

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD JANUARY 19, 2021**

FINANCE COMMITTEE – 6:30 P.M
(Barnhart, Karper, Lovering)

REGULAR MEETING – 7:00 P.M.

Mayor Barnhart called the meeting to order at 7:00 pm.

ROLL CALL

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

Also Present: City Manager Nicosia, City Clerk Staaland, Deputy City Attorney Breck and Sergeant Murphy.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Councilor Karper motioned to approve the agenda, seconded by Councilor Robinson with Council voting as follows. Ayes: Mayor Barnhart, Councilor Fisher, Councilor Karper, Councilor Robinson, Councilor Lovering and Councilor Shepard.

CONSENT AGENDA:

Motion made by Councilor Lovering and seconded by Councilor Karper, with Council voting as follows. Ayes: Mayor Barnhart, Councilor Fisher, Councilor Karper, Councilor Robinson, Councilor Lovering and Councilor Shepard.

Approval of Claims - January 19, 2021 - \$92,726.63

Approval of Special Claims Run - January 5, 2021 - \$25,682.10

Approval of Payroll Claims - January 8, 2021 - \$85,455.08

Approval of January 4, 2021 Regular City Council Meeting Minutes

Approval of Amended Memorandum of Agreement - AFG and authorize City Manager to sign

Approval of Memorandum of Agreement - Flathead County Community Crisis Response and authorize City Manager to sign

Approval of Records Management Contract - Global Archives and authorize City Manager to sign

UNFINISHED BUSINESS:

Continuation of Extension of Services Update

City Manager Nicosia discussed the continuation of the Extension of Service update. The City Growth Policy compliments the City's Extension of Services policy. Nicosia said the City has to look at the impacts on our wastewater plant and water system. The City will have to evaluate the impact of growth on all city services, including the Fire Department and Police Department. Nicosia reviewed two more sections of the policy: Impacts on Services and Impediments to Growth. Nicosia noted that it is notably different to respond to emergency response calls in the City's current two square mile as opposed to having two police officers on duty and one is responding to a call in the far end of Meadow Lake Subdivision. Council reviewed city services

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and discussed impacts on growth and extension of city boundaries. Nicosia and Council then discussed the impediments to growth in and around Columbia Falls:

- Lack of infrastructure
- High cost of extending infrastructure
- Presence of a significant agriculture lands and industrial areas
- Railroad tracks on north side of City boundary
- Flathead river on the south side of City boundary
- Large subdivisions (such as Meadow Lake) with private roads, separate water and sewer district

Nicosia and Council discussed the priorities of annexation and priority areas for extending services. Mayor Barnhart noted that the City should extend services immediately adjacent to the City, such as Pine St, Grove St and the area south of Marantette Park. Nicosia noted that Council will continue reviewing the policy until the draft is ready for final adoption.

NEW BUSINESS:

Approval of Glacier Village at Meadow Lake Resort - Preliminary Plat/PUD Two Year Extension and authorize City Manager to sign

City Manager Nicosia said the developer of Glacier Village at Meadow Lake has requested an additional extension of Preliminary Plat approval subject to the provisions of Section 17.12.050 which provides an extension pursuant to a written request. The City Planning Staff recommends approval to extend the Preliminary Plat/PUD for an additional two-year period from the current expiration date, January 20, 2021 to January 20, 2023.

Councilor Shepard motioned to approve the Glacier Village at Meadow Lake Resort – Preliminary Plat/PUD Two-year Extension to January 20, 2023; motion seconded by Councilor Lovering with Council voting as follows. Ayes: Karper, Lovering, Robinson, Shepard, Fisher and Barnhart.

Call for Bids - 6th Ave West Overlay Project

City Manager Nicosia reviewed the proposed 6th Ave West overlay project, recommending Council approve the Call for Bids. Nicosia said a portion of the project is budgeted to be funded from the Special Gas Tax Fund, up to \$113,991. Nicosia also noted that beginning March 1, 2021 the City can request the 2021 funds which were certified to the City as \$111,893.96, with required 5% match (\$5,594.70) for a total of \$117,488.66 additional Special Gas Tax Funds bringing the total to \$231,480. City Staff will request the balance needed for the project to come out of this year's TIF budget (two of the four blocks in the project are within the TIF). Nicosia said the plan is to open bids in February then awarding bids on March 1st.

Councilor Fisher made motion to approve the call for bids for the 6th Ave West Overlay Project, second by Councilor Shepard and the motion carried.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor Shepard said he has received comments from of people in favor of the resort tax.

Mayor Barnhart said he has noticed the river bank sluffing away at River's Edge Park and asked if there was a way to save it. Nicosia said bank stabilization is in the adopted long range River's Edge Park plan but funding will be required; Nicosia noted that the City cannot apply for Mitigation Funds until Flathead County has updated the Disaster Mitigation Plan.

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Councilor Karper said he noticed trees are getting cut along the river bank with all the new construction going on around Riparian Dr. and would like City staff to ensure that the work is allowed. Nicosia said property owners are limited to the work that can be completed, such as removing dead trees or debris but only to a certain point. Nicosia will have Eric Mulcahy inspect the work for compliance.

CITY MANAGER REPORT

Nicosia reported that the River's Edge Park bathroom should be operational by the end of the week.

Nicosia also reported that planning staff would like to schedule a workshop with Council to discuss various requests for "village" development in both residential and commercial settings. Council agreed to schedule the workshop the 5th Monday in March.

Nicosia updated Council on the Well Project, noting the pump has been installed and will be tested beginning on Tuesday and the well house construction is proceeding. Nicosia noted that the City Attorney's office has started the water rights process for the new well.

Clay Lundgren was the only applicant for the Planning Zoning Board. Nicosia said we can interview or move forward with appointment. Council indicated that Mr. Lundgren's appointment can be on the next agenda. Nicosia reported that Public Works Director Tyler Bradshaw has turned in his letter of resignation and will be returning to Alaska. He will be leaving the City on March 19th. Nicosia said we will start advertising the Public Works Position soon.

CITY ATTORNEY REPORT

Deputy City Attorney Breck reported that Mark Cahill is appealing the Board of Adjustment decision to approve the variance on 3rd Ave W. permitting the rebuilding of the apartment building that was destroyed by fire. Breck reported that Mr. Cahill has retained legal counsel. No hearing date has been scheduled but Breck will update Council as the appeal progresses.

MISCELLANEOUS

December Financial Report

December Police Activity Report

Correspondence

ADJOURN

Councilor Lovering motioned to adjourn, second by Councilor Shepard and the meeting adjourned at 7:54 p.m.

Mayor

City Clerk