

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD MAY 17, 2021**

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

ROLL CALL:

Councilor Fisher, Councilor Karper, Councilor Piper, Councilor Robinson and Councilor Shepard (via zoom).
Absent: Councilor Lovering.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Councilor Karper motioned to approve the Agenda, seconded by Councilor Piper and the motion carried.

CONSENT AGENDA:

Councilor Robinson made motion to approve the Consent Agenda noting that all claims appeared to be in order, seconded by Councilor Karper and the motion carried.

Approval of Claims - May 17, 2021 - \$83,659.81

Approval of Payroll Claims - May 14, 2021 - \$73,341.99

Approval of May 3, 2021 Regular City Council Meeting Minutes

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

Mayor Barnhart read the Public Hearing Notice - TA Grant Application - Railroad Street Sidewalk/Path and asked for the staff presentation:

The City of Columbia Falls will hold a public hearing on Monday, May 17, 2021 at 7:00 pm, in the Council Chambers at City Hall, 130 6th Street West, Columbia Falls, Montana for the purpose of obtaining public comment on a proposed Transportation Alternatives (TA) Grant application. At the public hearing, the proposed application will be explained, including the proposed area of the project, activities, and budget, and all interested persons will be given the opportunity to express their opinions regarding this proposed application.

Anyone who would like further information should contact Susan Nicosia, City Manager, at 406-892-4391. The TA Grant Application will be available for review at the City Hall during regular office hours.

Testimony may be given orally at the hearing or submitted in writing to Barb Staalnd, City Clerk, City of Columbia Falls, 130 6th Street West, Columbia Falls, MT 59912 or email: staalndb@cityofcolumbiafalls.com.

CR Leisinger, Morrison and Maierle, the City's project consultant, presented a detailed overview of the proposed 4th Ave West/Railroad Street Sidewalk/Path project including the project components and costs.

City Manager Nicosia said the expected grant competition will be tough. This is the 2nd TA Grant application submittal for this project and the City also included this project in the unsuccessful BUILD grant application last year. Nicosia noted that the required match, \$154,000, would be shown in the Fund 4040 Capital Projects Fund. Nicosia noted that the application deadline is June 4th and she is completing the letters of support portion of the application.

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Councilman Shepard stated that he hopes the project is successful with this application due to the necessity of having it completed, noting that the City could not complete the project without state or federal funding.

Mayor Barnhart closed the Public Hearing at 7:28 p.m.

Mayor Barnhart read the Notice of Public Hearing - Rezone - June 7th:

The Columbia Falls City-County Planning Board held a public hearing for the following item at their regular meeting on Tuesday, May 11, 2021 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 June 7, 2021 starting at 7:00 p.m. in the same location:

Request change the zoning from CSAG-10 (Suburban Agricultural) to CSAG-5 (Suburban Agricultural) in the Columbia Falls Zoning Jurisdiction:

The applicant, Twin Peak Farms, LLC, is requesting a zone change for property at 7030 Highway 2 East, Columbia Falls from the current CSAG-10 (Suburban Agricultural) with a 10 acre minimum lot size to a CSAG-5 (Suburban Agricultural) with a five acre minimum lot size. Permitted and Conditionally permitted uses are almost identical in the two zoning designations. The vacant property is approximately 10 acres in size and is located approximately ¼ mile east of the bridge over the Flathead River. The property is described as Parcel 1 of COS 16981 of Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons are allowed to attend the hearing(s), subject to the most recent public gathering restrictions enacted by County and State agencies at or prior to the time of the hearing. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: . For more information on the proposed Planned Unit Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

UNFINISHED BUSINESS:

Extension of Services Plan Update

City Manager Nicosia said the City staff is very close to the final Extension of Services Plan. Nicosia reviewed the plan in its entirety. Nicosia said the Council identifies the areas where city will most likely grow and reviews the availability of City services to those areas. Properties that are wholly surrounded by the City receive City services such as police and fire protection, access to parks and recreation facilities, and road maintenance for no cost, until they are annexed. Extension of sewer and water infrastructure and connection to City service shall be at the expense of the property owners, though the cost of maintaining sewer and water facilities, once constructed is shared by all City ratepayers.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Mayor Barnhart said when Council discusses annexation and Growth Policies, the thing he realizes is the properties that have existing houses or businesses and are already served by private water and septic, do not have an incentive or need to connect to city services and the developer that extends services past the existing development will not get reimbursed for extending those services, we can't expect the existing houses to pay for the extension. Mayor Barnhart believes the City is in a good position as far as growth goes.

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Mayor Barnhart inquired on a completion date on 12th Ave. W. street project. Nicosia replied approximately 2 years for completion of all EDA requirements.

Councilor Shepard asked on a scale of 1-10 what the chances are of getting funding for the sidewalk past 7th Ave EN. Nicosia said she is optimistic the City will receive the TA Grant funding. Nicosia said she is soliciting letters of support.

CITY MANAGER REPORT

Nicosia said city staff is working on getting the City Pool up and running. The city is currently looking for employees and Nicosia recently hired Kyle Babcock as the Pool Manager. Mr. Babcock is working on certifications for staff, scheduling and getting the pool organized for opening. Nicosia is looking at increasing the Lap Swim pass \$2, continue using the punch cards as they were very effective last year, and leave all other fees as they are currently. Council will see a resolution at the next meeting.

Nicosia reported that there is approximately \$800,000 in CFalls Loan dollars held by Montana West Economic Development; the City Council could look at our existing management plan and amend to allow some of those dollars to be used for a valid housing project. Nicosia noted that the City partnered with Northwest Community Land Trust on affordable housing projects.

MISCELLANEOUS

Finance - April Activity

Police - April Activity

Correspondence

ADJOURN

Councilor Fisher motioned to adjourn, seconded by Councilor Karper and the meeting adjourned at 8:13 p.m.

Chairman

Council Clerk