ROOM A | 130 6TH STREET WEST
COLUMBIA FALLS, MT 59912

PHONE (406) 892-4391
FAX (406) 892-4413

CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, AUGUST 15, 2022
COUNCIL CHAMBERS CITY HALL

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Karper, Lovering)

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

1. Approval of Claims - $73,471.80
2. Approval of August 5, 2022 Payroll - $107,323.08
3. Approval of August 1, 2022 Regular City Council Meeting Minutes
4. Approve Engineering Contract - Morrison-Maierle - Sidewalk and Parking Improvements - $161,400 and authorize City Manager to execute

VISITORS/PUBLIC COMMENT (Items not on agenda)

5. Oath of Office - Patrolman Dakota Bridwell

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

6. **Notice of Public Hearing - Planning/Zoning Items to Special Council Meeting - August 29, 2022:**

   The Columbia Falls City Council will hold public hearings for the following items at a special meeting on Monday, August 29, 2022 at 7:00 p.m. at the Cafetorium in the Columbia Falls Junior High School, 1805 Talbot Road, Columbia Falls, Montana.

   Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:

Loretta and Ronald Levang are requesting a zoning map amendment that will rezone a portion of their property from the existing CSAG-10 zoning to a CR-1 Zoning. The property is located at 435 Rogers in Columbia Falls and is described as Assessor's Tracts 2B in Section 21, Township 30 North, Range 20 West, P.M.M., Flathead County (The rezoning only effects that portion of the property zoned CSAG-10 and not the portion that is unzoned or that has the Scenic Overlay).

Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:

James Barnett on behalf of River Highlands LLC is requesting a zoning map amendment in the Columbia Falls Zoning Jurisdiction. The property is located at 264,316,378,494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The property is currently zoned CR-3 (One Family Residential) and the applicant is proposing CR-4 (Urban Residential).

Request for a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

James Barnett on behalf of River Highlands LLC is requesting a Planned Unit Development in the Columbia Falls Zoning Jurisdiction; the development is called River Highlands Apartments. The property is located at 264,316,378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The project consists of 65 attached single family row houses, 390 apartment units and 10 row house units dedicated to the Northwest Montana Community Land Trust. The total unit count is 455 units on 49.1 acres gross for a density of 9.2 units per acre. The applicant is proposing 21.5 acres (43%) of the site as park and open space. With the project, the applicants are proposing to move River Road further east on Highway 2 and if supported by the MDOT the applicants would install a traffic signal at Highway 2 and River Road. Two deviations are requested with the PUD; the applicant is requesting to zoning deviations, one would allow an increase in height of ten feet allowing a portion of the apartment buildings to approach 45 feet in height and the second deviation would reduce the parking requirement from 2 spaces per unit down to 1.5 spaces per unit.

Request for a subdivision in the Columbia Falls Zoning Jurisdiction:

James Barnett on behalf of River Highlands LLC is requesting a Subdivision in the Columbia Falls Zoning Jurisdiction. The property is located at 264,316,378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The subdivision will create 21 lots (17 residential and 4 open space lots). The subdivision will extend Municipal water and sewer services along with reconstructing River Road and incorporating a detached pedestrian path. The new roads within the project will be privately maintained but open to the public. The proposed subdivision is part of the zone change and PUD application for River Highlands Apartments.

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. Submit comments no later than Thursday August 25th to be included in the Council packet. For more information on the proposed Zone Change or Planned Unit Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

NOTE: These hearings will not be available via ZOOM or any other virtual means.

7. Preliminary Budget Public Hearing Continued:

NOTICE IS HEREBY GIVEN, that the City Council of the City of Columbia Falls, Montana, will hold public hearings beginning on August 1, 2022 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, 2022 and ending June 30, 2023. This hearing will be continued until final adoption of the budget after receiving the certified taxable valuation.

Special Assessments
Consideration of the adoption of the Street Lighting District and Street Maintenance District assessments for FY2022/2023. Council will hear any objections to the final adoption of the resolution levying special assessments for FY 2022/2023. Special Assessments are estimated as follows:

Street Lighting District	$ 30,049
Street Maintenance District	$316,000

Individual property payment schedules are available for inspection ten (10) days from this notice, in the office of the City Clerk, 130 6th Street West, Columbia Falls, Montana, during regular hours Monday through Friday, 7:00 AM to 6:00 PM.

Permissive Medical Levy
Consideration of adoption on the proposed tax levy to fund health insurance premium contributions for group benefits beyond the amount of contributions in effect on June 30, 1999. The actual mills for consideration will be made available upon receipt of the certified tax valuation for the year.

Taxpayers are encouraged to attend the hearings and give written or oral comments on any or all of the budget-related items. 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:

8. **Second and Final Reading - Ordinance # 819:**

   An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map From CB-1 Neighborhood/Professional Business To CB-2 General Business on Property Located at 230 US Highway 2 East, Columbia Falls Further Described as Assessor's Tract 2E, 2EC, 4EA, 4EAA and 4E In Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana

9. **Resolution # 1880 -** A Resolution of the City of Columbia Falls, Montana, Levying Assessments upon Property within Special Improvement Districts to Defray the cost of Said Special Improvement Districts for The Fiscal Year 2022-23

10. **Resolution # 1881 -** A Resolution of the City Council of the City of Columbia Falls, Montana Redefining the Area Included within the Columbia Falls Street Maintenance District and Method of Assessment

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

CITY ATTORNEY REPORT

MISCELLANEOUS

11. Fire Call Activity - July

12. Correspondence

ADJOURN

Next Scheduled Meetings:
City Council – Regular Meeting, **Tuesday, September 6, 2022**– 7:00 PM

Planning Board – TBD

Special Council Meeting - Planning/Zoning Hearings - Monday, August 29th - 7:00 PM - CF Junior High Cafetorium

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document $/ Line $	Disc $	PO #	Fund	Org Acct	Object	Proj	Cash Account
43470		912 BIG SKY FIRE EQUIPMENT	1,300.00							
PUMP TEST APPARATUS										
		0502293 08/01/22 FIRE-PUMP TEST APPARATUS	1,300.00			1000	420400	361		101000
		Total for Vendor:	1,300.00							
43456		1700 BRECK LAW OFFICE, PC	7,851.33							
		7-16 08/04/22 LGL- POST REVIEW	123.00*			1000	411100	351		101000
		7-15 08/04/22 LGL-M.C. VS BOARD OF ADJ	715.00*			1000	411100	351		101000
		080222 08/02/22 LGL-FEES FOR AUG 2022	1,718.45*			1000	411100	350		101000
		080222 08/02/22 CITY COURT-FEES FOR AUG 22	3,502.75*			1000	410365	350		101000
		080222 08/02/22 WTR-FEES FOR AUG 22	564.68*			5210	430500	350		101000
		080222 08/02/22 SWR-FEES FOR AUG 22	564.68*			5310	430600	350		101000
		080222 08/02/22 PLG/ZONING-FEES FOR AUG 22	282.34*			1000	411000	350		101000
		080222 08/02/22 PD-FEES FOR AUG 22	114.13*			1000	420100	399		101000
		080222 08/02/22 WTR-FEES FOR AUG 22	25.36*			5210	430500	357		101000
		080222 08/02/22 SWR-FEES FOR AUG 22	38.04*			5310	430600	357		101000
		080222 08/02/22 STRS-FEES FOR AUG 22	50.72*			2500	430200	399		101000
		080222 08/02/22 LGL-ADD'L FEES FOR AUG 22	152.18*			1000	411100	350		101000
		Total for Vendor:	7,851.33							
43474		3181 BRIGHTLY SOFTWARE INC.	5,371.61							
SOURCEWELL CONTRACT#090320-SDI ASSET ESSENTIALS ANNUAL SUBSCRIPTION										
		INV-120407 08/01/22 SWR-ASSET ESS 10/01/22-9/3	3,222.97*			5310	430600	355		101000
		INV-120407 08/01/22 WTR-ASSET ESS 10/01/22-9/3	2,148.64*			5210	430500	355		101000
		Total for Vendor:	5,371.61							
43492		1260 CARQUEST AUTO PARTS	149.94							
		23578 08/05/22 FAC-RUST SHIELD FOR HEATER COV	149.94*			1000	411200	240		101000
		Total for Vendor:	149.94							
43486	E	2852 CHARTER COMMUNICATIONS	227.94							
		73122 07/31/22 PD-INTERNET 08/01/22-8/31/22	129.98*			1000	420100	345		101000
		80622 08/06/22 SWR-INTERNET 8/6/22-9/5/22	97.96*			5310	430600	345		101000
		Total for Vendor:	227.94							

For the Accounting Period: 8/22

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document $/ Line $	Disc $	PO #	Fund	Org Acct	Object	Proj	Cash Account
43498		1145 CITY OF WHITEFISH BUILDING	3,181.10							
Permits issued for July 2022										
		073122 07/31/22 BUILDING PERMITS 07/22	2,778.75*			2394	420500	398		101000
		073122 07/31/22 ELECTRICAL PERMITS 07/22	84.50*			2394	420500	398		101000
		073122 07/31/22 MECHANICAL PERMITS 07/22	119.60*			2394	420500	398		101000
		073122 07/31/22 PLUMBING PERMITS 07/22	198.25*			2394	420500	398		101000
		Total for Vendor:	3,181.10							
43497		3026 DAILY INTER LAKE	1,774.99							
		I00548840 07/31/22 PLG-RIVER HIGHLAND, RUIS	325.82*			1000	411000	331		101000
		I00549892 07/31/22 FIN-BUDGET,ITB OVERLAY, 12T	1,449.17*			1000	410500	331		101000
		Total for Vendor:	1,774.99							
43485	E	1879 EVERGREEN WASTE CONNECTIONS	376.45							
		080122 08/01/22 FAC-7/1/22-7/31/22	81.00*			1000	411200	340		101000
		080122 08/01/22 STRS-7/1/22-7/31/22	201.00*			2500	430200	340		101000
		080122 08/01/22 WTR-7/1/22-7/31/22	27.00*			5210	430500	340		101000
		080122 08/01/22 SWR-7/1/22-7/31/22	67.45*			5310	430600	340		101000
		Total for Vendor:	376.45							
43480		438 FERGUSON WATERWORKS	6,173.28							
		0829694 08/04/22 WTR-SAMPLING STATIONS	34.49*			5210	430500	240		101000
		0827524 08/03/22 WTR-88S HYDRANTS	6,008.75*			5210	430500	240		101000
		0829312 08/01/22 WTR-530 TALBOT SVC LINE REPAI	497.38*			5210	430500	240		101000
		CM066998 07/28/22 FD-RETURN VALVE FOR 498	-412.84			1000	420400	232		101000
		0827457-1 08/04/22 WTR-METER PIT U-BRACKETS	22.75*			5210	430500	230		101000
		0827457 07/28/22 WTR-METER PIT U-BRACKETS	22.75*			5210	430500	230		101000
		Total for Vendor:	6,173.28							
		*** Claim from another period (6/22) ****								
43459	E	2961 FIRST BANKCARD-ELECTRONIC PYMT	500.55							
		63608141 06/23/22 PD-INDEED PATROLMAN ADV	500.55*			1000	420100	390		101000
43460	E	2961 FIRST BANKCARD-ELECTRONIC PYMT	3,803.71							
		4482639 06/28/22 PD-FLASH DRIVES,PENS, KEY TAG	31.96*			1000	420100	210		101000
		64313448 07/02/22 PD-INDEED PATROLMAN ADV	176.61*			1000	420100	390		101000
		2022060120 07/01/22 FD-D PINNEKE BACKGRND CK	117.37			1000	420400	390		101000

Item No.1.

