, City Clerk Susan Caldwell, Executive Assistant Dana Jambor, Executive Director of Finance Charity Wilson, Planning Director Jason Karp, Acting Fire Chief Greg Tryon, Police Sergeant Justin Sharp, Library Director Gale Bacon, City Judge Chris Gregory and City Operations Manager James Percival. City staff in attendance via Zoom was City Engineer Tom Eastwood.

Others in attendance were Judy Doyle, Vivian Crouse, Taylor Kasperick, Mike Irwin, Jason Martel, Mike Daines, Travis Kabalin and Liberty Brown. Others in attendance via Zoom were Greg Gastineau, Jeanine Maines, Diana Setterberg, Greg Galloway, Ben Ohman, Lila Fleishman and Nicole Cardwell.

**CONSENT AGENDA**

**Minutes**

Council Minutes April 5, 2022

Council Workshop Retreat Minutes April 13, 2022

Council Minutes April 18, 2022

**Ordinance 2022-9 (first reading)** Accessory Dwelling Units and Set Date for Public Hearing on May 16, 2022

**Resolution 2022-23** to Set Water/Sewer Rates for Multi-Family Apartment Buildings

**ACTION: Council Member Menicucci moved to approve all Consent agenda items as submitted. Council Member Mattimoe seconded the motion. All voted aye, motion carried unanimously.**

**PUBLIC FORUM**

Mayor Nelson called three times for public comment. There being none the public forum was closed.

## PUBLIC HEARING

### Consider Application for Conditional Use Permit regarding Building Height - Rimrock Hospitality

City Planning Director Karp reviewed the application for a new hotel to be located east of the Stockman Bank building. Karp noted the current height limit is 32 feet, but additional height is allowable with a conditional use permit. The proposed building was a 4 story hotel, measuring 57 feet at the tallest point. Karp noted that the Planning Board had recommended approval and that City staff was in the process of updating allowed building heights per City codes for future reference.

Greg Gastineau, representing Rimrock Hospitality, reviewed the planned project and noted this would be an extended stay hotel to include kitchen facilities.

Mayor Nelson opened the public hearing and asked for public comment. There was none and the public hearing was closed.

**ACTION: Council Member Meis moved to approve the Conditional Use Permit to allow the construction of a four-story hotel with a height of 57 feet in a B-2 zone for Rimrock Hospitality with the conditions listed in the staff report and as recommended by the Belgrade City-County Planning Board. Council Member Simon seconded the motion. All voted aye, motion carried unanimously.**

### Consider Preliminary Plat Approval for GTM Minor Subdivision/PUD

Planning Director Karp reviewed the plat for this 2-lot development located near a new car wash facility. The Planned Unit Development (PUD) was required because access would pass through a public easement to this property. An access agreement would also be needed if the current owner planned to sell the property.

A representative for the Applicant discussed their desire to start building in August 2022 and was available for questions.

Mayor Nelson opened the public hearing and called for public comment. There was none.

**ACTION: Council Member Doyle moved to approve the preliminary plat and PUD for GTM Minor Subdivision with the listed conditions as recommended by the Planning Board, finding that it complied with the Montana Subdivision and Platting Act and Belgrade City Code, with the condition added by the City Engineer regarding a prorated share of lift station costs. Council Member Mattimoe seconded the motion. All voted aye, motion carried unanimously.**

## DISCUSSION AGENDA

### **Consider authorizing the City Manager to enter into a Contract for Pre-Construction Services – Library Project**

City Manager Cardwell reported on progress made in regard to the Library project. Upon issuing a Request for Qualifications, the City had identified four (4) qualified applicants for Pre-Construction contractor services. These applicants were then invited to submit proposals. An interview panel had now completed their review of the three final responses. The interview panel consisted of staff from 45 Architecture, City Planning Director Karp, Finance Director Charity Wilson, Operations Manager James Percival and Library Director Gale Bacon. Cardwell reported that Martel Construction had scored the highest and was recommended to be awarded this project.

Jason Martel, Martel Construction, introduced himself and other Martel staff in attendance, including Travis Kabalin and Michael Daines, project managers. Discussion followed about variable costs and availability of supplies affecting our area. They also discussed whether demolition of existing properties would be included in their services.

Mayor Nelson called for public comment, there was none.

**ACTION: Council Member Meis moved to approve and authorize the City Manager to enter into a Contract for Services with Martel Construction for Pre-Construction Services. Council Member Simon seconded the motion. All voted aye, motion carried unanimously.**

## REPORTS

Mayor Nelson had nothing to report.

City Attorney Ramler had nothing to report

City Manager Cardwell reported that the requirements had been met in regard to Belgrade being designated as a First-Class City. Cardwell planned to present a resolution at the next meeting for Council's consideration to finalize the action.

Cardwell reported that he would be out of the office for most of the week, back on Tuesday. Police Chief Lensing was also out of the office at a training conference. Cardwell noted that Planning Director Jason Karp would be in charge during this time.

Library Director Gale Bacon reported on an upcoming event to include a "Solar/Lunar Walk" related to the lunar eclipse occurring on Sunday, May 15<sup>th</sup>. Activities included a walking tour between 2pm and 4pm, and a viewing event where telescopes would be setup for use beginning at 9:00pm on Sunday evening. She thanked the local sponsors for this event.

**FOR YOUR INFORMATION**

Council Member Meis had nothing to report.

Council Member Simon reported that he would not be able to attend the Fire Board Meeting scheduled for May 10<sup>th</sup> as he would be out of town. He asked Council Member Doyle if he would like to attend. Doyle agreed to attend in Simon's place.

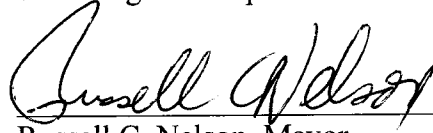
Council Member Menicucci reported that the Water Quality Board would be looking at the pole plant and potential development during their upcoming meeting. She encouraged the public to submit their comments.

Council Member Doyle had nothing to report.

Council Member Mattimoe invited all to attend the upcoming Gallatin Roller Derby this weekend on Saturday at 5:00pm. It was the first event they had been able to hold in 2 years.

**ADJOURN**

Council Member Simon moved to adjourn the meeting at 7:40 pm.

  
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Russell C. Nelson, Mayor



Attest:

  
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Susan Caldwell, City Clerk