



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

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

**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, MAY 16, 2022
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Karper, Lovering)

NOTE: The Regular Council Meeting is held in the Council Chambers as well as by virtual meeting. Please contact City Clerk Barb Staland no later than 6 pm on the night of the meeting to obtain ZOOM meeting access by calling (406) 892-4391 or email staalandb@cityofcolumbiafalls.com

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

- 1.** Approval of Claims - May 16, 2022 - \$88,498.85
- 2.** Approval of Payroll Claims - May 13, 2022 - \$82,284.42
- 3.** Approval of May 2, 2022 Regular City Council Meeting Minutes

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

4. Notice of Public Hearings - City Council June 6th:

The Columbia Falls City-County Planning Board held a public hearing for the following item at their regular meeting on Tuesday, May 10, 2022 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Monday June 6, 2022 starting at 7:00 p.m. in the same location.

Request A Conditional Use Permit to construct two six-plex apartments in the Columbia Falls Zoning Jurisdiction:

A request by Big Sky Living, LLC for a Conditional Use Permit (CUP) to build a six-plex

condominium/apartment building on each of two lots owned by the applicant. As a result, there will be a total of twelve units proposed. The six-plex's will occupy Lots 166 and 167 of Hilltop Homes Subdivision located on Diane Road in Columbia Falls. The properties are zoned CRA-1 (Multi-Family Residential) which requires a CUP to construct a three-plex or greater within the zoning district. The properties are addressed at 9 and 11 Diane Road and described as Lots 166 and 167 of the Hilltop Homes subdivision in Section 18, Township 30 North, Range 22 West, P.M.M., Flathead County

Request to change the zoning from CR-5 (Two-Family Residential) to CR-3 (One-Family Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Rhonda Hoon, is requesting a zone change at 1115 Nucleus Avenue in the Columbia Falls area from the current CR-5 (Two-Family Residential) to a CR-3 (One-Family Residential) designation. The property currently has a house and a detached garage on the property. The applicant would like to convert the garage to an accessory dwelling. The property is described as Lot 3, Block 8 of Nucleus Addition in Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County.

UNFINISHED BUSINESS:

- [5.](#) Consideration of Noise Ordinance
- [6.](#) Consideration of Pickleball Court Contract
- [7.](#) Review of Downtown Parking/Infrastructure Improvements

NEW BUSINESS:

- [8.](#) 2023 FY Health Insurance and Deferred Compensation Contribution Rates
- [9.](#) Declaration of Intent to Dispose of Surplus Equipment - Fire Department Extrication Equipment
- [10.](#) Consideration of Engineering - 6th Ave West Sidewalk/Bike Path
- [11.](#) Approval of Letter of Support - Flathead Bio Solutions USDA Grant Request

ORDINANCES / RESOLUTIONS:

- [12.](#) **Second and Final Reading - Ordinance # 816:** - An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map to Allow the Development of an Amended Planned Unit Development (PUD) Overlay at 540 Nucleus Avenue
- [13.](#) **Resolution # 1874** - A Resolution of the City Council of Columbia Falls, Montana Establishing Fees for the Use of the City's Pool for the 2022 Season