For the Accounting Period: 8/22

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document $/ Line $	Disc $	PO #	Fund Org Acct	Object	Proj	Cash Account
		7953026 07/11/22 PRKS-GAGA BALLS REFUNDED	-37.60			1000 460400	225		101000
		721797 07/11/22 FIN-GFOA TRAINING 7/11-7/15	149.00*			1000 410500	380		101000
		675216 07/11/22 FD-INSTANT ID CARDS	211.38			1000 420400	220		101000
		5624239 07/11/22 FIN-LAMINATING POUCHES	39.99*			1000 410500	210		101000
		00000001 07/13/22 SWR-H GEORGE/J PALIGA TRAINI	1,100.00*			5310 430600	380		101000
		5624239 07/11/22 FIN-REFUNDED LAMINATING POUCH	-39.99*			1000 410500	210		101000
		31892 07/19/22 PD-B RICE BASIC SRO TRAINING	495.00*			1000 420100	380		101000
		2565062 07/21/22 PRKS-GAGA BALLS	29.82			1000 460400	225		101000
		8085004 07/20/22 PD-FLASH DRIVES	231.98*			1000 420100	210		101000
		101331686 07/22/22 BLDG-NEW ICC CODE BOOKS	797.48*			2394 420500	330		101000
		65190449 07/24/22 PD-INDEED PATROLMAN ADV	500.71*			1000 420100	390		101000
		Total for Vendor:	4,304.26						
43466		663 FLATHEAD COUNTY SOLID WASTE	2,651.04						
SLUDGE HAULING 7/1/22-7/31/22									
		7363 07/31/22 SWR-SLUDGE HAUL 7/1/22-7/31/22	2,651.04*			5310 430600	395		101000
		Total for Vendor:	2,651.04						
43473		24 FLATHEAD COUNTY TREASURER	504.15						
		080122 08/01/22 CRT-TECH SUR 7/22	185.00			1000 212201			101000
		080122 08/01/22 CRT-LEA/CRIM CONV SURCHRG 7/22	289.15			1000 212201			101000
		080122 08/01/22 CRT-PUBLIC DEF FEES 7/22	30.00			1000 212205			101000
		Total for Vendor:	504.15						
43488		21 FLATHEAD ELECTRIC COOP INC	15,776.72						
6/25-7/24/22									
		073122 07/31/22 FAC-6/25-7/24/22	380.57*			1000 411200	341		101000
		073122 07/31/22 PD-6/25-7/24/22	35.94*			1000 420100	341		101000
		073122 07/31/22 FD-6/25-7/24/22	278.61			1000 420400	341		101000
		073122 07/31/22 PARKS-6/25-7/24/22	697.56*			1000 460400	341		101000
		073122 07/31/22 POOL-6/25-7/24/22	561.10*			1000 460445	341		101000
		073122 07/31/22 LIGHTING-6/25-7/24/22	2,558.66*			2400 430200	341		101000
		073122 07/31/22 STRS-6/25-7/24/22	117.42*			2500 430200	341		101000
		073122 07/31/22 WTR-6/25-7/24/22	5,209.12*			5210 430500	341		101000
		073122 07/31/22 SWR-6/25-7/24/22	5,937.74*			5310 430600	341		101000
		Total for Vendor:	15,776.72						

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document $/ Line $	Disc $	PO #	Fund	Org	Acct	Object	Proj	Cash Account
43447		3019 FLATHEAD PUBLISHING GROUP	3,451.43								
		I00549932 07/31/22 PD-PATROLMAN JOB AD	1,570.23*			1000		420100	390		101000
		I00549640 07/31/22 FD-FIREFIGHTER/EMT JOB AD	1,677.18			1000		420400	390		101000
		I00549932 08/03/22 PD-PARTOLMAN JOB AD	194.02*			1000		420100	390		101000
		I00549640 08/03/22 FD-FIREFIGHTER/EMT JOB AD	10.00			1000		420400	390		101000
		Total for Vendor:	3,451.43								
43461		3095 GREAT NORTHERN LOCK AND SAFE	292.00								
		10586 08/05/22 WTR-REKEY BLUE LOCKS	120.00*			5210		430500	220		101000
		10405 07/06/22 PRKS-COLUMBUS BATHROOM KEYS	52.00*			1000		460400	220		101000
		10405 07/06/22 FAC-ADJUST STICKING ALLEY DOOR	120.00*			1000		411200	360		101000
		Total for Vendor:	292.00								
43454		2806 HANSON'S HARDWARE	232.03								
		602353 07/25/22 SWR-DECK SCRUB,2WAY HOSE CONEC	100.95*			5310		430600	240		101000
		602255 07/18/22 STRS-MISC SCREWS	15.60*			2500		430200	240		101000
		602370 07/25/22 SWR-2CYC OIL	3.58*			5310		430600	231		101000
		602370 07/25/22 SWR-FEM CONNECT/GALV NIPPLE	11.28*			5310		430600	240		101000
		602307 07/21/22 STRS-PAINT ROLLER	9.99*			2500		430200	240		101000
		602228 07/15/22 STRS-125V PLUG	7.49*			2500		430200	240		101000
		602407 07/28/22 FD-SCREWS FOR FIRE TRUCK	7.14			1000		420400	240		101000
		602517 08/04/22 WTR-FOAM SEALANT SAMPLE STATIO	8.49*			5210		430500	240		101000
		602195 07/13/22 SWR-TWIST ROPE	8.58*			5310		430600	220		101000
		602216 07/14/22 PRKS-GORILLA GLUE	6.99*			1000		460400	220		101000
		602482 08/02/22 SWR-COUPLING FOR WASHDOWN	36.96*			5310		430600	240		101000
		602528 08/04/22 SWR-WASP SPRAY	14.98*			5310		430600	220		101000
		Total for Vendor:	232.03								
43462		2000 INDUSTRIAL SYSTEMS, INC.	1,551.80								
		459 07/31/22 SWR-EQ PUMP PARTS	1,551.80*			5310		430600	240		101000
		Total for Vendor:	1,551.80								
		*** Claim from another period (6/22) ****									
43481		2849 J2 BUSINESS PRODUCTS	51.50								
		1182070-0 06/14/22 PRKS- BATH TISSUE	51.50*			1000		460400	220		101000

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document $/ Line $	Disc $	PO #	Fund	Org Acct	Object	Proj	Cash Account
43482		2849 J2 BUSINESS PRODUCTS	752.87							
		1194668-0 07/25/22 FAC-TOWELS, TP, CAN LINERS	276.22*			1000	411200	224		101000
		C1194668-0 07/25/22 FAC-CAN LINERS RETURNED	-68.02*			1000	411200	224		101000
		1194668-1 07/25/22 FAC-CAN LINERS	63.20*			1000	411200	224		101000
		1191619-0 07/14/22 PRKS-CAN LINERS	272.08*			1000	460400	220		101000
		1196211-1 08/01/22 FIN-TRAIL BLAZER PLANNER	17.59*			1000	410500	210		101000
		1196310-0 07/29/22 WTR-CASHIER PRINTER TONER	31.40*			5210	430500	210		101000
		1196310-0 07/29/22 SWR-CASHIER PRINTER TONER	31.40*			5310	430600	210		101000
		1196310-0 07/29/22 FIN-CASHIER PRINTER TONER	31.39*			1000	410500	210		101000
		1196211-0 07/29/22 WTR-RCPT BOOKS, FOLDERS, PE	21.88*			5210	430500	210		101000
		1196211-0 07/29/22 SWR-RCPT BOOKS, FOLDERS, PE	21.88*			5310	430600	210		101000
		1196211-0 07/29/22 FIN-RCPT BOOKS, FOLDERS, PE	21.88*			1000	410500	210		101000
		1195402-0 07/28/22 WTR-COLOR PAPER FOR NOTICES	3.33*			5210	430500	210		101000
		1195402-0 07/28/22 SWR-COLOR PAPER FOR NOTICES	3.33*			5310	430600	210		101000
		1195402-0 07/28/22 FIN-COLOR PAPER FOR NOTICES	3.32*			1000	410500	210		101000
		1195142-0 07/27/22 PD-WIRELESS MOUSE	21.99*			1000	410580	212		101000
		Total for Vendor:	804.37							
43494		735 MASTER TECH REPAIR	76.00							
		7439-28 07/26/22 STRS-6' ROPE	6.00*			2500	430200	240		101000
		7744-21 08/03/22 STRS-TRIMMER HEAD, 2 PACK LIN	70.00*			2500	430200	240		101000
		Total for Vendor:	76.00							
43467		1671 MCCONNELL, CRAIG	44.99							
		MT026IN954 08/05/22 PD- REPLACEMENT PHONE CASE	44.99*			1000	420100	220		101000
		Total for Vendor:	44.99							
		*** Claim from another period (7/22) ****								
43402	E	3157 MONTANA BOARD OF INVESTMENTS	6,092.13							
AUGUST 15TH 2022 PAYMENT FOR ROSENBAUER FIRE TRUCK										
		2451-01 08/15/22 ROSENBAUER FIRE TRK PRINCIPAL	6,047.15			1000	490500	610		101000
		2451-01 08/15/22 ROSENBAUER FIRE TRK INTEREST	44.98			1000	490500	620		101000
		Total for Vendor:	6,092.13							

* ... Over spent expenditure

Claim/ Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document $/ Line $	Disc $	PO #	Fund Org Acct	Object	Proj	Cash Account
43479	3152 MONTANA ELITE LLC	337.00						
	SCREEN REPAIR							
	2213-3 07/27/22 SWR-BRUSH MOTOR/SCREEN REPAIR	337.00*			5310 430600	360		101000
	Total for Vendor:	337.00						
43450	43 MONTANA ENVIRONMENTAL LABORATORY	746.00						
	STATEMENT ENDING 7/31/22							
	2207483 07/18/22 WTR-COLIFORM	162.00*			5210 430500	394		101000
	2207276 07/13/22 WTR-COLIFORM	135.00*			5210 430500	394		101000
	2206646 07/11/22 SWR-NITRATE+NITR,TNK,PHOSP	92.00*			5310 430600	394		101000
	2206898 07/18/22 SWR-AMMONIA, TKN, NITRATE+NIT	117.00*			5310 430600	394		101000
	2206982 07/11/22 SWR-N-HEXANE EXTRACTABLE MTRL	100.00*			5310 430600	394		101000
	2207305 07/20/22 SWR-NITRATE+NITRITE, TKN	60.00*			5310 430600	394		101000
	2207623 07/28/22 SWR-NITRATE+NITRITE, TKN	65.00*			5310 430600	394		101000
	2206899 07/12/22 SWR-DISOLVED ALUMINUM	15.00*			5310 430600	394		101000
	Total for Vendor:	746.00						
43490	1247 MURDOCH'S RANCH & HOME KALISPELL	11.16						
	8490/34 07/25/22 SWR-IRRIGATION COUPLING	11.16*			5310 430600	240		101000
	Total for Vendor:	11.16						
43449	52 NAPA AUTO PARTS	57.77						
	013735 07/26/22 STRS-BELT FOR EQUIPMENT	9.95*			2500 430200	240		101000
	014027 07/28/22 STRS-HOSE, CAP	8.98			2500 430200	232		101000
	013953 07/27/22 FD-GLASS CLEANER, ARMOR ALL	13.57			1000 420400	220		101000
	014081 07/28/22 FD-SHOP TOWELS	25.27			1000 420400	220		101000
	Total for Vendor:	57.77						
43475	520 NORCO, INC.	12.09						
	35520379 07/31/22 STRS-CYLNDR RENT JULY 2022	12.09*			2500 430200	220		101000
	Total for Vendor:	12.09						
43463	2168 NORTH CENTRAL LABORATORIES	120.73						
	473731 07/20/22 SWR-BOD,3-WAY PIPET BULBS	120.73*			5310 430600	222		101000
	Total for Vendor:	120.73						

