



**ROOM A | 130 6TH STREET WEST
COLUMBIA FALLS, MT 59912**

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**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, DECEMBER 07, 2020
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Shepard, Fisher)

NOTE: Regular Council Meeting will be held in the Council Chambers as well as by virtual meeting to provide for social distancing and public health and safety. Contact City Clerk Barb Staalnd to register for ZOOM meeting access information. Email: staalndb@cityofcolumbiafalls.com

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

1. Approval of Claims - December 7, 2020 - \$347,196.08
2. Approval of Payroll Claims - November 27, 2020 - \$129,289.12
3. Approval of Special Payroll Claim (Term Pay) - December 3, 2020 - \$8,595.45
4. Approval of November 16, 2020 Regular City Council Meeting Minutes
5. Approval of Change Order # 1 - Knife River - River's Edge Trail and Bathroom Project and Authorize City Manager to execute.
6. Approval of Change Order # 2 - Knife River - Well #3 Project and Authorize City Manager to execute.
7. Approval of Randy Jones Construction Developer's Improvement Agreement - 3 Diane Road
8. Authorization for Records Disposal - City Clerk and City Court

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

9. Public Hearing - Conditional Use Permit:

The Columbia Falls City-County Planning Board held a public hearing for the following item at their regular meeting on Tuesday, November 10th, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on December 7, 2020 starting at 7:00 p.m. in the same location.

Request to establish a Conditional Use Permit in the Columbia Falls Zoning Jurisdiction:

Applicant, Judy Morse is requesting a Conditional Use Permit to operate a drive-thru coffee and micro bakery stand at 2100 9th Street West (The front northwest corner of the Super 1 parking lots). The property is zoned CB-2 Commercial however all drive-thru's require a conditional use permit in this zone. The coffee/bakery will have circulation through the existing Super 1 parking lot and highway approaches. The property is described as Lot 3 of the O'Neil Subdivision Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons are allowed to attend the hearing(s), subject to the most recent public gathering restrictions enacted by County and State agencies at or prior to the time of the hearing. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed conditional use, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

- a. Adopt Staff Report CCU-20-03 as Findings of Fact
- b. Approve Conditional Use Permit (Final Action - Resolutions/Ordinances)

10. Public Hearing - Urban Renewal District/Tax Increment Finance District and Targeted Economic District Budgets 20-21 FY

NOTICE IS HEREBY GIVEN, that the City Council of the City of Columbia Falls, Montana, will hold a public hearing on December 7, 2020 at 7:00 p.m. in the Columbia Falls City Hall, 130-6th Street West, Columbia Falls, Montana, to adopt an amended 2021 FY budget for the Tax Increment District Fund and Targeted Economic District Fund.

The City received the estimated tax funding for the Tax Increment District Fund at the end of October, 2020. Based on the estimated real estate tax funding of \$441,054, the City Council will amend the appropriations for the 2021 FY. The funds will be spent as provided for in the Tax Increment District Statement of Need and priorities established through the public hearing process.

The City received the estimated tax funding for the Targeted Economic District Fund at the end of October, 2020. Based on the estimated real estate tax funding of \$1,375, the City Council will consider appropriating the available funds for the 2021 FY based on the Statement of Need and priorities established through the public hearing process.

Taxpayers are encouraged to attend the hearing and give written or oral comments on the budget-related item. Written comments may be mailed to the City Clerk, 130 6th Street West, Room A, Columbia Falls, Montana, 59912. Questions regarding the proposed items can be made by contacting City Manager Susan Nicosia at 892-4391.

NEW BUSINESS:

11. Approve Flathead County Community Health Center Grant Request Letter of Support

ORDINANCES / RESOLUTIONS:

- 12. Resolution # 1837** - A Resolution of the City Council of the City of Columbia Falls, Montana, Approving the Petition of Mark and Sandra Craven for Annexation of 915 3rd Avenue East, More Formally Described as Assessor's Tract 2KA in Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana
- 13. Resolution # 1838** - A Resolution of the City Council of the City of Columbia Falls, Montana Approving an Application for a Conditional Use Permit by Judy A. Morse to Add a Small Drive Thru Coffee Stand and Micro Bakery at 2120 9th Street West. The Property is Described as Lot 3 of the O'Neil Subdivision, Columbia Falls, Montana According to the Map or Plat Thereof on File and of Record in the Office of the Clerk and Recorder of Flathead County, Montana

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

14. City Manager's Report

MISCELLANEOUS

15. Police Activity Report - October 2020
16. Correspondence Sent/Received

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **December 21, 2020** – 7:00 PM

Planning Board – TBD

Transportation Planning Committee - Thursday, December 10th - 1 pm