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

CITY ATTORNEY REPORT

MISCELLANEOUS

14. Correspondence

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **June 6, 2022** – 7:00 PM

Planning Board – TBD

05/13/22
10:34:21

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 5/22

Page: 1 of 13
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
43106		1700 BRECK LAW OFFICE, PC	7,013.33					
	050222	05/02/22 LGL-FEES FOR JUNE 22	1,718.45*			1000 411100	350	101000
	050222	05/02/22 CITY COURT-FEES FOR JUNE 22	3,502.75			1000 410365	350	101000
	050222	05/02/22 WTR-FEES FOR JUNE 22	564.68			5210 430500	350	101000
	050222	05/02/22 SWR-FEES FOR JUNE 22	564.68			5310 430600	350	101000
	050222	05/02/22 PLG/ZONING-FEES FOR JUNE 22	282.34			1000 411000	350	101000
	050222	05/02/22 PD-FEES FOR JUNE 22	114.13			1000 420100	399	101000
	050222	05/02/22 WTR-FEES FOR JUNE 22	25.36			5210 430500	357	101000
	050222	05/02/22 SWR-FEES FOR JUNE 22	38.04			5310 430600	357	101000
	050222	05/02/22 STRS-FEES FOR JUNE 22	50.72			2500 430200	399	101000
	050222	05/02/22 LGL-ADD'L FEES FOR JUNE 22	152.18*			1000 411100	350	101000
		Total for Vendor:	7,013.33					
43110		2708 BULLITT COMMUNICATIONS	344.00					
DODGE	550	RADIO INSTALL - SEWER						
	50853	05/03/22 SWR-DODGE 550 RADIO INSTALL	344.00			5310 430600	940	101000
		Total for Vendor:	344.00					
43130		1260 CARQUEST AUTO PARTS	48.98					
	19290	05/09/22 WTR-MOTOR OIL/OIL FILTER	48.98			5210 430500	231	101000
		Total for Vendor:	48.98					
43142	E	2852 CHARTER COMMUNICATIONS	227.94					
	50122	05/01/22 PD-INTERNET 05/01/22-5/30/22	129.98			1000 420100	355	101000
	71600	05/06/22 SWR-INTERNET 5/6/21-6/5/22	97.96*			5310 430600	345	101000
		Total for Vendor:	227.94					
43138		2872 CINTAS FIRST AID & SAFETY	325.22					
	5106996703	05/05/22 WTR-FIRST AID REFILL	91.00			5210 430500	220	101000
	5106996703	05/05/22 SWR-FIRST AID REFILL	112.44			5310 430600	220	101000
	5106996703	05/05/22 STRS-FIRST AID REFILL	51.64			2500 430200	220	101000
	5106996703	05/05/22 FAC-FIRST AID REFILL	70.14*			1000 411200	220	101000
		Total for Vendor:	325.22					

05/13/22
10:34:21

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 5/22

Page: 2 of 13
Report ID: AP100V

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
43134		1145 CITY OF WHITEFISH BUILDING	4,170.40					
		Permits issued for APRIL 2022						
	043022	04/30/22 BUILDING PERMITS 4/22	2,740.40			2394 420500	398	101000
	043022	04/30/22 ELECTRICAL PERMITS 4/22	578.50			2394 420500	398	101000
	043022	04/30/22 PLUMBING PERMITS 4/22	851.50			2394 420500	398	101000
		Total for Vendor:	4,170.40					
43095		1815 COSNER COMTECH, INC.	66.00					
	32684	04/26/22 FD-MINITOR CHARGER	66.00			1000 420400	212	101000
		Total for Vendor:	66.00					
43147		2962 CURTIS, KRISTI	517.12					
		2022 SPRING JUDGE'S SCHOOL						
	042522	05/12/22 CRT-MILAEAGE/MEAL	200.08			1000 410360	380	101000
	042522	05/12/22 CRT-HOTEL	317.04			1000 410360	380	101000
		Total for Vendor:	517.12					
43121		3026 DAILY INTER LAKE	192.00					
	28559	04/20/22 P/Z LEGAL AD BIG SKY & HOON	192.00			1000 411000	331	101000
		Total for Vendor:	192.00					
43097		532 DON "K" CHEVROLET	86.27					
		2021 DODGE DURANGO OIL CHANGE						
	265647/1	04/28/22 PD-2020 RAM OIL CHANGE	86.27			1000 420100	361	101000
		Total for Vendor:	86.27					
43103	E	1879 EVERGREEN WASTE CONNECTIONS	491.17					
	050122	05/01/22 FAC-4/1/22-4/30/22	78.64			1000 411200	340	101000
	050122	05/01/22 STRS-4/1/22-4/30/22	215.96			2500 430200	340	101000
	050122	05/01/22 WTR-4/1/22-4/30/22	78.64			5210 430500	340	101000
	050122	05/01/22 SWR-4/1/22-4/30/22	65.50			5310 430600	340	101000
	050122	05/01/22 PRKS-4/1/22-4/30/22	52.43			1000 460400	340	101000
		Total for Vendor:	491.17					

