

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD MARCH 07, 2022**

REGULAR MEETING – 7:00 P.M.

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

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

Also present: City Manager Nicosia, City Clerk Staaland, City Attorney Breck, City Planner Mulcahy, and Police Chief Peters.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA: Councilor Shepard motioned to approve the agenda, seconded by Councilor Lovering and the motion carried.

CONSENT AGENDA: Councilor Fisher made motion to approve the Consent Agenda, seconded by Councilor Shepard with Council voting as follows. Ayes: Fisher, Karper, Lovering, Piper, Robinson, Shepard and Barnhart.

Approval of Claims - March 7, 2022 - \$54,255.23

Approval of Payroll Claims - February 28, 2022 - \$8,111.23

Approval of Payroll Claims - March 4, 2022 - \$83,622.00

Approval of February 22, 2022 Regular City Council Meeting Minutes

Approve Morrison-Maierle Engineering Water Model Task Order #6 up to \$4,500 and authorize City Manager to sign

Approval of 2022 DNRC Urban and Community Forestry Grant Agreement #UCF-22-111, \$3,250

Approval of General Engineering Services Agreement - KLJ Engineering

VISITORS/PUBLIC COMMENT (Items not on agenda)

Mr. Baumgartner who resides up the North Fork Rd., inquired about recycling in Columbia Falls. Mayor Barnhart said there are recycle bins at the County Landfill. City Manager Nicosia said Columbia Falls does not supply garbage service like Whitefish and Kalispell. Nicosia noted that the city relies on the recycling efforts and programs with Flathead County, Citizens for a Better Flathead as well as private vendors. Nicosia said as the Columbia Falls representative on the Solid Waste District Board, the Solid Waste District takes recycling very seriously. The public is welcome to attend the Solid Waste District Board meeting the fourth Tuesday of the month at 3:00 p.m. at the Solid Waste District.

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

Public Hearing - Request for a Planned Unit Development:

Mayor Barnhart read the hearing notice for the Request for a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

The applicant, DARCAR, is requesting a Planned Unit Development for property at 1123 9th Street West, Columbia Falls. The proposed PUD would allow the conversion of the basement to dormitory style apartments that could house up to four people. The main floor of the building will remain commercial use. The property

CITY OF COLUMBIA FALLS CITY COUNCIL REGULAR MEETING MINUTES HELD ON MARCH 07, 2022

is zoned CB-2 (General Business). The site is the State Farm Insurance building located just west of Backslope Brewing. The property is described as Lots 1, 2, & 3 excluding the S10 feet in Block 5 of Robindale in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

City Planner Mulcahy delivered Staff Report CPUD-22-01 as Findings of Fact. The purpose of the PUD is to propose work force housing in the lower level of the existing building due to current lack of available housing. Mulcahy said this request went to the Planning Board and they forwarded a recommendation to approve on to Council. Mulcahy noted the five listed conditions with the approval of the PUD.

Mayor Barnhart opened and closed the public hearing at 7:07 pm – no one wished to comment. Nicosia reported that the City had not received any written comments prior to the meeting.

Councilor Piper motioned to approve CPUD-22-01 as Findings of Fact, seconded by Councilor Shepard with Council voting as follows. Ayes: Karper, Lovering, Piper, Robinson, Shepard and Barnhart. Abstaining: Fisher.

Mayor Barnhart read the Public Hearing - Special Gas Tax Funds/Street Priorities:

The Columbia Falls City Council will hold a public hearing for the purpose of allocating HB 473 Bridge and Road Safety and Accountability Program Funds on Monday, March 7, 2022 at 7:00 p.m. The hearing will be held in the Council Chambers, City Hall, 130 6th ST. West, Columbia Falls, MT and available virtually via ZOOM. The City Council is proposing to request distribution of the 2022 HB 473 funds in the amount of \$128,639.78 to overlay or reconstruct the streets listed as the highest priority need in the City's street condition report.

City Manager Nicosia reported that the purpose of this hearing is to establish where to spend the Special Gas Tax Funds in addition to the City's planned capital funds.

Public Works Director Hanley presented council with the proposed priority streets in need of repair or reconstruction. With construction costs steadily increasing, City staff anticipates the cost of rebuilding or overlaying roadways to increase from the last estimate. Nicosia said staff recommendation is to approve the 2022 HB 473 Special Gas Tax money allocation to the highest priority projects. Nicosia noted that City staff will request engineering proposals, select an engineer and get the projects bid out as soon as possible, Council will approve engineering and bidding.

Mayor Barnhart asked when doing an overlay project are we upgrading our water services and is it included in the cost. Nicosia said on a road reconstruct it would be included particularly given the new lead rules.

Mayor Barnhart open and closed the Public Hearing at 7:33 p.m. with no one wishing to give public comment.

Mayor Barnhart read the Notice of Public Hearings - Request for a Preliminary Plat for a 10 Unit RV Park:

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, March 15, 2022 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 Monday April 4, 2022 starting at 7:00 p.m. in the same location.

