

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD NOVEMBER 16, 2020**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Piper, Robinson)

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

Mayor Barnhart, Councilor Fisher, Councilor Piper, Councilor Robinson, Councilor Karper via zoom, Councilor Lovering via zoom. Absent: Councilor Shepard.

Also Present: City Manager Nicosia, City Clerk Staland, Sargent Murphy, Fire Chief Weeks and City Attorney Breck via zoom.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Motion made by Councilor Piper, seconded by Councilor Robinson.

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

CONSENT AGENDA:

Motion made by Councilor Piper noting all claims appeared to be in order with the adjusted amount from the original agenda amount, seconded by Councilor Robinson.

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

Approval of Claims - November 16, 2020 - \$346,244.96

Approval of Payroll Claims - November 13, 2020 - \$88,321.44

Approval of November 2, 2020 Regular Council Meeting Minutes

Approval of Audit Engagement and Contract for FY Ending June 30, 2020 - Doyle & Associates, P.C. and
Authorize City Manager to sign.

APPOINTMENTS:

Approve Appointment of Brock McCue as Probationary Fireman

Fire Chief Weeks said Brock McCue has shown great interest in becoming a Volunteer Firefighter. Mr. McCue has recently moved into the area and has attended recent trainings at the Fire Hall. Mr. McCue is certified as a Firefighter 1, and has his EMT license. Weeks and Nicosia recommend appointing Brock McCue as Probationary Volunteer Firefighter.

Motion made by Councilor Piper, seconded by Councilor Fisher and the motion passed.

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Approve Board Appointments - Board of Adjustment, City-County Planning Board/Zoning Commission and Tree Board

Nicosia recommended the reappointment of the following incumbents:

Planning Board/Zoning Commission: 2 year terms ending 12/31/2022

Patti Singer, Member-at-large

Mike Shepard

Tree Board – 3 year term ending 12/21/2023

Doug Karper

Board of Adjustment – 3 year terms ending 12/21/2023

Olaf Ervin

Barbara Riley

City Manager Nicosia said the City has one opening on the Tree Board as the member has moved out of the area and we have not heard back from one Planning Board member.

Councilor Fisher motioned to approve the Board appointments, seconded by Councilor Robinson and the motion carried.

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

Mayor Barnhart read the following Notice of Public Hearings:

Notice of Hearings – Conditional Use Permit: The Columbia Falls City-County Planning Board held 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.

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.

Notice of Hearing – Tax Increment District: NOTICE IS HEREBY GIVEN, that the City Council of the City of Columbia Falls, Montana, will hold a public hearing on December 7, 2020 at 7:00 p.m. in the Columbia Falls City Hall, 130-6th Street West, Columbia Falls, Montana, to adopt an amended 2021 FY budget for the Tax Increment District Fund and Targeted Economic District Fund.

The City received the estimated tax funding for the Tax Increment District Fund at the end of October, 2020. Based on the estimated real estate tax funding of \$441,054, the City Council will amend the appropriations for the 2021 FY. The funds will be spent as provided for in the Tax Increment District Statement of Need and priorities established through the public hearing process.

The City received the estimated tax funding for the Targeted Economic District Fund at the end of October, 2020. Based on the estimated real estate tax funding of \$1,375, the City Council will consider appropriating

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the available funds for the 2021 FY based on the Statement of Need and priorities established through the public hearing process.

Taxpayers are encouraged to attend the hearing and give written or oral comments on the budget-related item. Written comments may be mailed to the City Clerk, 130 6th Street West, Room A, Columbia Falls, Montana, 59912. Questions regarding the proposed items can be made by contacting City Manager Susan Nicosia at 892-4391.

ORDINANCES / RESOLUTIONS:

Second and Final Reading - Ordinance # 805 - 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 Overlay for the Property Located at 812 4th Avenue West, Further Described as That Portion of the Southwest Quarter of Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana, Described as Follows, To Wit: Parcel B of Certificate of Survey No. 12484.

