



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

**PHONE (406) 892-4391
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**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, APRIL 21, 2025
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Lovering and Piper)

Contact City Clerk Barb Staalnd for virtual meeting registration information no later than 6:00 p.m. the day of the meeting by calling (406) 892-4388 or email: staalndb@cityofcolumbiafalls.com for the

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

1. Approval of Claims - \$359,733.77
2. Approval of Payroll Claims - April 11, 2025 - \$121,502.13
3. Approval of Regular Council Meeting Minutes - April 7, 2025

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

4. Notice of Public Hearings - Columbia Falls Housing Needs Study

NOTICE IS HEREBY GIVEN, that the City Council of the City of Columbia Falls, Montana, will hold a public hearing beginning on **May 5, 2025 at 7:00 pm** in the Columbia Falls City Hall, 130 6th Street West, Columbia Falls, Montana, for the following reason.

Columbia Falls Housing Needs Study

An element of the Columbia Falls Land Use Plan Update: A request by the City of Columbia Falls to adopt the Columbia Falls Housing Needs Assessment. The Housing Needs Study is an element of the future Land Use Plan the City of Columbia Falls is working towards in compliance with SB 382. The Housing Needs Study estimates housing needs for Columbia Falls and surrounding areas

and provides a number of options that the City can work towards to meet the needs. The Housing Needs Study is just one part of the future land use plan which will also include Land use analysis of the land use map, vacant lands, and zoning.

5. Notice of Public Hearing - Planning Commission and City Council

NOTICE IS HEREBY GIVEN, that the Planning Commission and City Council of the City of Columbia Falls, Montana, will hold a public hearing as described below.

The Columbia Falls Planning Commission will hold a public hearing for the following item at their regular meeting on Thursday, **May 8, 2025 at 6:00 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 Monday, **May 19, 2025 starting at 7:00 p.m.** in the same location.

Columbia Falls Growth Policy Amendment from Park/Open Space to Urban Residential (Two to Eight Units per Acre):

The City of Columbia Falls in cooperation with Habitat for Humanity of Flathead Valley are requesting a Growth Policy Amendment from the current Park/Open Space designation to Urban Residential, a primarily single-family designation allowing 2 to 8 dwellings per acre. The site is currently used for a little league baseball field. In the short term, the baseball use will move to one of School District 6's ball fields at the Junior High. Habitat for Humanity intends to construct six single family homes on the property. The property is addressed as 394 Railroad Street and is described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

A zone change from the existing CB-2 (General Commercial) designations to CR-5 (Two Family Residential):

The City of Columbia Falls in cooperation with Habitat for Humanity of Flathead Valley are requesting a zone change from the present CB-2 commercial zoning designation to a CR-5 zoning designation which will allow for the residential subdivision. The property is addressed as 394 Railroad Street and is described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

A subdivision creating 6 residential lots and a park/open space in the Columbia Falls Planning Jurisdiction:

The applicant Habitat for Humanity of Flathead Valley is requesting a preliminary plat approval for a six-lot subdivision. The single family lots will range from 6000 square feet up to 8,705 square feet along with a 15,566 square foot park. Access to the lots will be from existing City streets, 4th Ave WN on the east side of the property and C Street EN on the south side of the property. The property is addressed as 394 Railroad Street and is described as Tract 3D of COS 2090 (Accessors Tracts 3D); Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

NEW BUSINESS:

6. 12th Avenue West Grade Crossing Tri-Party Agreement

Tri-Party Agreement for the 12th Avenue West Railroad Crossing between the City of Columbia Falls, the Montana Department of Transportation, and BNSF Railway.

7. State-Local Infrastructure Partnership Act Grants

City to enter into four State-Local Infrastructure Partnership Act (SLIPA) Grant Contracts with Montana Dept of Commerce.

8. Emergency Medical Services Annual Memorandum of Understanding

Annual Memorandum of Understanding (MOU) between the Columbia Falls Fire Department Quick Response Unit (QRU) and Flathead County.

ORDINANCES/RESOLUTIONS:

9. Resolution # 1939 - SRF Bond Resolution 2025

Relating to \$750,000 SEWER SYSTEM REVENUE BONDS (DNRC WATER POLLUTION CONTROL STATE REVOLVING LOAN PROGRAM) CONSISTING OF \$367,500 SUBORDINATE LIEN TAXABLE SERIES 2025A BOND, AND \$382,500 SERIES 2025B BOND

REPORTS/BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

10. Report from City Manager, Eric Hanks

CITY ATTORNEY REPORT

MISCELLANEOUS

11. Finance Report - March 2025
12. Correspondence

CLOSED EXECUTIVE SESSION

13. (MCA 2-3-203-4) Except as provided in subsection (4)(b), a meeting may be closed to discuss a strategy to be followed with respect to litigation when an open meeting would have a detrimental effect on the litigating position of the public agency.

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **Monday, May 5, 2025 - 7:00 PM**

Planning Commission – Regular Meeting, **Thursday, May 8, 2025 - 6:00 PM**

Study Commission – Workshop, **Thursday, May 15, 2025 – Time TBD**