



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

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**CITY COUNCIL REGULAR MEETING  
AGENDA  
MONDAY, NOVEMBER 16, 2020  
COUNCIL CHAMBERS CITY HALL**

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**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: [staalndb@cityofcolumbiafalls.com](mailto: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 - November 16, 2020 - \$346,669.69
2. Approval of Payroll Claims - November 13, 2020 - \$88,321.44
3. Approval of November 2, 2020 Regular Council Meeting Minutes
4. Approval of Audit Engagement and Contract for FY Ending June 30, 2020 - Doyle & Associates, P.C. and Authorize City Manager to sign.

**VISITORS/PUBLIC COMMENT (Items not on agenda)**

**APPOINTMENTS:**

5. Approve Appointment of Brock McCue as Probationary Fireman
6. Approve Board Appointments - Board of Adjustment, City-County Planning Board/Zoning Commission and Tree Board

#### **NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:**

7. 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. 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.

8. 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.

#### **ORDINANCES / RESOLUTIONS:**

9. Second and Final 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 That Portion of the Southwest Quarter of Section 8, Township 30 North, Range 20

West, P.M.M., Flathead County, Montana, Described as Follows, To Wit: Parcel B of Certificate of Survey No. 12484.

10. Resolution # 1836 - A Resolution of the City Council of the City of Columbia Falls, Montana Establishing Sign Permit Fees

#### **REPORTS / BUSINESS FROM MAYOR & COUNCIL**

#### **CITY MANAGER REPORT**

#### **CITY ATTORNEY REPORT**

#### **MISCELLANEOUS**

11. Finance - September 2020
12. Finance - October 2020

#### **ADJOURN**

Next Scheduled Meetings:

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

Planning Board – TBD

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