



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

**PHONE (406) 892-4391
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**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, NOVEMBER 02, 2020
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Piper, Robinson)

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: staalandb@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 - November 2, 2020 - \$135,390.50
2. Approval of Special Claims Run - Oct 20, 2020 - \$6,096.17
3. Approval of Payroll Claims - \$845.41 - Clothing Allowance
4. Approval of Payroll Claims - October 30, 2020 - \$121,715.99
5. Approval of October 19, 2020 Regular Council Meeting Minutes
6. Ordinance 802 - Legal Description Revision
7. Approval of Change Order #1 - LHC, Inc. Well No. 3 Project and authorize City Manager to sign
8. Approval of Memorandum of Understanding, AFG Grant, and authorize City Manager to sign.

VISITORS/PUBLIC COMMENT (Items not on agenda)

APPOINTMENTS:

9. Approval of Appointment - Three year term Board of Adjustment - Mark L. Johnson

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

10. Public Hearing:

The Columbia Falls City-County Planning Board held a public hearing for the following item at their regular meeting on Tuesday, October 13, 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 **November 2, 2020** starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, cityofcolumbiafalls.org, will contain updated information if there is any change to the planned hearings

Request to establish a Mixed Use Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

The Nitopi Family Trust is requesting a Mixed Use Planned Unit Development overlay for the property located at 812 4th Ave West which is at the corner of 8th Street West and 4th Ave West. The PUD will create nine residential units and three commercial spaces in two buildings on the half acre parcel. The three story building will meet the setback and height standards of the CB-2 (General Business) zoning district as well as providing 22 off-street parking spaces. The property is described as Assessors' Tract 8AA (Parcel B of COS 12484) in the SW1/4 of Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

A. Adopt Staff Report CPUD-20-04 as Findings of Fact.

B. Approve PUD with Conditions (See Ordinances)

11. Notice of Public Hearings - November 10, 2020 Planning Board/December 7, 2020 City Council

The Columbia Falls City-County Planning Board will hold 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. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

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.

12. Notice of Public Hearing - December 7, 2020 - 20-21 FY Tax Increment and TEDD Budget Hearing:

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.

UNFINISHED BUSINESS:

13. Long Range Planning - Extension of Services Plan Continued

ORDINANCES / RESOLUTIONS:

14. Resolution # 1835 - A Resolution of the City Council of the City of Columbia Falls, Montana, Amending Fund 5210 Water Fund Budget Line-item Appropriations for the Fiscal Year Ending June 30, 2021
15. First Reading - Ordinance # 805 - An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map to Allow the Development of a Planned Unit Development Overlay for the Property Located at 812 4th Avenue West, Further Described as Assessor's Tract 8AA (Parcel B of COS 12484), SW1/4, Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

CITY ATTORNEY REPORT

MISCELLANEOUS

16. Correspondence

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, November 16, 2020 – 7:00 PM

Planning Board – November 10, 2020 - 6:30 PM

Board of Adjustment - November 17, 2020 - 6:00 PM