City Manager Nicosia recommended final approval of Ordinance # 805 noting that the legal had been updated to reflect the language recorded in the latest Deed.

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

Resolution # 1836 - A Resolution of the City Council of the City of Columbia Falls, Montana Establishing Sign Permit Fees.

City Manager Nicosia said the City has not updated the Sign permit fees since 1995 which was in line with the 1995 UBC schedule. City staff would like to update the sign permit fees to the most current 1997 UBC fee schedule, which is the same as our building code fee schedule. The proposed fee schedule is based on value of the signs. Nicosia noted that this resolution will be effective January 1, 2021.

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

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor Fisher said he wanted to give kudos to the Columbia Falls ImagineIF Library as they have some great programs and services going on during the pandemic. Fisher reported that they have project kits for kids and families to take home. They also have hot spots, ipads and laptops that can be checked out for home use. They are doing a great job with limited hours.

Fisher said he visited River's Edge Park and the trails and bathrooms are almost complete and they look great; once the disturbed areas are landscaped it will look good.

Fisher also reported that the Montana Fish, Wildlife and Parks Commission endorsed a plan for the Bad Rock Wildlife Management Area along the Flathead River on the CFAC property. Fish Wildlife and Parks has a comment period open until November 29, 2020 and Fisher would encourage all of us as individuals and citizens to show our support and write a letter. Fisher would like to see the City put together a letter of support from the City Council. Nicosia said she would put the letter together and send it by November 29th.

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Mayor Barnhart said the repaving near the water shop on Talbot Road is terrible and very rough.

Mayor Barnhart asked about virtual red kettle donations this year. City Clerk Staaland said she has left a message for the Salvation Army and has not heard back from them. She will inquire on virtual kettle bell donations.

Mayor Barnhart also asked if we can have our legislative committee meet with newly elected Senator Carl Glimm and Representative Braxton Mitchell. Nicosia said she will get a meeting set up.

Mayor Barnhart noted the article he read in the Hungry Horse News on Columbia Falls being named "most courageous."

CR Leisinger, Project Engineer, Morrison and Maierle said the paving company did pave but he did not realize it felt like a washboard; he will look into it. Mr. Leisinger said they are finishing the well building and we are waiting for a pump. We should be close to the end of construction in a couple weeks. The well building should be complete in December.

CITY MANAGER REPORT

City Manager Nicosia said earlier today she attended a Health Board COVID Committee zoom meeting. They hope there will be COVID vaccination distribution for high risk personnel in the state sometime in January. It sounds like the State of Montana will be contracting with local pharmacies to administer the vaccine. The cities were asked if we want to join in purchasing a travel van for vaccinations with CARES Act funding; however, our City has not received a large sum of funds that would allow us to purchase an estimated \$160k mobile unit. Additionally, the County and cities have continued the discussion of Whitefish and Columbia Falls joining the Health Board interlocal agreement. The City would need to appoint a member to sit on the board; Nicosia said she recommends that that appointment be an elected official. Nicosia will put on the action agenda for the December 7th, 2020 council meeting.

With the passage of the 911 special district and funding ballot issue, the County sent a proposal to eliminate the Administrative Board effective January 1st, 2021. Nicosia said she will bring the MOU to the December 7 the Council meeting for approval. Mayor Barnhart asked when the first tax collection takes place. And Nicosia replied November of 2021.

Nicosia reported that the River's Edge Park bathrooms and trails are near completion. The contractor will have some final landscaping to do in the spring.

The EDA COVID grant was denied but the City could qualify for a 50/50 grant so we resubmitted a request to complete only the infrastructure for the medical complex on 12th. We should hear in early December if we are successful in this round.

MISCELLANEOUS

Finance - September 2020

Finance - October 2020

ADJOURN

Motion made by Councilor Fisher, seconded by Councilor Robinson and the meeting adjourned at 7:33 p.m.

Mayor

City Clerk