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document $/ Line $	Disc $	PO #	Fund Org Acct		Object	Proj	Cash Account
43458		3180 NORTH FORK LANDSCAPING	2,175.00							
		1201 07/01/22 FD-LANDSCAPE AROUND FIRE HALL	2,175.00*			1000	411200	399		101000
		Total for Vendor:	2,175.00							
43495		2002 NORTHWEST PARTS & EQUIPMENT &	108.90							
		C722675-01 08/01/22 SWR-DAFT PUMP REPAIR	108.90*			5310	430600	240		101000
		Total for Vendor:	108.90							
43469		1437 NORTHWESTERN ENERGY	2,729.60							
NATURAL GAS SERVICE 6/24-7/23/22										
		072822 07/28/22 FAC-6/24-7/23/22	51.79*			1000	411200	344		101000
		072822 07/28/22 PD-6/24-7/23/22	49.71*			1000	420100	344		101000
		072822 07/28/22 FD-6/24-7/23/22	32.30			1000	420400	344		101000
		072822 07/28/22 POOL-6/24-7/23/22	2,442.62*			1000	460445	344		101000
		072822 07/28/22 STRS-6/24-7/23/22	27.39*			2500	430200	344		101000
		072822 07/28/22 WTR-6/24-7/23/22	8.63*			5210	430500	344		101000
		072822 07/28/22 SWR-6/24-7/23/22	117.16*			5310	430600	344		101000
		Total for Vendor:	2,729.60							
43453		2816 O'REILLY AUTO PARTS	101.40							
		399616 07/27/22 STRS-SWIST TIES, WIRE DRYER	10.98*			2500	430200	220		101000
		399868 07/29/22 STRS-FREON	43.96*			2500	430200	240		101000
		397853 07/15/22 STRS-SILICONE	8.99*			2500	430200	220		101000
		398439 07/19/22 STRS-ANTIFREZ 2 GALS	29.98*			2500	430200	220		101000
		398563 07/20/22 PD-1QT MOTOR OIL	7.49*			1000	420100	231		101000
		Total for Vendor:	101.40							
43464		1888 PLETCH ELECTRIC INC	645.47							
		5453 08/02/22 FD-REPLC BALLAST/WIRE IRR BRKR	289.53*			1000	411200	360		101000
		5453 08/02/22 PRKS-REPLACE CLOCK AT FALLS	355.94*			1000	460400	366		101000
		Total for Vendor:	645.47							
43468		336 QUALITY CONTROL SERVICES, INC.	380.00							
		68111 04/29/22 SWR-BALANCE,SPECTROPHOTO	380.00*			5310	430600	399		101000
		Total for Vendor:	380.00							

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document $/ Line $	Disc $	PO #	Fund Org Acct	Object	Proj	Cash Account
43476	E	3008 REPUBLIC SERVICES	1,103.92						
JUNE									
		250842 07/31/22 PRKS-PORTA POTTIES JULY 2022	1,103.92*			1000 460400	399		101000
		Total for Vendor:	1,103.92						
43472		2769 RESPONSE EQUIPMENT SPECIALISTS,	235.44						
		3934 07/26/22 PD-2014 RAM OIL LEAK REPAIR	81.25*			1000 420100	361		101000
		3721 07/26/22 PD-2020 DURANGO VAULT LOCK REP	154.19*			1000 420100	361		101000
		Total for Vendor:	235.44						
43487		2811 SALTUS TECHNOLOGIES, LLC	1,080.00						
		2208-54 08/01/22 PD-HIGH TEMP PAPER	1,080.00*			1000 420100	210		101000
		Total for Vendor:	1,080.00						
43457		2755 SHERWIN-WILLIAMS CO	86.95						
		4075-5 07/26/22 STRS-PAINTING FOR HERITAGE DAY	86.95*			2500 430200	220		101000
		Total for Vendor:	86.95						
		*** Claim from another period (6/22) ****							
43496		3141 SQUEEGEE BROS WINDOWS FLATHEAD	1,675.00						
		351 06/29/22 FAC-CITY HALL/FD WINDOW CLEAN	1,675.00*			1000 411200	399		101000
		Total for Vendor:	1,675.00						
43489		1653 SUPER 1 FOODS	45.52						
		04-208988 07/27/22 STRS-NOSTICK SPRAY FOR STEN	15.32*			2500 430200	240		101000
		03-1660642 08/02/22 SWR-DISTILLED WATER	21.03*			5310 430600	222		101000
		04-209830 08/05/22 SWR-DISTILLED WATER	9.17*			5310 430600	222		101000
		Total for Vendor:	45.52						
43452		3068 SUPERIOR LAND & LAWN CARE LLC	100.00						
LAWN MOWING									
		20100625 08/03/22 FD-LAWN MOWING STA #42	100.00			1000 420400	399		101000
		Total for Vendor:	100.00						

* ... Over spent expenditure

Claim/ Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document $/ Line $	Disc $	PO #	Fund	Org Acct	Object	Proj	Cash Account
43491	2699 THE MAIL ROOM, INC	129.85							
	D110671 07/31/22 PD-MAIL SRVS 7/26-7/29/22	0.88*			1000	420100	310		101000
	D110671 07/31/22 FIN-MAIL SRVS 7/26-7/29/22	1.29*			1000	410500	310		101000
	D110671 07/31/22 WTR-MAIL SRVS 7/26-7/29/22	48.97*			5210	430500	310		101000
	D110671 07/31/22 SWR-MAIL SRVS 7/26-7/29/22	48.97*			5310	430600	310		101000
	D110671 07/31/22 CRT-MAIL SRVS 7/26-7/29/22	27.72*			1000	410360	310		101000
	D110671 07/31/22 PLN-MAIL SRVS 7/26-7/29/22	2.02*			1000	411000	310		101000
	Total for Vendor:	129.85							
43483	1623 THE UPS STORE #4515	37.64							
TRACKING #1ZWA36710383532765									
TRACKING #1ZWA36710350106742									
TRACKING #1ZWA36710350375845									
	2022-5611 08/04/22 PD-EVIDENCE SHIPPING	13.21*			1000	420100	310		101000
	2022-5570 08/03/22 PD-EVIDENCE SHIPPING	11.22*			1000	420100	310		101000
	2022-5642 08/05/22 PD-EVIDENCE SHIPPING	13.21*			1000	420100	310		101000
	Total for Vendor:	37.64							
43484	3016 TRANSUNION RISK AND ALTERNATIVE	100.00							
	202207-1 07/31/22 PD-07/01/22-07/31/22	100.00*			1000	420100	335		101000
	Total for Vendor:	100.00							
43465	523 USA BLUE BOOK	297.44							
	049228 07/19/22 SWR-LIQUID NOX CLEAN COMPOUND	99.00*			5310	430600	222		101000
	050820 07/20/22 SWR-REPLCMNT CAP FOR INTELICAL	198.44*			5310	430600	222		101000
	Total for Vendor:	297.44							
43451	3063 UTILITIES UNDERGROUND LOCATION	58.09							
MONTH OF SERVICE JULY									
37 UDIGS									
	2075068 07/31/22 WTR-JULY 2022 UDIGS	19.36*			5210	430500	318		101000
	2075068 07/31/22 SWR-JULY 2022 UDIGS	19.36*			5310	430600	318		101000
	2075068 07/31/22 STRS-JULY 2022 UDIGS	19.37*			2500	430200	318		101000
	Total for Vendor:	58.09							

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document $/ Line $	Disc $	PO #	Fund Org Acct	Object	Proj	Cash Account
43471		1134 VICTIM-WITNESS ADVOCATE PROGRAM	320.85						
		080122 08/01/22 CRTS-JULY 2022	320.85*			2917 410360	356		101000
		Total for Vendor:	320.85						
43477		2338 WEEKS, KARL	50.39						
USER PERSONAL CARD FOR FUEL BY MISTAKE. SHOULD HAVE USED WEX CARD.									
		086449 08/02/22 FD-FUEL	50.39			1000 420400	231		101000
		Total for Vendor:	50.39						
43448		84 WESTERN BUILDING CENTER	747.86						
		4696400 07/20/22 PRKS-TENNIS PRACTICE BRD PART	41.88*			1000 460400	240		101000
		4696399 07/20/22 PRKS-TENNIS BRD PARTS RETURN	-24.90*			1000 460400	240		101000
		4696385 07/20/22 FAC-LANDSCAP TREES OUT BY PD	17.78*			1000 411200	240		101000
		4696385 07/20/22 PRKS-PARTS FOR TENNIS COURTS	32.69*			1000 460400	240		101000
		4697961 08/03/22 PRKS-WOODEN STAKES	35.00*			1000 460400	240		101000
		4697962 08/03/22 PRKS-CAUTION TAPE	11.29*			1000 460400	240		101000
		4695839 07/15/22 STRS-3 WIRE GROUNDED PLUG	5.28			2500 430200	232		101000
		4697086 07/27/22 STRS-PAINT CAN AND PAINT	35.45*			2500 430200	240		101000
		4695293 07/11/22 PRKS-ADHESIVE WELCOME PARK	32.19*			1000 460400	240		101000
		4696962 07/26/22 SWR-PUSH CAP/ POLY TEE INSERT	10.68*			5310 430600	240		101000
		4873304 07/19/22 PRKS-TENNIS PRACTICE BRD PART	257.34*			1000 460400	240		101000
		4697638 08/01/22 SWR-DAFT PUMP REPAIR PARTS	39.35*			5310 430600	240		101000
		4698120 08/05/22 SWR-WASP KILLER	13.47*			5310 430600	240		101000
		4698288 08/08/22 WTR-SAMPLING STATION PARTS	240.36*			5210 430500	240		101000
		Total for Vendor:	747.86						
43455	E	2733 WEX Fleet Universal	6,109.35						
STATEMENT ENDING 7/31/22									
		82736449 07/31/22 PD-JULY FUEL	2,227.33*			1000 420100	231		101000
		82736449 07/31/22 FIRE-JULY FUEL	779.53			1000 420400	231		101000
		82736449 07/31/22 PRKS-JULY FUEL	716.15*			1000 460400	231		101000
		82736449 07/31/22 WTR-JULY FUEL	587.53*			5210 430500	231		101000
		82736449 07/31/22 SWR-JULY FUEL	863.09*			5310 430600	231		101000
		82736449 07/31/22 STRS-JULY FUEL	899.81*			2500 430200	231		101000
		82736449 07/31/22 FAC-JULY FUEL	35.91*			1000 411200	231		101000
		Total for Vendor:	6,109.35						

\# of Claims 51 Total: 81,790.98 # of Vendors 43

Total Electronic Claims 18,214.05

Total Non-Electronic Claims	63576.93

For the Accounting Period: 8/22

Fund/Account	Amount
1000 GENERAL FUND	
101000 CASH/CASH EQUIVALENTS	$38,981.17
2394 BUILDING CODE ENFORCEMENT FUND	
101000 CASH/CASH EQUIVALENTS	$3,978.58
2400 SPECIAL LIGHTING DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	$2,558.66
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	$1,692.72
2917 CRIME VICTIMS ASSISTANCE FUND	
101000 CASH/CASH EQUIVALENTS	$320.85
5210 WATER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	$15,947.87
5310 SEWER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	$18,311.13
Total:	$81,790.98

For the Accounting Period: 8 / 22

Council Meeting Date: 08/15/2022

Claims Submitted to Council:$ 81,790.98

Claims Denied/Withheld by Council Finance Committee:$_______________ Claim #'s:_________________

Prepared By: Shawn Bates, Finance Director

Shawn Bates

Approved by Susan M. Nicosia, City Manager

Susan Nicosia

City Council to Approve by motion on consent agenda

The following claims are significant:

Montana Board of Investments - $6,092.13 Final loan payment for fire engine #433 (Fund 1000)
Brightly Software Inc. - $5,371.61 Work order software annual subscription (Fund 5210 & 5310)
Ferguson Waterworks - $6,173.28 New water sampling stations and fire truck valve (Fund 1000 & 5210)

The remaining claims are routine. Please let me know if you have any questions.
Shawn

June Claims: $2,175.55
August claims: $79,615.43

Item No.2.

