



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

**PHONE (406) 892-4391
FAX (406) 892-4413**

**CITY COUNCIL REGULAR MEETING
AGENDA
TUESDAY, SEPTEMBER 08, 2020
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Shepard, Fisher)

NOTE: Regular Meeting will be held in the Council Chambers as well as by virtual meeting to provide for social distancing. 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 - September 8, 2020 - \$61,507.61
2. Approval of Special Claim - August 24, 2020 - \$25.00
3. Approval of Payroll Claims - September 4, 2020 - \$121,697.95
4. Approval of Payroll Claims - August 21, 2020 - \$87,252.05
5. Approval of Payroll Claims - Aug 28 2020 - Clothing Allowance/Special Stipends - \$17,763.02
6. Approval of August 17, 2020 Regular Council Meeting Minutes
7. Approval of STEP Agreement between MT DOT and City of Columbia Falls - Oct 1, 2020 - Sept 30, 2021

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

- 8. Public Hearing - September 8, 2020:** The Columbia Falls City-County Planning Board held a public hearing for the following item at their regular meeting on Tuesday, August 11th, 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 Tuesday, September 8, 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 Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

Ruis Holdings 540 Nucleus Ave LLC is requesting an Amendment to their Planned Unit Development overlay for the property located at 540 Nucleus Avenue which was the former Bank of Columbia Falls site. The owner is amending the PUD to remove the planned three story south building and will instead remodel the former bank building instead of removing and replacing with a new building at this time. In addition, the owner is amending the north building to allow ground floor residential condominiums on the back half of the building but retaining retail/office space on the front half ground floor. The PUD is proposing two options for 48 parking spacing to serve the site. Option A would construct below grade parking under the north building. The second option would be to construct at grade parking where the old bank offices were located along 1st Avenue West. As with the original PUD, the building height for the north building will be 42'-8" to the top of the roof. The proposed development otherwise conforms to all of the zoning requirements. The property is described as Lots 1-15, Block 37, Columbia Falls Townsite in Section 8, 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 CPUD-20-03 as Findings of Fact

B. Approve PUD with Conditions

9. Public Hearing Continued - Preliminary Budget Hearings Continued until 2020-21 FY Budget is Adopted:

Preliminary Budget

Presentation and Consideration of the preliminary budget for fiscal year beginning July 1, 2020 and ending June 30, 2021. This hearing will be continued until final adopting of the budget after receiving the certified taxable valuation.

Taxpayers are encouraged to attend the hearings and give written or oral comments on any or all of the budget-related items. Written comments may be mailed to the City Clerk, 130 6th Street

West, Columbia Falls, MT 59912. Questions regarding the proposed items can be made by contacting City Manager Susan Nicosia at (406) 892-4391.

ORDINANCES / RESOLUTIONS:

10. Resolution # 1829 - Relating to \$675,000 Water System Revenue Bond (DNRC Drinking Water State Revolving Loan Program), Series 2020; Authorizing the Issuance and Fixing the Terms and Conditions Thereof
11. Resolution # 1830 - A Resolution of the City of Columbia Falls, Montana, Levying Assessments Upon Property within Special Improvement Districts to Defray the Cost of Said Special Improvement Districts for the Fiscal Year 2020-21
12. Resolution # 1831 - A Resolution of the City Council of the City of Columbia Falls, Montana, Redefining the Area Included Within the Columbia Falls Street Maintenance District and Method of Assessment
13. Resolution # 1832 - A Resolution of the City Council of the City of Columbia Falls, Montana, Setting and Adopting the Mill Levies on All Real and Personal Property Within the City of Columbia Falls; Approving Special Levies for Special Purposes on Property Within the City of Columbia Falls for the 2020-21 Fiscal Year
14. **First Reading - Ordinance # 804** - An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map to Allow the Development of an Amended Planned Unit Development (PUD) Overlay at 540 Nucleus Avenue Further Described as Lots 1 – 15 of Block 37 Of Columbia Falls Townsite In Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

15. City Manager's Report/Update

CITY ATTORNEY REPORT

MISCELLANEOUS

16. Fire Chief's Activity Report
17. Correspondence

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **September 21st** – 7:00 PM

Planning Board – October 13th - 6:30 PM