05/13/22
10:34:21

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 5/22

Page: 3 of 13
Report ID: AP100V

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43051		438 FERGUSON WATERWORKS	11,172.53								
	0817226	04/14/22 WTR-CFALLS HIGH SCHOOL PROJEC	1,031.90			5210		430500	230		101000
	CM066082	04/22/22 WTR-CFHS PROJECT RETURN	-433.55			5210		430500	230		101000
	0816393	04/06/22 WTR-5TH AVE EN MAIN REPAIR	473.08			5210		430500	230		101000
	0817999	04/22/22 WTR-1924 RAPIDS AVE METER	166.88			5210		430500	230		101000
	0818055	05/04/22 WTR-1924 RAPIDS AVE MTR BOX	652.24			5210		430500	230		101000
	0817454	04/22/22 WTR-INSERTATEE STOCK	302.49			5210		430500	230		101000
	0817712	04/22/22 WTR-FENHOLT IRRIGATION BACKFL	112.85			4010		460400	930		101000
	0817506	05/03/22 WTR-SURVEY LIDS	53.66			5210		430500	230		101000
	0818900	05/03/22 WTR-CURBBOX REPAIR@22 KAREN R	166.24			5210		430500	240		101000
	0818945	05/03/22 WTR-HYDRANT REPLACEMENTS	2,734.10			5210		430500	240		101000
	0818946	05/03/22 WTR-10" VALVE REPLACEMENT	2,000.98			5210		430500	240		101000
	0818394	05/03/22 WTR-GLACIER GATEWAY ELEM METE	3,911.66			5210		430500	230		101000
		Total for Vendor:	11,172.53								
43119	E	2961 FIRST BANKCARD-ELECTRONIC PYMT	4,305.80								
	254113	03/22/22 WTR-SHAWN HOTEL MRWS CONF	171.48			5210		430500	380		101000
	254113	03/22/22 FIN-SHAWN HOTEL MRWS CONF	171.48			1000		410500	380		101000
	254115	03/22/22 WTR-CHRIS HOTEL MRWS CONF	171.48			5210		430500	380		101000
	254115	03/22/22 SWR-CHRIS HOTEL MRWS CONF	171.48			5310		430600	380		101000
	254117	03/22/22 WTR-CASEY HOTEL MRWS CONF	342.96			5210		430500	380		101000
	W20367967	03/25/22 TREE CITY - OPERATING SUPPL	129.90			1000		410131	220		101000
	INV1402472	03/27/22 ZOOM ANNUAL SUBSCRIP 3/22-	155.52			1000		410580	355		101000
	61201399	03/30/22 FD-T SHANKS EMERGENCY MED CO	331.76			1000		420730	380		101000
	H481154	03/30/22 SWR-VAC TRUCK PARTS	97.30			5310		430600	232		101000
	3694241	04/23/22 FD-T SHANKS HOTEL AT MED CONF	238.14			1000		420730	380		101000
	TWJCF-GR6J	04/01/22 PD-MICROSOFT OFFICE SUBSCR	249.99			1000		410580	355		101000
	52056	03/31/22 BLDG-CALEB HOTEL BLDG CONF	226.48			2394		420500	380		101000
	2022030114	03/31/22 FD-K DOLPH BACKGROUND SEAR	171.37			1000		420400	390		101000
	12	03/28/22 PD-STUFFLEBEEM HOTEL LIBBY	288.36			1000		420100	380		101000
	402936	04/05/22 FD-ACTIVE 911 SUBSCRIPTION	13.46			1000		420400	390		101000
	14-132364	04/05/22 WTR-MAIN BREAK DINNER FOR S	12.24			5210		430500	220		101000
	1854487766	04/05/22 WTR-MAIN BREAK DINNER FOR	63.44			5210		430500	220		101000
	101271978	04/06/22 FD-ICC BOOK CANNABIS FACILI	28.95			1000		420400	330		101000
	50835	04/08/22 PRKS-6 AMERICAN FLAGS	135.00			1000		460400	220		101000
	5383511305	04/07/22 WTR-ESRI SERVICE CREDITS	50.00			5210		430500	355		101000