Total for Payroll Checks

	Employee	Employer	Amount
HOL HOURS (Holiday Pay)	8.00		311.67
J008 HOURS (PD HOL WK OT)	10.00		495.90
OVER HOURS (Overtime)	141.25		5,682.74
REG HOURS (Regular Time)	2,673.25		69,708.22
REG1 HOURS (Additional to regular)	204.50		2,965.25
SHFN HOURS (Shift B)	224.00		448.00
SHFQ HOURS (OVT B)	63.50		190.50
SICK HOURS (Sick Time)	139.50		4,344.91
VACA HOURS (Vacation Time Used)	302.25		9,792.54
GROSS PAY	93,939.73	0.00	
NET PAY	65,109.90	0.00	
NET PAY (CHECKS)	7,898.48		
NET PAY (DIRECT DEPOSIT)	57,211.42		
AFLAC-POSTTAX	111.67	0.00	
AFLAC-PRETAX	165.04	0.00	
CHILD SUPPORT P	413.07	0.00	
CITY OF COLUMBI	20.00	0.00	
FIT	8,218.54	0.00	
FLEX ALLEGIANCE	1,017.16	27.50	
FLEX DEP CARE	208.33	2.50	
FOP	280.00	0.00	
HEALTHINS/PRE	1,904.82	17,494.00	
MEDICARE	1,350.46	1,350.46	
MT ST FIRE ASSO	31.17	0.00	
NATIONWIDE/CITY	0.00	2,491.00	
NATIONWIDE/EMP	337.50	0.00	
P.E.R.S.	3,799.75	4,314.39	
PERS/FURS	333.48	447.55	
PERS/POLICE	2,252.90	3,607.14	
SIT	4,237.00	0.00	
SOCIAL SECURITY	3,736.64	3,736.64	
TEAMSTERS DUES	308.00	0.00	
UNEMPL. INSUR.	0.00	516.67	
UNUM LIFE INS.	104.30	0.00	
WORKERS' COMP	0.00	2,707.64	
CHARLES SCHWAB	1,582.90	0.00	
FIRST INTERSTAT	2,902.73	0.00	
FREEDOM BANK	1,689.57	0.00	
GLACIER BANK KA	5,402.14	0.00	
GLACIER BANK/CF	19,176.11	0.00	
GLACIER BANK/WF	1,673.66	0.00	
PARKSIDE CR U	13,132.80	0.00	
THREE RIVERS	1,104.23	0.00	
USAA FEDERAL	1,186.91	0.00	
USBANK.	2,756.12	0.00	
VALLEY BANK KAL	100.00	0.00	
VERIDIAN CREDIT	400.00	0.00	
WELLS FARGO	2,788.58	0.00	

Aug. 5th, 2022
Payroll
$ 107,323.05
Barb Staaland

WFISH CR UNION	3,315.67	0.00
FIT/SIT BASE	84,129.08	0.00
MEDICARE BASE	93,135.38	0.00
PERS BASE	76,246.87	0.00
SOC SEC BASE	60,268.34	0.00
UN BASE	93,939.73	0.00
WC BASE	91,861.43	0.00
Total		36,695.49

Total Payroll Expense (Gross Pay + Employer Contributions): 130,635.22

Check Summary

Payroll Checks Prev. Out.	$119,972.25
Payroll Checks Issued	$11,191.22
Payroll Checks Redeemed	$0.00
Payroll Checks Outstanding	$131,163.47
Electronic Checks	$96,131.86

Deductions Accrued		Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Social Security	7473.28		7473.28		212260
Medicare	2700.92		2700.92		212260
P.E.R.S.	8114.14		8114.14		212270
Unempl. Insur.	516.67	1491.62		2008.29	212210
Workers' Comp	2707.64	8063.78		10771.42	212220
FIT	8218.54		8218.54		212260
SIT	4237.00		4237.00		212260
AFLAC-PRETAX	165.04	165.04		330.08	212230
NATIONWIDE/EMP	337.50		337.50		212280
Teamsters dues	308.00	308.00		616.00	212310
PERS/Police	5860.04		5860.04		212240
NATIONWIDE/CITY	2491.00		2491.00		212280
AFLAC-POSTTAX	111.67	111.67		223.34	212230
PERS/FURS	781.03		781.03		212275
MT ST FIRE ASSO	31.17		31.17		212315
HEALTHINS/PRE	19398.82	19398.82		38797.64	212400
CITY OF COLUMBI	20.00		20.00		212450
UNUM LIFE INS.	104.30	104.30		208.60	212400
FLEX ALLEGIANCE	1044.66		1044.66		212285
CHILD SUPPORT	0.00				212330
CHILD SUPPORT P	413.07		413.07		212330
WA CHILD SUPPOR	0.00				212330
FOP	280.00		280.00		212335
FLEX DEP CARE	210.83		210.83		212285
Total Ded.	65525.32	29643.23	42213.18	52955.37	

**** Carried Forward column only correct if report run for current period.

CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD AUGUST 01, 2022

Councilor Lovering called the meeting to order at 7:00 p.m.

ROLL CALL: Councilor Fisher, Councilor Karper, Councilor Lovering, Councilor Piper, Councilor Robinson, Councilor Shepard and Mayor Barnhart via zoom meeting.
Also present: City Manager Nicosia, City Clerk Staaland, City Attorney Breck, City Planner Mulcahy and Lieutenant Denham.

PLEDGE OF ALLEGIANCE

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

CONSENT AGENDA: Councilor Fisher made motion to approve the Consent Agenda noting all claims appeared to be in order, seconded by Councilor Shepard with council voting as follows. Ayes: Fisher, Karper, Lovering, Piper, Robinson, Shepard and Barnhart.
Approval of June and July Claims - $202,862.80
Approval of July 22, 2022 Payroll Claims - $150,304.66
Approval of July 18, 2022 Regular City Council Meeting Minutes
Approval of ARPA Grant Agreement AC-22-0013 (WWTP) and authorize City Manager to execute all documents

Councilor Lovering read the following NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

Public Hearing:
Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:
Mick Ruis is requesting a zoning map amendment on behalf of HC 246 LLC in the Columbia Falls Zoning Jurisdiction. The property is located at 230 Highway 2 East in Columbia Falls and is described as Assessor's Tracts 2E, 2EC, 4EA, 4EAA and 4E Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County. The property is currently zoned CB-1 (Neighborhood Business) and the applicant is proposing CB-2 (General Business).

City Planner Mulcahy delivered staff report CZC-22-02 as Findings of Fact. Mulcahy reported this request went before the Planning Board on July 12, 2022 with a unanimous vote of approval to forward on to council.

Councilor Lovering opened the Public Hearing at 7:05 p.m.

Andrea Getts resides at 236 2nd Ave E. believes having a motel may detour nightly rentals. Ms. Getts supports the project.

Councilor Lovering closed the Public Hearing at 7:06 p.m.

Councilor Shepard made motion to approve Staff Report CZC-22-02 as Findings of Fact, seconded by Councilor Robinson with Council voting as follows. Ayes: Karper, Lovering, Piper, Robinson, Shepard, Fisher and Barnhart.

Councilor Lovering read the Notice of Public Hearings:

The Columbia Falls City-County Planning Board will hold public hearings for the following items at their regular meeting on Tuesday, **August 9, 2022 at 6:30 p.m. at the Cafetorium in the Columbia Falls Junior High School, 1805 Talbot Road**, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on **August 22, 2022 starting at 7:00 p.m. in the same location.**

Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:

Loretta and Ronald Levang are requesting a zoning map amendment that will rezone a portion of their property from the existing CSAG-10 zoning to a CR-1 Zoning. The property is located at 435 Rogers in Columbia Falls and is described as Assessor's Tracts 2B in Section 21, Township 30 North, Range 20 West, P.M.M., Flathead County (The rezoning only effects that portion of the property zoned CSAG-10 and not the portion that is unzoned or that has the Scenic Overlay).

Postponed from July 12, 2022:

Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:

James Barnett on behalf of River Highlands LLC is requesting a zoning map amendment in the Columbia Falls Zoning Jurisdiction. The property is located at 264,316,378,494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The property is currently zoned CR-3 (One Family Residential) and the applicant is proposing CR-4 (Urban Residential).

Request for a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

James Barnett on behalf of River Highlands LLC is requesting a Planned Unit Development in the Columbia Falls Zoning Jurisdiction; the development is called River Highlands Apartments. The property is located at 264,316,378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The project consists of 65 attached single family row houses, 390 apartment units and 10 row house units dedicated to the Northwest Montana Community Land Trust. The total unit count is 455 units on 49.1 acres gross for a density of 9.2 units per acre. The applicant is proposing 21.5 acres (43%) of the site as park and open space. With the project, the applicants are proposing to move River Road further east on Highway 2 and if supported by the MDOT the applicants would install a traffic signal at Highway 2 and River Road. Two deviations are requested with the PUD; the applicant is requesting to zoning deviations, one would allow an increase in height of ten feet allowing a portion of the apartment buildings to approach 45 feet in height and the second deviation would reduce the parking requirement from 2 spaces per unit down to 1.5 spaces per unit.

Request for a subdivision in the Columbia Falls Zoning Jurisdiction:

James Barnett on behalf of River Highlands LLC is requesting a Subdivision in the Columbia Falls Zoning Jurisdiction. The property is located at 264,316,378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The subdivision will create 21 lots (17 residential and 4 open space lots). The subdivision will extend

Municipal water and sewer services along with reconstructing River Road and incorporating a detached pedestrian path. The new roads within the project will be privately maintained but open to the public. The proposed subdivision is part of the zone change and PUD application for River Highlands Apartments.

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. Submit comments no later than Tuesday, August 2nd to be included in the Planning Board packet. For more information on the proposed Zone Change or Planned Unit Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

NOTE: These hearings will not be available via ZOOM or any other virtual means.

