

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD AUGUST 03, 2020**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Piper, Robinson)

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
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 Lovering to approve the agenda, Seconded by Councilor Karper.

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

CONSENT AGENDA:

Motion made by Councilor Piper to approve the consent agenda noting all claims appeared to be in order, seconded by Councilor Robinson.

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

Approval of Claims - August 3, 2020 - \$151,612.95

Approval of Payroll Claims - July 24, 2020 - \$87,369.24

Approval of July 20, 2020 Regular Council Meeting Minutes

Amended Ordinance # 802 - Legal Description Correction

Approval of Updated Job Description - Public Works Water Operator

VISITORS/PUBLIC COMMENT (Items not on agenda)

Kay Ellis, resides at 47 Crescent Dr., said she is concerned about the Permissive Medical Levy (PML) increase. She asked if there was anything else the city could cut to not cause an increase in taxes due to the impact on the senior citizens in the community. Mayor Barnhart asked what the increase is for the PML. City Manager Nicosia said based on 2019 certified values, the 7.3 mills increase on a property value of \$200,000 would increase taxes approximately \$20.00.

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Mayor Barnhart thanked Ms. Ellis for attending the meeting and bringing her concerns forward.

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

Mayor Barnhart noted the continuation of the 2020-21 FY Preliminary Budget Hearings:

Public Hearing Continued: Preliminary Budget Hearings continued until 2020-21 FY Budget is Adopted:

NOTICE IS HEREBY GIVEN, that the City Council of the City of Columbia Falls, Montana, will hold public hearings beginning on July 20, 2020 at 7:00 p.m. in the Columbia Falls City Hall, 130-6th Street West, Columbia Falls, Montana, for the following purposes:

Preliminary Budget

Presentation and consideration of the preliminary budget for fiscal year beginning July 1, 2020 and ending June 30, 2021. This hearing will be continued until final adoption of the budget after receiving the certified taxable valuation.

City Manager Nicosia reported that the City received the 2020 certified taxable value earlier today. The value increased less than 3% and the URD TIF and both TEDD's dropped in value. Nicosia said she has reached out to DOR for additional explanations. Nicosia then gave a power point overview of the City-wide Debt Expense in the Preliminary Budget. Nicosia reported that the City has the following Debt Expenditures:

Voted Debt – Fund 3020 General Obligation Street Improvements: Internal Loan from Cedar Creek Trust – balance \$140,398 and InterCap Loan – balance \$59,048. 2021 FY Principal and Interest expense are \$44,418 and \$2028 and \$39,331 and \$790, respectively.

General Debt - Nicosia reviewed state statute, 7-7-4104, noting that the City is well below the debt limitations. The City has two outstanding general obligation debt: 2012 City-share of Fire Truck InterCap Loan – current outstanding \$30,136 and 2019 City-share of Fire Truck Internal Loan CCT – current outstanding \$30,831. 2021 FY Principal and Interest expense are \$11,969 and \$454 and \$3,218 and \$465, respectively. Nicosia noted that the 2012 Fire Truck debt is paid off in August 2022 and the City will then increase the payments on the 2019 Fire Truck.

SID Debt – SID #34 5th Ave Water Main matures in 2025 – Principal/Interest for 2021 FY - \$5,715, SID #36 Talbot and 4th Ave Water Main matures in 2025 – Principal/Interest for 2021 FY - \$3,344, and SID #38 Riverwood matures in 2037 – Principal/Interest for 2021 FY - \$29,042

Revenue Bond Debt – Water/Sewer: Water 2005 Issued expires in 2025, June 30 outstanding amount is \$147,000 – 2021 FY Principal/Interest = \$28,000 and \$3,150. New Water Debt for Well Loan - \$675,000 will be added into 2021FY budget. Sewer 2009 B and 2009 C, June 30 outstanding amounts are \$167,000 and \$239,000 and the 2021 FY principal and interest payments are \$18,000 and \$7,020 and \$20,000 and \$1,219 respectively. Nicosia reviewed the 10% debt capacity and reserve requirements for Revenue Bond debt.

Nicosia recapped the grand total debt expenditures of \$218,165 for the 2021 FY on the grand total \$1,141,608 outstanding debt. Nicosia noted on an estimated 5,500 population, debt expense is less than \$39 per person which is very low compared to other cities.