05/13/22
10:34:21

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 5/22

Page: 4 of 13
Report ID: AP100V

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	5383511305	04/07/22 SWR-ESRI SERVICE CREDITS	50.00			5310	430600	355		101000
	5423441	04/05/22 PD-HDMI CABLE/MOUSE & KEYBOAR	45.05			1000	410580	212		101000
	5423441	04/05/22 FIRE-COMPUTER MOUSE	11.99			1000	410580	212		101000
	7029819	05/11/22 SWR-VICE/SLEDGE HAMMER COMBO	438.00			5310	430600	212		101000
	35031	04/12/22 FD-DOLPH/SCHWAGERL NAME PLATES	28.98			1000	420400	220		101000
	8878613	04/11/22 SWR-SPRAY CAN CADDY	46.88			5310	430600	212		101000
	7924212	04/13/22 CRT-WHITEOUT/PENS	56.86			1000	410360	210		101000
	02264207	04/13/22 SWR- HOOKS/PRY BAR	51.96			5310	430600	212		101000
	02264207	04/13/22 SWR-RETRACT AIR HOSE	89.97			5310	430600	940		101000
	041622	04/16/22 POOL-OPEN HOUSE PIZZA	86.48			1000	460445	380		101000
	1724267	04/15/22 FAC-POLICE DEPT WATER FILTERS	15.49			1000	411200	240		101000
	1724267	04/15/22 PD-MONITOR RISER WITH DRAWERS	28.99			1000	410580	212		101000
	5116211	04/18/22 SWR-NEOPRENE SHEET W/ADHESIVE	39.79			5310	430600	220		101000
	5578603	04/18/22 PD-FLASH DRIVES	94.57			1000	420100	220		101000
		Total for Vendor:	4,305.80							
43109		1892 FLATHEAD COUNTY	613.76							
		FY 2021 MILA GRANT MATCHING FUNDS (\$2000.00) INVOICE #4								
	004	05/05/22 MLIA GRANT MATCHING FUNDS	313.76			1000	410100	399		101000
	5712	05/10/22 OWNER LIST - WOODWARD	75.00*			1000	411000	390		101000
	5709	05/09/22 OWNER LIST - OBRIEN, MITCHELL	75.00*			1000	411000	390		101000
	5702	05/04/22 OWNER LIST - BLACKWELL	75.00			1000	411000	399		101000
	5701	05/04/22 OWNER LIST - D & L SMITH	75.00			1000	411000	399		101000
		Total for Vendor:	613.76							
43102		663 FLATHEAD COUNTY SOLID WASTE	2,486.80							
		SLUDGE HAULING 4/1/22-4/30/22								
	6400	04/30/22 SWR-SLUDGE HAUL 4/1/22-4/30/22	2,486.80			5310	430600	395		101000
		Total for Vendor:	2,486.80							
43104		24 FLATHEAD COUNTY TREASURER	686.00							
	043022	04/30/22 CRT-TECH SUR 4/22	311.00			1000	212201			101000
	043022	04/30/22 CRT-LEA/CRIM CONV SURCHRG 4/22	345.00			1000	212201			101000
	043022	04/30/22 CRT-PUBLIC DEF FEES 4/22	30.00			1000	212205			101000
		Total for Vendor:	686.00							