Councilor Lovering read the Budget Hearing Notice: Public Hearings 22-23 Fiscal Year Preliminary Budget - Beginning August 1, 2022 and Continued Until Adopted and asked City Manager Nicosia for the budget presentation:

NOTICE IS HEREBY GIVEN, that the City Council of the City of Columbia Falls, Montana, will hold public hearings beginning on August 1, 2022 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, 2022 and ending June 30, 2023. This hearing will be continued until final adoption of the budget after receiving the certified taxable valuation.

Special Assessments

Consideration of the adoption of the Street Lighting District and Street Maintenance District assessments for FY2022/2023. Council will hear any objections to the final adoption of the resolution levying special assessments for FY 2022/2023. Special Assessments are estimated as follows:

Street Lighting District	$ 30,049
Street Maintenance District	$316,000

Individual property payment schedules are available for inspection ten (10) days from this notice, in the office of the City Clerk, 130 6th Street West, Columbia Falls, Montana, during regular hours Monday through Friday, 7:00 AM to 6:00 PM.

Permissive Medical Levy

Consideration of adoption on the proposed tax levy to fund health insurance premium contributions for group benefits beyond the amount of contributions in effect on June 30, 1999. The actual mills for consideration will be made available upon receipt of the certified tax valuation for the year.

City Manager Nicosia presented the preliminary budget which totals approximately $20.5 million for the 22-23 FY. Nicosia noted that the budget includes $9 million in capital projects (46.96% total budget) including the $5.5 million wastewater treatment plant and sewer upgrades, $1.2 million EDA project, $300k water main project, $1 million in street construction and $1 million in Urban Development Funds; funded largely from

federal/state grants and saved capital funds. Nicosia noted that personal services costs are 18.25% or $3.7 million, operating and maintenance costs are $2.3 million, 11.32%. Nicosia noted that Transfers of $3.7 million are 18% of the total and are reflected in both expenditures and revenues. The total budgets are funded by cash carryover, $6 million (1.5 million from ARPA funds), 14% from taxes and assessments, $2.8 million, intergovernmental grant revenue is $4.9 million or 24% of the total revenues.
Nicosia reviewed the Street Lighting and Street Maintenance Fund budgets and revenues. City staff is not recommending increasing the current assessment but will look at small incremental increases during the next year, similar to water and sewer; Nicosia noted that it is more palatable to make small increases to meet needed funding then to set large increases.
Nicosia noted that the Permissive Medical Levy increased approximately $25,000 due to health insurance premium increases. The actual levy will be determined with the Taxable Valuation Certification. Nicosia noted that the City is paying off the General Obligation Street Debt this fiscal year without a levy, using the reserved funds.
Nicosia reviewed the Resort Tax funds that will support the 22-23 FY budget. Nicosia then reviewed the highlights of each budget. Nicosia noted that the City and Fire Relief Association had an updated actuarial valuation completed and the unfunded liability is $199k which the City is funding over a 5 year amortization period, amazing for a public pension fund.

Councilor Lovering opened the Public Hearing noting it will remain open at this time. There was no public comment.

NEW BUSINESS:

Approval of Disposition of Surplus Property
City Manager Nicosia said we have replaced the 2005 and 2006 vehicles and are requesting authorization to publish for disposition as surplus property. Nicosia noted they are not suitable for city use and require significant maintenance.
Councilor Karper motioned to authorize publication of the surplus property, seconded by Councilor Piper and the motion carried.

ORDINANCES / RESOLUTIONS:

FIRST READING - Ordinance # 819:

An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map from CB-1 Neighborhood/Professional Business To CB-2 General Business on Property Located at 230 US Highway 2 East, Columbia Falls Further Described as Assessor's Tract 2E, 2EC, 4EA, 4EAA And 4E In Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

Councilor Shepard motioned to approve the first reading of Ordinance #819, seconded by Councilor Karper and the motion carried.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor Piper said the memorial service for Firefighter Joe Smith was excellent, Fire Chief Weeks and the fire Department did a superior job on the memorial on Sunday and the pancake breakfast on Saturday.
Councilor Karper reported on the first family fish day at River's Edge Park sponsored by Fish Wildlife Parks, Rotary Club and the City. There was a lot of fish caught by the children and it was a nice crowd.
Councilor Robinson said she too attended the memorial service for Joe Smith and concurred with Piper it was a great service.

Councilor Shepard inquired about the friable grasses in town. Nicosia said the Police Department sends out the initial letters and she will touch base with them on additional notices.
Shepard said he will miss the upcoming Planning Board as he will be out of town. Shepard said he was subject to name calling from those not in favor of the Highland Development and believes it is out of control as they are stopping short of threats.
Councilor Fisher said he appreciates the small patch jobs done by the city street crew on 12th Ave. W.
Fisher said the pickleball courts are being constructed at Columbus Park; it has been suggested to put up an 8-foot fence to install a board for single practice purposes. Nicosia said the 4ft fence is a standard size and if changed is may significantly delay installation. It may be a future consideration after the fence is installed.
Councilor Lovering thanked the city crew for the quick painting on the curb at 6th St. E. Lovering is concerned with bears in town and asks what we can do to educate residents to be bear aware and to put their garbage away. Nicosia said Justine Vallieres, FW&P Wildlife Conflict Management Specialist, would like to set up a meeting to discuss bear activity within the city limits. Dillon Tabish will send us their brochure to post in our parks, it is advised to pack bear spray in River's Edge Park at this time. Lovering asked if Fish Wildlife and Parks still come out to electrify chicken coops. Nicosia replied they may help out.

Lovering asked if we could have an update on the railroad crossing. Nicosia said we received the cost estimate of $900,000 for the railroad quiet zone. We will continue to keep discussion moving forward and seeking funding.

Mayor thanked Councilor Lovering for sitting in for him this evening. Mayor Barnhart said we have talked about the audio on the zoom meetings and upgrading our equipment at City Hall. He would like to move forward on that as the audio was less than desired.

CITY MANAGER REPORT

Nicosia reported the City received the report on the CDBG loan funds. We currently have $968,000 available for loan to city businesses. We have a potential business coming into the new Ruis building that may be interested. Nicosia said we have also discussed using some of the funds towards affordable housing. Council concurred with amending the management plans to allow funds to be used for housing; housing is economic development.
The Governor's Housing Task Force and planning issues are coming up at the legislature, the League of Cities and Towns has reached out to participate in a consulting contract to concentrate on planning and housing issues and asked if Columbia Falls is interested. Shepard said he was in favor of Columbia Falls joining with the MLCT.

Lieutenant Denham said the sow grizzly is very large, there were also two cubs spotted in town. They are traveling between 2:00 and 4:00 a.m. Denham said.

ADJOURN: Councilor Shepard motioned to adjourn seconded by Councilor Fisher.

____
Mayor

____
City Clerk

Morrison Maierle
engineers • surveyors • planners • scientists

172 TIMBERWOLF PARKWAY • KALISPELL, MT 59901
406.752.2216 • m-m.net

August 4, 2022

EMAILED

Chris Hanley, Public Works Director
City of Columbia Falls
130 6th Street West
Columbia Falls, MT 59912

RE: Business District Sidewalk and Parking Improvements Project – City of Columbia Falls
Scope and Fee Proposal

Chris,

The following is a scope and fee proposal to provide engineering services for the Business District Sidewalk and Parking Improvements Project.

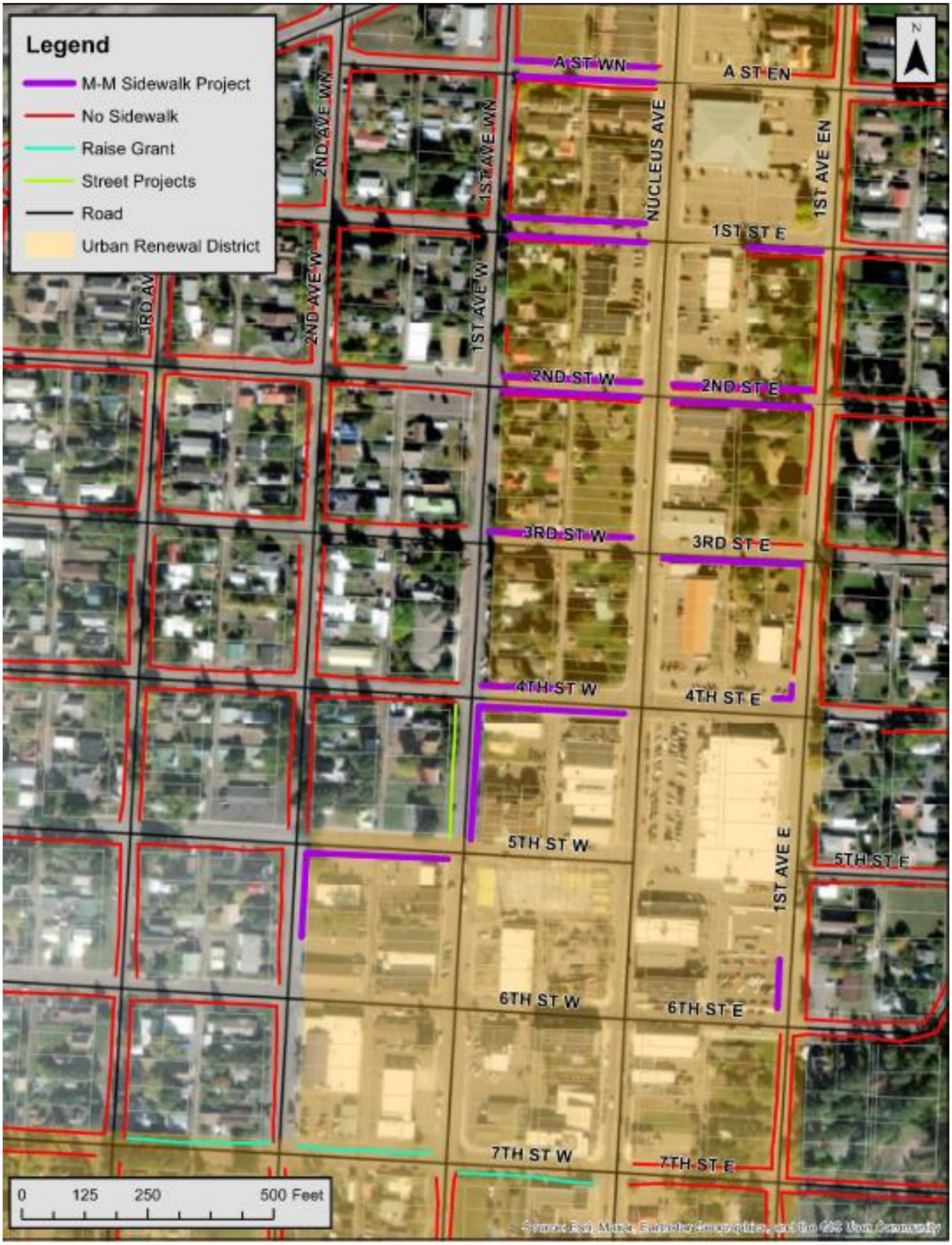
Background and Project Understanding

The proposed project includes replacing existing or adding new concrete sidewalk and curb and gutter along various streets in the Nucleus Ave Business District. The project includes replacing or adding approximately 4700 linear feet of concrete sidewalk, curb, and gutter. Dry wells will be added to capture stormwater where appropriate.