Request for a Preliminary Plat for a 10 Unit RV Park:

The applicant, Clark W Griz LLC is requesting Preliminary Plat approval to construct a 10 space RV Park for

CITY OF COLUMBIA FALLS CITY COUNCIL REGULAR MEETING MINUTES HELD ON MARCH 07, 2022

property at 201 Highway 2 East, Columbia Falls. The property is zoned CB-2 (General Business) which allow RV Parks as a permitted use. The proposed RV Park is adjacent to the Columbia Falls RV Park. The property is described as Lot 3 of the D & G Subdivision in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

UNFINISHED BUSINESS:

Public Facility CDBG Application:

City Manager Nicosia said based on testimony in writing and in person on community needs it is evident that there is interest for the City to sponsor a CDBG community and public facilities grant application for the Boys and Girls Club. They desire to build a new facility and purchasing land from St. Richards Church on Veterans Dr. The project meets the CDBG criteria for a community and public facilities project. Nicosia noted that facilities for head start or senior centers are automatically qualified so the City will have to demonstrate that this project is essentially the same as head start, with the main difference is the Boys and Girls Club serves school-aged children and head start serves preschoolers.

The City received multiple verbal and written comments supporting the Boys and Girls Club development. Kelly Hamilton also addressed the council noting continued interest in a Dog Park in the community.

The staff recommendation is to move forward with a Public Facility Application.

Councilor Fisher motioned to approve the Public Facility CDBG Application, seconded by Councilor Karper and the motion carried unanimously.

Nicosia noted that the next step is to hold an application specific hearing at the next council meeting and approve a resolution authorizing the grant application.

NEW BUSINESS:

Authorize Letter of Support - NW Drug Task Force MBCC Grant

Councilor Karper made motion for the Mayor to sign the Letter of Support for the Northwest Drug Task Force Montana Board of Crime Control Grant, seconded by Councilor Lovering and the motion passed unanimously.

ORDINANCES / RESOLUTIONS:

First Reading - Ordinance 815 - 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 (PUD) Overlay for the Property Located at 1123 9th Street West, Columbia Falls, Further Described as Lots 1, 2 & 3 excluding the south 10 feet in Block 5, Robindale Subdivision, Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

Councilor Lovering motioned to approve the First Reading of Ordinance #815, seconded by Councilor Shepard and the motion carried with Councilor Fisher abstaining from the vote.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY OF COLUMBIA FALLS CITY COUNCIL REGULAR MEETING MINUTES HELD ON MARCH 07, 2022

Councilor Shepard said Kelly Hamilton brought up an interesting point on the Dog Park and asked where we are on it. Nicosia said the City is continuing to work with DEQ on closure requirements.

Councilor Shepard said Glencore was the tenth largest company in the Forbes Global 500 and February 2021 it went to 484; he noted that he further down the list, the lower probability that the company is able to get things cleaned up as they should.

Councilor Fisher said with spring weather It's nice to see the parks being utilized, the basketball court had about 15-20 kids playing ball on it the other day.

Councilor Fisher inquired on the status of the apartments that burnt down on 4th Ave. W. City Attorney Breck said there is nothing to report as he has not received anything from the court.

Mayor Barnhart said he also noticed city parks being well used. Mayor Barnhart also reported that he noticed a gentleman on the ice on the fishing pond at River's Edge Park and asked if city crew can put up some caution signs near the ice.

Mayor Barnhart reported that there is a Flathead County Health Board meeting the third Thursday of the month and it is open to the public.

Council scheduled the Noise Ordinance Committee meeting for Tuesday, March 15th at 10 am and the Downtown Parking/projects workshop for April 11th at 6:30 PM.

CITY MANAGER REPORT

Nicosia reported that the Railroad Quiet Zone meeting was well attended and very informative. The BNSF engineers noted that the spur line switch that comes in before 2nd Ave. is too close and will have to be moved if the City pursues the Quiet Zone. The state can contribute up to \$100,000 for the Quiet Zone at 2nd Ave WN and closing the 4th Ave. EN crossing. The engineers will put together an estimate on the cost to close 4th Ave. EN and put in the required improvements at 2nd. Mayor Barnhart thought it was a positive meeting and sees progress. Nicosia said the City has put in a request to annex the roadways and the county said they would still plow the road.

Nicosia reported that she is working with the local pickleball group to submit an AARP Community Challenge Grant application before the March 22nd deadline. The maximum grant is \$50,000 and the average grant is \$11,000. We have a donation for \$25,000 and the quote for completion is \$90,000. We will continue looking for alternate funding of the project.

Nicosia requested the Negotiations/Salary Committee to schedule a meeting. Nicosia has received requests from both unions, FOP and Teamsters, to open negotiations. Last year, the committee was Karper, Robinson, Shepard and Barnhart was alternate. Nicosia will send proposed dates/times to the committee members as soon as the data is ready.

MISCELLANEOUS

Fire Department YTD Activity thru February

ADJOURN: Councilor Lovering motioned to adjourn at 8:12 p.m. seconded by Councilor Karper.

Mayor

City Clerk