

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD OCTOBER 19, 2020**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Karper, Lovering)

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PRESENT: Mayor Don Barnhart, Councilor Darin Fisher, Councilor Doug Karper, Councilor Paula Robinson, Councilor Jenny Lovering, Councilor John Piper and Councilor Mike Shepard.

Also Present: City Manager Nicosia, City Clerk Staaland, City Attorney Breck and Police Chief Peters.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion made by Councilor Robinson to approve the agenda, Seconded by Councilor Piper.

Ayes: Mayor Barnhart, Councilor Fisher, Councilor Karper, Councilor Robinson, Councilor Lovering, Councilor Piper and Councilor Shepard.

CONSENT AGENDA:

Councilor Lovering motioned to approve the Consent Agenda noting all claims appeared to be in order, second by Councilor Karper with Council voting as follows. Ayes: Councilor Piper, Councilor Robinson, Councilor Shepard, Councilor Fisher, Councilor Karper, Councilor Lovering and Mayor Barnhart.

Approval of Claims - October 19, 2020 - \$226,910.07

Approval of Claims - October 5, 2020 - \$84,989.80

Approval of Payroll Claims - \$82,706.32 - October 16, 2020

Approval of Payroll Claims - \$5,614.97 - Special Run

Approval of Payroll Claims - \$120,313.59 - October 2, 2020

Approval of Payroll Claims - \$21,113.42 - Quarterlies

Approval of September 21, 2020 Regular Council Meeting Minutes

Approval of MT DOT STEP Agreement - Oct 1, 2020 - Sept 30, 2021

Ordinance 804 - Legal Description Revision

Approval of Agreement between Fraternal Order of Eagles Aerie No. 4081 and City for Sewer Plant Investment Fees - 1640 9th Street West

APPOINTMENTS:

Approve Appointments of Probationary Patrolman Vincent Smith and Wayne Stufflebeem

Police Chief Peters said he is happy to have Probationary Patrolman Vincent Smith and Wayne Stufflebeem joining the Police Department. Chief said both Patrolmen rose to the top of the applicant pool. Nicosia concurred and noted that they applicants went through extensive physical, written and firearms testing, along with psychological evaluations. Piper moved to approve the appointment of the probationary officers, Shepard second the motion; motion carried with all voting in favor.

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City Clerk Staalnd administered the oath of office to the officers. Mayor Barnhart and Council welcomed Patrolman Smith and Patrolman Stufflebeem to the City of Columbia Falls Police Department.

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

Mayor Barnhart read the public hearing notices:

Notice of Public Hearing - November 2, 2020

The Columbia Falls City-County Planning Board will hold 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, <https://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.

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.

NEW BUSINESS:

Long Range Planning - Extension of Services Plan

City Manager Nicosia said the City Council's 20-21 FY goals include addressing extension of services/annexation and affordable housing. As the City has begun the process of completing a comprehensive Transportation Plan and will bring forward the City's Capital Plan in December/January, it is now time to update the Extension of Services Plan. This Plan is intended to be used as a guide for extending City services to those areas of the city not served and for properties to be annexed into the City. Nicosia noted that the

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underlying data will be updated in accordance with our most recent Growth Policy and the 2018 Water and Sewer PERs, noting that the 2001 Extension of Services Plan data is outdated but the objectives are the same: meet statutory requirements for annexation, provide logical framework in connection with existing policy documents such as the Growth Policy, Zoning and Subdivision Regulations and PER's, and to establish an urban growth boundary and policies that clearly define the terms of the extension of municipal services into new service areas and identify methods of financing. Council discussed areas of possible development with the extension of water/sewer services and annexation. Areas of discussion included the river corridor, Aluminum City, extending sewer to the north side of the Railroad tracking including the Industrial Park. Council also discussed the future Place of Use designation for the Water Rights with the completion of the 3rd well project this winter. Council will continue reviewing the Extension of Services Plan data and objectives and reviewing City regulations to ensure that the City is encouraging good development in the City. The Council will continue the review at the next Council meeting on November 2nd.

ORDINANCES / RESOLUTIONS:

Resolution # 1834 - A Resolution of the City Council of the City of Columbia Falls, Montana Formally Designating Right of Way as Kreck Riverside Park

City Manager Nicosia reported that this Resolution formally designates the improved park land and parking area known as Kreck Riverside Park as park land; officially the last formal step in creating Kreck Riverside Park.

Councilor Fisher made motion to approve Resolution # 1834, seconded by Councilor Shepard with Council voting as follows. Ayes: Councilor Robinson, Councilor Shepard, Councilor Fisher, Councilor Karper, Councilor Lovering, Councilor Piper and Mayor Barnhart.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor Lovering inquired on when the bear proof garbage cans at River's Edge Park will be installed. Nicosia noted that they are being installed with the current project.

Mayor Barnhart reported that he had inquired about the noise from the Weyerhaeuser chipper as he heard it while working in the Cedar Pointe Subdivision. Mayor Barnhart described it as a nuisance. Nicosia said that particular area is zoned heavy industrial and the noise can leave their property boundary but noted that the noise is much louder since some of the buildings were torn down. Mayor Barnhart asked if the City is moving along on the railroad crossing closing. Nicosia replied yes we are moving forward with the Transportation Plan process.

Councilor Karper said he has heard from residents about the music every night of the week coming from the Gunsight Saloon. Karper said it wouldn't be bad if it was a couple nights a week but during the summer months the bands are outside and play every night. Nicosia said we have dealt with that from other businesses and we were able to work something out for the business and the neighbors.

CITY MANAGER REPORT

City Manager Nicosia said the County has mailed the 2020 real estate property tax bills. Nicosia presented the Top 10 Taxpayers for the City. Additionally, Nicosia reported that the Urban Renewal District is expected to receive approximately \$441,054 for the year. Nicosia will post a hearing date for Council to review and discuss priority projects within the URD and adopt the budget.

Nicosia requested that the Legislative committee meet soon to review the MLCT Legislative resolutions for the upcoming session. The committee decided on October 26th at 6:00 p.m.

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Nicosia reported that the Columbia Falls Urban Area Transportation Plan is moving along with the public comment portion. The webpage is getting a lot of feedback although the listening sessions held on the 15th were not heavily attended. Nicosia reviewed the comment page with Council and encouraged everyone to review the data and add their comments. Nicosia noted that DOT has a goal of getting traffic through town and our goal is to provide public safety even if that means slowing the traffic down.

The City's mission statement was last updated in 1996; Nicosia requested the council to review it to see if we want to keep it as is or revise it.

OTHER REPORTS

Police Chief Peters noted that he is currently on patrol until the new officers are on the road as the department is down two officers due to injury and resignation. Peters also noted that the new patrol vehicle is being put to good use. As budgeted, the City has ordered this year's vehicle replacement that is supposed to roll out around December. Peters also noted that the Police Associations' Shop with A Cop program will have a different look this year; the association will shop for the kids from their list, then they will pick up their gifts at the Police Dept. Peters also noted that Super One is working with the Association on providing holiday dinners.

MISCELLANEOUS

Police Activity Report for the Month of September 2020
Correspondence

ADJOURN

Councilor Lovering motioned to adjourn, seconded by Councilor Shepard and the meeting adjourned at 8:42 p.m.

Mayor

City Clerk