Many of the existing street included in this project do not have curb, gutter, and storm drainage and are “rural” type asphalt street. Converting streets from a rural type street to an urban type street with curb and gutter typically requires lowering the street profile to account for the additional 6-inches of curb and gutter height along with other factors. The City would like to avoid lowering the streets, so stormwater drainage may need to continue to slope off to adjacent properties to fit the current drainage patterns.

The project includes connecting to existing sidewalk on Nucleus Ave in several locations. Nucleus Ave is a Montana Department of Transportation (MDT) right-of-way so MDT coordination and permitting will be required.

The purple lines on the map on the following page displays the proposed project locations:


Legend
M-M Sidewalk Project
No Sidewalk
Raise Grant
Street Projects
Road
Urban Renewal District
N
A ST WN
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NUCLEUS AVE
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3RD ST W
3RD ST E
4TH ST W
4TH ST E
5TH ST W
5TH ST E
1ST AVE E
6TH ST W
6TH ST E
7TH ST W
7TH ST E
0
125
250
500 Feet

Scope of Services

The following are the scope of services for this proposal:

1. Survey
    a. Complete an engineering survey of the project area within the City street right-of-way.

2. Design
    a. Prepare a design to add concrete sidewalk and curb and gutter along the routes in the above map.
    b. Prepare design drawings, specifications, and bidding documents for the project. Review submittals will occur at the 30%, 90%, and 100% design levels.
    c. Prepare an engineer's construction cost estimate and project schedule update at the 30%, 90%, and 100% design level.
    d. Attend a 30% and 90% design review meeting with the City

3. MDT Coordination and Permitting
    a. Coordinate with MDT on design and layout requirements
    b. Appy for an encroachment application to construct the sidewalk on MDT ROW
    c. Implement MDT special design requirements and address review comments

4. Bidding
    a. Distribute bidding documents to contractors via online bidding services.
    b. Coordinate invitation to bid advertisement in the newspaper required for public bidding.
    c. Create a pre bid meeting agenda and attend the pre bid conference. Take notes at the pre bid conference and provide minutes to Bidders.
    d. Issue Addenda as appropriate to clarify, correct, or change the issued documents.
    e. Attend the bid opening, prepare bid tabulation sheets, and assist Owner in evaluating bids or proposals.
    f. Consult with Owner as to the qualifications of prospective contractors.
    g. Prepare a recommendation of award memo to Owner. Memo will recommend to Owner a course of action in awarding bids.
    h. Prepare a bid award notification and transmit to the selected contractor.
    i. Coordinate execution of the construction contract which shall include coordinating signatures and requesting insurance certifications and bonding from the contractor.

5. Construction Contract Administration
    a. Issue Notice to Proceed
    b. Make periodic site visits and engineering inspections
    c. Coordinate the construction contract and act as the City's representative
    d. Facilitate and lead a preconstruction meeting
    e. Review construction submittals
    f. Review payment applications
    g. Prepare change orders or work change directives

h. Complete a project punch list at substantial completion
i. Conduct a substantial completion and final completion walkthrough inspection
j. Issue Notice of Substantial Completion

6. Resident Project Representative
   a. Provide a Resident Project Representative (RPR) to visit the site, observe the work, and assist with project communication on a part time basis during construction.
   b. Prepare daily construction reports to track construction progress. Reports will be forwarded to the City.
   c. Assumed an average of 20 hours per week for a 14-week duration.

Fee Estimate

The total estimated fee for the services described herein is **$161,400.**

The following is a breakout of the major tasks:

Tasks	Fee
Survey	$10,900
Design	$66,900
Bidding	$7,900
Construction Administration*	$28,000
Resident Project Representative*	$38,800
MDT Coordination and Permitting	$8,900
Total=	**$161,400**

*We have assumed part time inspection for a 14-week construction duration for purposes of our construction services fee estimates. Services to cover additional construction administration and inspection will be considered additional services.

Schedule

See attached proposed schedule.

Provided that this scope of services and fee are acceptable, we have attached a proposed agreement that is ready for signature. Please feel free to contact me with any questions or concerns with this proposal. We look forward to working with you on this project.

Sincerely,
Morrison-Maierle, Inc.

Charles R. Leisinger

C.R. Leisinger, PE
Project Manager

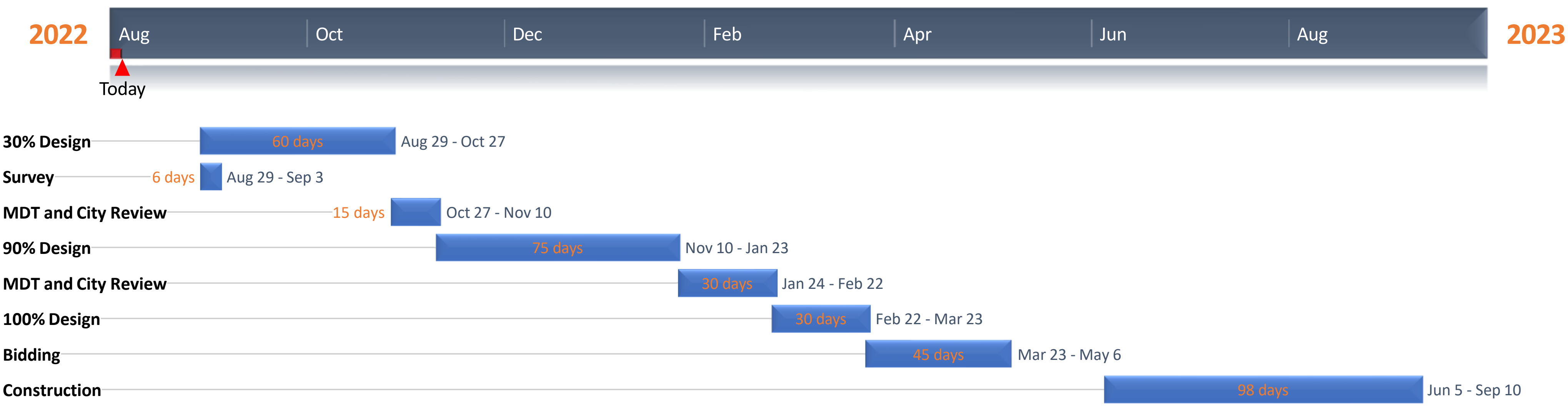
Enclosures: Standard Agreement (8 pages)
Standard Billing Rates Schedules (2 pages)
Summary of Proposed Costs (2 pages)
Proposed Schedule (1 page)

Item No.4.

Business District Sidewalk and Parking Improvements Project

Project Schedule

8/4/2022



MORRISON - MAIERLE
SUMMARY OF PROPOSED COSTS

CITY OF COLUMBIA FALLS
BUSINESS DISTRICT SIDEWALK AND PARKING IMPROVEMENTS PROJECT

MAJOR WORK ITEM	Supervising Engineer III	Senior Engineer I	Design Engineer I	RPR II	Engineer Intern I	Project Coordinator II	Total Hours	Total Labor
SURVEY								
Project Management			2				2	$294.00
Survey - Research Plat/COS and Call in Utility Locates					8		8	$896.00
Survey - Field Work (Topo & Property Pins)					60		60	$6,720.00
Survey - Drafting (Feature Lines, Surface, Property Boundary)					12		12	$1,344.00
							0	$0.00
							0	$0.00
Sub-Totals	0	0	2	0	80	0	82	$9,254.00
DESIGN PHASE								
Project Management			12				12	$1,764.00
30% Design and Drawings			20		80		100	$11,900.00
90% Design and Drawings			30		120		150	$17,850.00
100% Design and Drawings			30		80		110	$13,370.00
Stormwater Dry Well Design			60				60	$8,820.00
Specifications and Project Manual			4		16		20	$2,380.00
Cost Estimate			8		8		16	$2,072.00
Design Review Meetings and Coordination			24		4		28	$3,976.00
Quality Assurance		16					16	$2,704.00
Finalize Bid Set			4		12		16	$1,932.00
							0	$0.00
							0	$0.00
Sub-Totals	0	16	192	0	320	0	528	$66,768.00
				360				
BIDDING								
Bidding Management			16				16	$2,352.00
Coordinate Advertisement			4				4	$588.00
Pre-Bid Conference and Answer Bidding Questions			16	4			20	$2,880.00
Bid Opening and Award Recommendation			8				8	$1,176.00
Bid Award and Contract Initiation			6				6	$882.00
Sub-Totals	0	0	50	4	0	0	54	$7,878.00
CONSTRUCTION								
Contract Management			24				24	$3,528.00
Pre-Construction Conference			8	4			12	$1,704.00
Submittal Review			8				8	$1,176.00
Construction Progress Meetings/Engineer Inspection			70				70	$10,290.00
Change Orders and RFIs			24				24	$3,528.00
Pay Requests			24				24	$3,528.00
Substantial Completion Walk-through and Coordination			8				8	$1,176.00
Final Completion Walk-through and Coordination			8				8	$1,176.00
Record Drawing			4		8		12	$1,484.00
Sub-Totals	0	0	178	4	8	0	190	$27,590.00

RESIDENT PROJECT REPRESENTATIVE (RPR)								
RPR/Inspection				280			280	$36,960.00
Sub-Totals	0	0	0	280	0	0	280	$36,960.00
MDT COORDINATION AND PERMITTING								
MDT Coordination and Permits			60				60	$8,820.00
							0	$0.00
							0	$0.00
Sub-Totals	0	0	60	0	0	0	60	$8,820.00
TOTAL	**0**	**16**	**482**	**288**	**408**	**0**	**1,194**	**$157,270.00**

SUMMARY OF ESTIMATED LABOR COSTS	HOURS	RATE	TOTAL LABOR
Supervising Engineer III	0	$220.00	$0.00
Senior Engineer I	16	$169.00	$2,704.00
Design Engineer I	482	$147.00	$70,854.00
RPR II	288	$132.00	$38,016.00
Engineer Intern I	408	$112.00	$45,696.00
Project Coordinator II	0	$92.00	$0.00
TOTAL LABOR	**1,194**		**$157,270.00**

DIRECT EXPENSE DESCRIPTION	**UNITS**	**NUMBER UNITS**	**UNIT COST**	**TOTAL COST**
Automobile Mileage	miles	3,480	$0.77	$2,690.04
Automobile Mileage (On-site with Hourly Charge)	miles	0	$0.62	$0.00
Automobile Hourly Charge	hour	0	$5.00	$0.00
GPS/Robot Equipment	day	6	$240.00	$1,440.00
Miscellaneous Survey Supplies	ls	0	$100.00	$0.00
Lodging	nights	0	$300.00	$0.00
Per Diem	day	0	$54.00	$0.00
TOTAL DIRECT EXPENSES				**$4,130.04**

COST SUMMARY	**COST CEILING**
Direct Labor	$157,270.00
Direct Expenses	$4,130.04
TOTAL	**$161,400.04**

CITY OF COLUMBIA FALLS

NOTICE OF PUBLIC HEARINGS – CHANGE IN DATE

The Columbia Falls City Council will hold public hearings for the following items at a special meeting on Monday, August 29, 2022 at 7:00 p.m. at the Cafetorium in the Columbia Falls Junior High School, 1805 Talbot Road, Columbia Falls, Montana.

Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:

Loretta and Ronald Levang are requesting a zoning map amendment that will rezone a portion of their property from the existing CSAG-10 zoning to a CR-1 Zoning. The property is located at 435 Rogers in Columbia Falls and is described as Assessor's Tracts 2B in Section 21, Township 30 North, Range 20 West, P.M.M., Flathead County (The rezoning only effects that portion of the property zoned CSAG-10 and not the portion that is unzoned or that has the Scenic Overlay).

Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:

James Barnett on behalf of River Highlands LLC is requesting a zoning map amendment in the Columbia Falls Zoning Jurisdiction. The property is located at 264,316,378,494 River Road in Columbia Falls and is described as Lots 1, 2, & 3 of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The property is currently zoned CR-3 (One Family Residential) and the applicant is proposing CR-4 (Urban Residential).

Request for a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

James Barnett on behalf of River Highlands LLC is requesting a Planned Unit Development in the Columbia Falls Zoning Jurisdiction; the development is called River Highlands Apartments. The property is located at 264,316,378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20 North, Range 20 West, P.M.M., Flathead County. The project consists of 65 attached single family row houses, 390 apartment units and 10 row house units dedicated to the Northwest Montana Community Land Trust. The total unit count is 455 units on 49.1 acres gross for a density of 9.2 units per acre. The applicant is proposing 21.5 acres (43%) of the site as park and open space. With the project, the applicants are proposing to move River Road further east on Highway 2 and if supported by the MDOT the applicants would install a traffic signal at Highway 2 and River Road. Two deviations are requested with the PUD; the applicant is requesting to zoning deviations, one would allow an increase in height of ten feet allowing a portion of the apartment buildings to approach 45 feet in height and the second deviation would reduce the parking requirement from 2 spaces per unit down to 1.5 spaces per unit.

Request for a subdivision in the Columbia Falls Zoning Jurisdiction:

James Barnett on behalf of River Highlands LLC is requesting a Subdivision in the Columbia Falls Zoning Jurisdiction. The property is located at 264,316,378, & 494 River Road in Columbia Falls and is described as Lots 1, 2, & 3of Loffler Subdivision and Assessor's Tracts 7 B and 7BB (Tracts 1 and 3 of COS 14045) in Section 16, Township 20

North, Range 20 West, P.M.M., Flathead County. The subdivision will create 21 lots (17 residential and 4 open space lots). The subdivision will extend Municipal water and sewer services along with reconstructing River Road and incorporating a detached pedestrian path. The new roads within the project will be privately maintained but open to the public. The proposed subdivision is part of the zone change and PUD application for River Highlands Apartments.

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. Submit comments no later than Tuesday, August 2nd to be included in the Planning Board packet. For more information on the proposed Zone Change or Planned Unit Development, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

NOTE: These hearings will not be available via ZOOM or any other virtual means.

DATED this 9th day of August, 2022

Susan Nicosia

Susan Nicosia, City Manager/Planning & Zoning Administrator
COLUMBIA FALLS CITY-COUNTY PLANNING BOARD

Publish: Daily Interlake Sunday August 14 and August 21, 2022

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the City Council of the City of Columbia Falls, Montana, will hold public hearings beginning on August 1, 2022 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, 2022 and ending June 30, 2023. This hearing will be continued until final adoption of the budget after receiving the certified taxable valuation.

Special Assessments

Consideration of the adoption of the Street Lighting District and Street Maintenance District assessments for FY2022/2023. Council will hear any objections to the final adoption of the resolution levying special assessments for FY 2022/2023. Special Assessments are estimated as follows:

Street Lighting District	$ 30,049
Street Maintenance District	$316,000

Individual property payment schedules are available for inspection ten (10) days from this notice, in the office of the City Clerk, 130 6th Street West, Columbia Falls, Montana, during regular hours Monday through Friday, 7:00 AM to 6:00 PM.

Permissive Medical Levy

Consideration of adoption on the proposed tax levy to fund health insurance premium contributions for group benefits beyond the amount of contributions in effect on June 30, 1999. The actual mills for consideration will be made available upon receipt of the certified tax valuation for the year.

Taxpayers are encouraged to attend the hearings and give written or oral comments on any or all of the budget-related items. 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.

DATED THIS 5th DAY OF JULY, 2022

s/Barb Staaland, City Clerk

Publish: Sunday July 17th and Sunday July 24th

SECOND AND FINAL READING

ORDINANCE NO.819

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING THE COLUMBIA FALLS ZONING MAP FROM CB-1 NEIGHBORHOOD/PROFESSIONAL BUSINESS TO CB-2 GENERAL BUSINESS ON PROPERTY LOCATED AT 230 US HIGHWAY 2 EAST, COLUMBIA FALLS FURTHER DESCRIBED AS ASSESSOR'S TRACT 2E, 2EC, 4EA, 4EAA AND 4E IN SECTION 17, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

WHEREAS, Mick Ruis, owner of the real property, has requested an amendment to the Columbia Falls zoning map to change the zoning from the current CB-1 Neighborhood/Professional Business to CB-2 General Business on property located at 230 US Highway 2 East, Columbia Falls further described as Assessor's Tract 2E, 2EC, 4EA, 4EAA and 4E in Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana (See full legal description on Exhibit A); and

WHEREAS, the Columbia Falls Planning Department, on June 29, 2022, in Staff Report CZC-22-02, recommended approval of the requested zoning amendment; and

WHEREAS, said request was considered by the Columbia Falls City-County Planning Board in a public hearing at its regularly scheduled meeting on July 12, 2022, at which the Board adopted Staff Report CZC-22-02 as Findings of Fact and recommended approval of the requested zoning map amendment; and

WHEREAS, a hearing on the Zoning Map Amendment was held by the City Council of the City of Columbia Falls, Montana, at its regular meeting on Monday, August 1, 2022, after said hearing was advertised according to law; and at said hearing on said date, the City Council considered the recommendation of the Planning Board, the report of the Columbia Falls Planning Office, together with any and all comments filed or voiced with respect to said change; and

WHEREAS, the City Council has determined that the zoning map amendment request is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA AS FOLLOWS:

Section One. Findings of Fact: That the Columbia Falls Planning Office Report #CZC-22-02, dated June 29, 2022 is hereby adopted by the Council as findings of fact with respect to said zoning map amendment request.

Section Two. Change in Zoning Classification: That the requested zoning map amendment on property presently zoned CB-1 Neighborhood/Professional Business be changed to CB-2 General Business on property located at 230 US Highway 2 East, Columbia Falls further described as Assessor's Tract 2E, 2EC, 4EA, 4EAA and 4E in Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana (See full legal description on Exhibit A);

Section Three. The Council finds that the proposal complies with the Columbia Falls City Growth Policy.

Section Four. Inconsistent Provisions: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section Five. Severability: The provisions of this Ordinance are severable. If any provision of this Ordinance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision.

Section Six. Effective Date: This Ordinance shall become effective thirty (30) days after its final passage and approval by the City Council of the City of Columbia Falls, Montana.

PASSED AND APPROVED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 15TH DAY OF AUGUST, 2022, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

____
City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 15TH DAY OF AUGUST, 2022.

____
Mayor

ATTEST:

____
City Clerk

Exhibit A – Legal Description

Parcel A

Tract 2 of COS No. 3040, a tract of land in the Northeast Quarter (NE1/4) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County

And

Certificate of Survey No. 3778, a tract of land in the Northeast Quarter (NE1/4) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County

Parcel B

A tract of land in the Northeast Quarter (NE1/4) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County Montana and more particularly described as follows:

Commencing at the Northeast corner of Block 2 of Nucleus Addition (in said Section 17); thence

East a distance of 60.00 feet' thence

North a distance of 395.95 feet to the true point of beginning of the tract herein described;

Thence

South 89°59'51" East a distance of 215.63 feet; thence

North 00°45'00" East a distance of 178.25 feet to the Southerly Right of Way of US Highway No. 40; thence along said right of way on a 5° curve to the right with a radius of 1195.92 feet and a delta angle of 11°34'48" and a radial bearing of North 19°56'51" East a distance of 241.71 feet; thence South a distance of 281.74 feet to the point of beginning.

EXCEPTING THEREFROM:

A tract of land in the Northeast Quarter (NE1/4) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana and more particularly described as follows:

Commencing as the Northwest corner of Tract 2, as shown on Certificate of Survey No 3040 (recorded June 30, 1977, as Reception No. 8645, Flathead County, Montana Reception Records), said point being the True Point of Beginning of the tract herein described; thence North 130.0 feet and along the East Right of Way of 2nd Avenue East, Columbia Falls;

Thence

South 89°59'51" East 57.00 feet; thence

South 92.64 feet; thence

South 87°20'47" East 159.19; thence

South 00°45' West 30.00 feet; thence

North 89°59'51" West 215.63 feet to the true point of Beginning.

RESOLUTION NO. 1880

A RESOLUTION OF THE CITY OF COLUMBIA FALLS, MONTANA, LEVYING ASSESSMENTS UPON PROPERTY WITHIN SPECIAL IMPROVEMENTS DISTRICTS TO DEFRAY THE COST OF SAID SPECIAL IMPROVEMENT DISTRICTS FOR THE FISCAL YEAR 2022-23

WHEREAS, annual special assessments are made on properties within the lighting and city-wide street maintenance districts for the purpose of assessing each property owner therein for the allocated share of the cost of the street lighting and street maintenance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA AS FOLLOWS:

Section One: That there is hereby levied and assessed against each lot or parcel of land within each Special Improvement District of the City of Columbia Falls, Montana, a special assessment to defray the costs of the maintenance within such districts for the fiscal year beginning July 1, 2022 and ending June 30, 2023. The assessments to defray the costs thereof are against the lots or parcels of land as are designated, described and listed in the resolution of assessment establishing each of said districts and as the same may be expanded, which lots or parcels of land are all described or listed on the Special Assessment Roll which is on file in the office of the City Clerk, City of the Columbia Falls, Montana.

Section Two: That the FY 2022-2023 Special Assessments in total amounts are:

Street Lighting District	$ 30,049
Street Maintenance District	$316,000

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, THIS 15th DAY OF AUGUST, 2022. THE COUNCIL VOTING AS FOLLOWS:

AYES:
NOES:
ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA, THIS 15th DAY OF AUGUST, 2022.

Mayor

ATTEST:

City Clerk

HISTORY – SPECIAL MAINTENANCE DISTRICTS

STREET MAINTENANCE DISTRICT City-Wide Square Footage		LIGHTING DISTRICT Front Footing / Specified Areas	
FY 87/88	$78,000 New/Creation	FY 87/88	$10,349
FY 88/89	$ 74,315	FY 88/89	$14,200
FY 89/90	$ 77,999	FY 89/90	$16,000
FY 90/91	$ 75,000	FY 90/91	$11,000
FY 91/92	$105,000	FY 91/92	$12,000
FY 92/93	$105,000	FY 92/93	$ 9,000
FY 93/94	$110,000	FY 93/94	$12,000
FY 94/95	$100,000	FY 94/95	$11,000
FY 95/96	$110,000	FY 95/96	$14,500
FY 96/97	$136,000	FY 96/97	$14,500
FY 97/98	$152,000	FY 97/98	$14,500
FY 98/99	$152,000	FY 98/99	$14,500
FY 99/2000	$162,990	FY 99/2000	$15,500
FY 00/01	$181,281	FY 00/01	$15,500
FY 01/02	$194,500	FY 01/02	$15,800
FY 02/03	$194,800	FY 02/03	$15,800
FY 03/04	$212,000	FY 03/04	$32,500
FY 04/05	$228,245	FY 04/05	$31,500
FY 05/06	$234,813	FY 05/06	$27,500
FY 06/07	$258,260	FY 06/07	$33,000
FY 07/08	$279,420	FY 07/08	$40,000
FY 08/09	$310,000	FY 08/09	$40,000
FY 09/10	$310,000	FY 09/10	$40,000
FY 10/11	$301,000	FY 10/11	$40,000
FY 11/12	$301,000	FY 11/12	$40,000
FY 12/13	$301,000	FY 12/13	$40,000
FY 13/14	$301,000	FY 13/14	$40,000
FY 14/15	$301,000	FY 14/15	$40,000
FY 15/16	$301,000	FY 15/16	$33,928
FY 16/17	$301,000	FY 16/17	$33,928
FY 17/18	$301,000	FY 17/18	$33,928
FY 18/19	$301,000	FY 18/19	$33,349
FY 19/20	$316,000	FY 19/20	$30,049
FY 20/21	$316,000	FY 20/21	$30,049
FY 21/22	$316,000	FY 21/22	$30,049
FY 22/23	$316,000	FY 22/23	$30,049

302 – Street Maintenance District
= $0.00777532314 per sq ft
40,641,397.70 Square Footage

301 – Special Lighting District
= $0.1264016963 per front foot
237,726.24 Front Footage

RESOLUTION NO. 1881

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, REDEFINING THE AREA INCLUDED WITHIN THE COLUMBIA FALLS STREET MAINTENANCE DISTRICT AND METHOD OF ASSESSMENT.