Mayor Barnhart noted that the Public Hearing will remain open until the 2020-21 FY Preliminary Budget is adopted.

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Mayor Barnhart read the Notice of Public Hearings:

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, August 11th, 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 Tuesday, September 8, 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 Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

Ruis Holdings 540 Nucleus Ave LLC is requesting an Amendment to their Planned Unit Development overlay for the property located at 540 Nucleus Avenue which was the former Bank of Columbia Falls site. The owner is amending the PUD to remove the planned three story south building and will instead remodel the former bank building instead of removing and replacing with a new building at this time. In addition, the owner is amending the north building to allow ground floor residential condominiums on the back half of the building but retaining retail/office space on the front half ground floor. The PUD is proposing two options for 48 parking spacing to serve the site. Option A would construct below grade parking under the north building. The second option would be to construct at grade parking where the old bank offices were located along 1st Avenue West. As with the original PUD, the building height for the north building will be 42'-8" to the top of the roof. The proposed development otherwise conforms to all of the zoning requirements. The property is described as Lots 1-15, Block 37, Columbia Falls Townsite in Section 8, 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: staalandb@cityofcolumbiafalls.com. For more information on the proposed conditional use, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

ORDINANCES / RESOLUTIONS:

Second and Final Reading - Ordinance # 803 - An Ordinance of the City of Council of the City of Columbia Falls, Montana, Adding Chapter 3.20 Resort Tax to the City of Columbia Falls Municipal Code.

Nicosia reported that this is the final reading of the ordinance adding Chapter 3.20 to the City's municipal code. Motion made by Councilor Fisher to approve the Second and Final Reading of Ordinance #803, seconded by Councilor Piper, with Council voting as follows. Ayes: Mayor Barnhart, Councilor Fisher, Councilor Karper, Councilor Robinson, Councilor Lovering, Councilor Piper, Councilor Shepard

Resolution # 1828 - A Resolution of the City Council of the City of Columbia Falls, Montana Requesting Distribution of Local Government Road Construction and Maintenance Match Program Funds.

Nicosia reported that the City is requesting approval of the resolution which allows the City to obtain the special gas tax funding for this year. After reviewing the street condition report with the Public Works

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Director, Nicosia noted that the resolution designates funding for the mill and fill/repaving of 6th Ave West from the Highway to 13th St West (to the high school). Nicosia noted that the work will be completed to the extent allowed by available funding which could include some TIF dollars as the first block is within the TIF district. Councilor Lovering motioned to approve Resolution # 1828, second by Councilor Shepard with Council voting as follows. Ayes: Councilor Piper, Councilor Shepard, Councilor Fisher, Councilor Karper, Councilor Lovering, Councilor Robinson and Mayor Barnhart.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor Shepard said the 911 Foundation had a meeting and the commissioners' comments calling for the election will make their task more difficult.

Mayor Barnhart gave the Fire Department a pat on the back for doing an excellent job at the apartment fire on Sunday afternoon.

CITY MANAGER REPORT

City Manager Nicosia recommended having the August 17th Council Meeting in the air conditioned Fire Hall meeting room if the weather temperatures remain high in the Council Chambers. Notice will be made in City Hall if necessary.

Nicosia reported that Parks Committee members met with the Flathead County Animal Advisory group. We are working with them on the feral cat problem at River's Edge Park. There will be another meeting held on Aug 27th at 3:30 p.m.

Nicosia reported that School District #6 suggested putting our 20/21 youth programs on hold and she concurred. Nicosia noted that the School District has done a super job with the programs since taking them over from Flathead County.

Nicosia reported that the external auditor has issued a draft audit report and has found no findings in our FY 18/19 audit.

Nicosia reported that staff has found more nightly rentals without being in compliance with the city conditional use permits and we have sent out letters or emails notifying them to get into compliance.

Nicosia said we are advertising for a Public Works Water Operator as Shawn Bates will be moving into the Finance training position to become the Finance Director.

Mayor Barnhart asked when the bathroom at River's Edge Park will be going in. Nicosia said the call for bids for the utilities and installation will be approved on August 17th. The building is ordered. The City will have to complete a floodplain development permit in concert with the building items.

MISCELLANEOUS

Misc. Correspondence

ADJOURN

Councilor Lovering motioned to adjourn, seconded by Councilor Robinson and the meeting adjourned at 7:56 p.m.

Chairman

Council Clerk