05/13/22
10:34:21

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 5/22

Page: 5 of 13
Report ID: AP100V

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
43126		21 FLATHEAD ELECTRIC COOP INC	13,824.23					
	3/25-4/24/22							
	043022	04/30/22 FAC-3/25-4/24/22	459.25			1000 411200	341	101000
	043022	04/30/22 PD-3/25-4/24/22	41.24			1000 420100	341	101000
	043022	04/30/22 FD-3/25-4/24/22	318.26			1000 420400	341	101000
	043022	04/30/22 PARKS-3/25-4/24/22	414.69			1000 460400	341	101000
	043022	04/30/22 POOL-3/25-4/24/22	65.86			1000 460445	341	101000
	043022	04/30/22 LIGHTING-3/25-4/24/22	2,638.26			2400 430200	341	101000
	043022	04/30/22 STRS-3/25-4/24/22	163.47			2500 430200	341	101000
	043022	04/30/22 WTR-3/25-4/24/22	3,639.29			5210 430500	341	101000
	043022	04/30/22 SWR-3/25-4/24/22	6,083.91			5310 430600	341	101000
		Total for Vendor:	13,824.23					
43123		2263 GCR COLUMBIA FALLS TIRE CENTER	79.99					
		TRAIL BLAZER SNOW TIRE CHANGE OVER.						
	807-50279	05/04/22 WTR-TRL BLZR TIRE X OVER	20.00*			5210 430500	361	101000
	807-50279	05/04/22 SWR-TRL BLZR TIRE X OVER	20.00			5310 430600	361	101000
	807-50279	05/04/22 STRS-TRL BLZR TIRE X OVER	20.00			2500 430200	361	101000
	807-50279	05/04/22 PLNG-TRL BLZR TIRE X OVER	19.99*			1000 411000	390	101000
		Total for Vendor:	79.99					
43143		2819 GLACIER MEDICAL ASSOCIATES	176.00					
		H GEORGE PHYSICAL						
	010522	01/05/22 WTR-H GEORGE PHYSCIAL	88.00*			5210 430500	399	101000
	010522	01/05/22 SWR-H GEORGE PHYSCIAL	88.00*			5310 430600	399	101000
		Total for Vendor:	176.00					
43098		1455 GRAINGER	98.80					
	9280979007	04/15/22 STRS-ADHESIVE	98.80			2500 430200	240	101000
		Total for Vendor:	98.80					
43135		2806 HANSON'S HARDWARE	51.72					
	601072	04/25/22 SWR-BUSHINGS, MISC SCREWS	9.75			5310 430600	240	101000
	601070	04/25/22 STRS-BUILD REMOVER	11.99			2500 430200	242	101000
	601198	05/05/22 STRS-9V BATTERIES	11.99			2500 430200	220	101000
	601203	05/05/22 WTR-FISH TAPE	17.99			5210 430500	212	101000
		Total for Vendor:	51.72					