WHEREAS, the City of Columbia Falls has created by Resolution No. 794, a city-wide street maintenance district for the maintenance of all the streets, avenues, public ways and public places located therein; and

WHEREAS, certain lots and tracts located within the boundaries of the city-wide street maintenance district are larger in area than one half acre and potentially occupied by a single family residence which receive a benefit from a maintained street network that decreases with areas greater than one half acre;

Whereas, the City Council concluded that it is in the best interests of the public to remove the Municipal Park Land from the Street Maintenance Assessment district;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AS FOLLOWS:

Section One: That lots and tracts, zoned and potentially occupied as single family residence, exceeding ½ acre will be assessed for square footage of ½ acre and 50% of the square footage exceeding ½ acre, as set forth in “Exhibit B”.

Section Two: That Municipal Park Land be removed from the Street Maintenance District as set forth in “Exhibit C.”

Section Three: The remaining provisions of Resolution No.794 creating the Columbia Falls Street Maintenance District shall continue in full force and effect.

Section Four: This Resolution shall be effective immediately upon its passage and approval by the City Council.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, THIS 15th DAY OF AUGUST, 2022. THE COUNCIL VOTING AS FOLLOWS:

AYES:
NOES:
ABSENT:

____
City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA, THIS 15th DAY OF AUGUST, 2022.

____
Mayor

ATTEST:

____
City Clerk

Exhibit A for Resolution # 1881

Item No.10.

Assessor #	Subdivision or S-T-R	Lot/Legal	Owner	Total Sq. Ft.
		NONE		

Exhibit B - Large lot modifications

	Subdivision;	Total S.f.	Modified sq. ft	Difference
11.1	Lenonville	259,904.50	206,182.75	53,721.75
13	Nucleus Addition	29,900.00	25,840.00	4,060.00
15	Robindale Addition	28,706.00	25,243.00	3,463.00
18	Van's Acres Tracts	21,876.00	21,828.00	48.00
22	River Terrace Estates	315,077.17	302,133.81	12,943.36
27	Peaceful River	108,507.96	65,143.98	43,363.98
28	River Park Estates	371,436.13	347,151.43	24,284.70
31	Riverwood Estates	1,780,449.34	1,184,254.67	596,194.67
34	Van's Riverside Lots	243,657.44	187,169.22	56,488.22
34.1	River Bend Way	74,139.12	58,849.56	15,289.56
39	Talbott Pines	23,929.00	22,854.50	1,074.50
41	Byrd's Addition	30,927.60	26,353.80	4,573.80
44	Riverbend Estates	233,497.16	198,619.36	34,877.80
45	Olie's Acres	22,208.00	21,994.00	214.00
46	Steele Estates	29,205.00	25,492.50	3,712.50
47	The Opalka Addition	27,007.20	24,393.60	2,613.60
5	Bennett's Addition	122,489.65	93,914.83	28,574.82
8	Crescent Addition	54,685.00	49,122.50	5,562.50
7	Clare Tracts 1st Add'n	91,486.00	78,413.00	13,073.00
100	Misc Tracts	1,525,483.56	1,013,211.80	512,271.76
1	CF Original	29,950.00	25,865.0000	4,085.00
	Total	5,424,521.83	4,004,031.31	1,420,490.52

Exhibit C

City Parks:	**Assessor #**	**sq. footage**
Falls Park (@Glacier Ba	E000329	8,875.00
Green Belt/Veg Buffer	E000903	84,680.64
Toddler Park	E001181	48,012.00
Ball Park	E033159	58,391.50
Clare Park	E033162	117,612.00
Hoerner Park	E033270	58,240.00
Scenic View Park	E033308	94,974.00
Hilltop Park (Horine)	E033406	226,475.00
Pinewood Park	E033610	59,720.00
Fenholt Park	E033700	43,750.00
Schoenberg Park	E033810	62,500.00
Columbus Park	E033925	62,500.00
Marantette Park	E033926	165,635.30
Pinewood Park	E034056	74,670.00
Military Service Park (Lc	E034061	31,159.98
Rivers' Edge Park	E001171	1,244,944.80
Welcome Park	E001317	30,017.16
Kreck Riverside Park	E001181	10,846.44
Total Parks		**2,483,003.82**

Item No.11.

Columbia Falls Fire Department
2022 Runs

	Jan	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.	Calls YTD 2022	
calls	20	18	23	28	27	22	35						173	
Weeks	13	12	10	20	22	14	20						111	64.16%
Peterson	8	6	8	15	9	5	7						58	33.53%
Ross	1	0	1	1	2	0	3						8	4.62%
Kemppainen	1	0	2	3	2	3	2						13	7.51%
Loughery	5	1	5	5	3	2	6						27	15.61%
Perkins, E.	6	6	3	4	7	2	3						31	17.92%
Smith, R.	6	2	2	3	5	1	1						20	11.56%
Best	0	0	4	0	0	0	0						4	2.31%
Arnold	2	5	4	5	3	3	5						27	15.61%
Vanhaverbeke	1	6	7	4	20	9	4						51	29.48%
Shanks	2	2	3	3	3	2	5						20	11.56%
Bates	5	1	2	4	1	1	3						17	9.83%
Stuhler	4	1	5	9	4	8	8						39	22.54%
Schrader	4	1	6	5	2	0	3						21	12.14%
Lawrence	0	0	0	0	0	0	4						4	2.31%
Willcut	2	3	4	5	5	8	5						32	18.50%
Grogan	20	17	20	16	17	20	23						133	76.88%
Davis	5	0	4	1	2	1	4						17	9.83%
O'Brien	20	7	8	7	7	8	10						67	38.73%
Woodruff	4	6	8	10	9	7	10						54	31.21%
K. Smith	8	7	6	6	13	5	7						52	30.06%
Brite	0	0	1	2	1	3	2						9	5.20%
Thomas	2	4	8	7	10	5	15						51	29.48%
Hanley	1	3	0	4	3	2	1						14	8.09%
Dickerson	6	3	4	13	2	6	8						42	24.28%
Butts	5	0	6	7	5	12	17						52	30.06%
Hogan	15	9	18	19	16	12	23						112	64.74%
Dolph	0	0	0	24	9	5	4						42	24.28%
Pinneke	0	0	0	0	0	0	0							
J Smith	5	3												
Thorsteinson	3	4	14	11	5									
			#1 month		#2 month		2022 #1					Department Average:	44.86	25.93%

	Jan	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.	Calls YTD 2021	
Total calls	20	18	23	28	27	22	35						173	
Rural	9	10	15	19	14	8	24						99	57.23%
City	11	8	8	9	13	14	11						74	42.77%
Mutual Aid Received	1	0	1	1	0	0	0						3	1.73%
Mutual Aid Given	0	0	2	2	1	1	1						7	4.05%
Medical & MVA	5	6	7	7	9	6	12						52	30.06%

Columbia Falls Fire Department Incident Breakdown

Item No.11.

2022	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	2022
Dispatches	**20**	**18**	**23**	**28**	**27**	**22**	**35**						**173**	**Dispatches**
ALS Medical Total	2	1	0	0	0	0	0						3	ALS Medical Total
BLS Medical Total	3	5	7	7	9	6	12						49	BLS Medical Total
Medical CPR	2	0	0	0	0	0	0						2	Medical CPR
Medical ALS	0	0	0	0	0	0	0						0	Medical ALS
Medical BLS	3	0	0	2	4	2	3						14	Medical BLS
Medical Lift Assist	0	0	0	1	2	0	0						3	Medical Lift Assist
MVA with injury	2	1	3	1	1	3	4						15	MVA with injury
Extrication	1	1	0	0	1	0	0						3	Extrication
Ambulance Driver	0	0	0	0	0	0	0						0	Ambulance Driver
MVA non injury	0	5	4	3	1	1	6						20	MVA non injury
Airport Emergency	0	0	0	0	0	0	0						0	Airport Emergency
Traffic Control	0	0	0	0	0	0	0						0	Traffic Control
HazMat	0	1	1	1	6	1	2						12	HazMat
Hazardous Conditions	3	1	2	1	5	1	3						16	Hazardous Conditions
CO	1	0	0	0	0	0	0						1	CO
Gas Leak/Odor inside	0	1	0	0	0	0	1						2	Gas Leak/Odor inside
Gas Leak/Odor outside	0	0	0	1	5	0	1						7	Gas Leak/Odor outside
Powerline	2	1	1	2	0	0	1						7	Powerline
Other	0	1	0	0	0	0	0						1	Other
Service	0	1	0	0	0	0	1						2	Service
Good Intent	0	1	1	3	2	2	0						9	Good Intent
Fire Alarm	0	0	0	1	0	0	2						3	Fire Alarm
False Alarm	4	3	3	0	1	0	3						14	False Alarm
Illegal burn	1	0	1	0	1	0	2						5	Illegal burn
Smoke Investigation, outside	0	0	0	0	0	0	0						0	Smoke Investigation, outside
Smoke Investigation, inside	0	1	0	1	0	0	0						2	Smoke Investigation, inside
Cancelled enroute	6	1	3	8	7	13	7						45	Cancelled enroute
Fire, residential	0	1	3	2	1	0	0						7	Fire, residential
Fire, chimney	0	0	0	0	0	0	0						0	Fire, chimney
Fire, commercial	1	0	1	0	0	0	0						2	Fire, commercial
Fire, vehicle	0	1	0	2	0	0	2						5	Fire, vehicle
Fire, vegetation, grass	0	0	1	1	0	0	0						2	Fire, vegetation, grass
Fire, vegetation, wildland	0	0	1	0	0	0	0						1	Fire, vegetation, wildland
Dispatch Totals	20	18	23	28	27	22	35						**173**	**Dispatch Totals**
Structure fires	1	1	3	2	1	0	0						8	Structure fires
Acres burned	0	0	3.96	0.09	0	0	0						4.05	Acres burned

CITY OF COLUMBIA FALLS
CORRESPONDENCE LIST
COUNCIL MEETING
August 15, 2022

08/06/2022 – Letter from the Columbia Falls Rotary Club about the Family Fishing Day.