05/13/22
10:34:21

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 5/22

Page: 6 of 13
Report ID: AP100V

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43144		1119 HDR ENGINEERING, INC.	15,265.52					
		WWTP AND SWERE IMPROVEMENTS (ARPA) PROJECT INV#2 MAR 27TH-APRIL 23RD						
		1200430930 05/06/22 WWTP & Swr Improvement Pro	15,265.52			5310 430600	930	101000
		Total for Vendor:	15,265.52					
43129		2849 J2 BUSINESS PRODUCTS	1,602.68					
		1170837-0 05/10/22 CRT-PERFORATED BIZ CARD PAP	17.86			1000 410360	210	101000
		1169034-0 05/05/22 WTR-STICKY NOTES	9.27			5210 430500	210	101000
		1169034-0 05/05/22 SWR-STICKY NOTES	9.27			5310 430600	210	101000
		1169034-0 05/05/22 FIN-STICKY NOTES	9.27			1000 410500	210	101000
		151631 04/30/22 PD-4/2022-4/2023 PRINT CONTRAC	840.00			1000 420100	363	101000
		1161179-0 04/12/22 PD-DET. MCCONNELL OFC CHAIR	375.00			1000 420100	212	101000
		1160134-0 04/08/22 FAC-CAN LINERS/CLEANER/TP/T	342.01			1000 411200	224	101000
		Total for Vendor:	1,602.68					
43115		1504 KALISPELL COPY CENTER	51.40					
		227134 04/28/22 STRS-FLAGS, POST CAPS	51.40			2500 430200	242	101000
		Total for Vendor:	51.40					
43112		2959 KALISPELL FORD	528.50					
		174565 05/03/22 PD-2017 FORD EXPLORER REPAIR	528.50			1000 420100	361	101000
		Total for Vendor:	528.50					
43139		2590 L.N. CURTIS & SONS	55.61					
		INV591721 04/29/22 FD-2.5" SHUTOFF ROLL PINS	55.61			1000 420400	220	101000
		Total for Vendor:	55.61					
43120		1690 LASALLE SAND & GRAVEL CORP	221.06					
		148622 04/06/22 WTR-3/4 CRUSH	54.46			5210 430500	230	101000
		148677 04/07/22 WTR-3/4 CRUSH	45.87			5210 430500	230	101000
		148681 04/07/22 WTR-3/4 CRUSH	60.83			5210 430500	230	101000
		148880 04/12/22 STRS-3/4 CRUSH	59.90			2500 430200	452	101000
		Total for Vendor:	221.06					

05/13/22
10:34:21

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 5/22

Page: 7 of 13
Report ID: AP100V

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43140		999999 LENNICK, AARON	2,790.00					
	040822	04/08/22 CITY SHARE 1151 FRONTAGE RD	2,790.00			5210 430500	360	101000
		Total for Vendor:	2,790.00					
43094		1080 LES SCHWAB TIRE CENTER	1,767.77					
		UNIT #18 NEW TIRES						
		UNIT #17 WINTER CHANGEOVER						
		UNIT # 20 WINTER CHANGEOVER						
		UNIT #18 WINTER CHANGEOVER						
	467639	05/03/22 PD-UNIT #18 NEW TIRES	1,411.88			1000 420100	361	101000
	467454	05/02/22 PD-#22 WNTR CHNGOVER	99.96			1000 420100	361	101000
	467514	05/02/22 PD-#20 WNTR CHNGOVER	99.96			1000 420100	361	101000
	467433	05/02/22 PD-#17 TPMS SENSOR REPLACE	155.97			1000 420100	361	101000
		Total for Vendor:	1,767.77					
43128		735 MASTER TECH REPAIR	20.00					
	7080-02	05/02/22 FD-AIR FILTERS	20.00			1000 420400	240	101000
		Total for Vendor:	20.00					
43108		3003 MERIWETHER MECHANICAL AND DRAIN	250.00					
		STATION 42 BOILER SERVICE. PURGE AIR FROM SYSTEM						
	698	04/15/22 FD-STATION 42 BOILER SERVICE	250.00*			1000 420400	366	101000
		Total for Vendor:	250.00					
43127		146 MIKE'S CONOCO CORPORATE OFFICE	13.29					
	525	04/20/22 STRS-PROPANE FOR UPM PATCHING	13.29			2500 430200	220	101000
		Total for Vendor:	13.29					
43111		43 MONTANA ENVIRONMENTAL LABORATORY	415.00					
		STATEMENT ENDING 4/30/22						
	2203466	04/13/22 WTR-COLIFORM	135.00			5210 430500	394	101000
	2202930	04/08/22 SWR-NITRATE+NITRITE, TKN	60.00			5310 430600	394	101000
	2203219	04/13/22 SWR-AMMONIA, TKN, NITRATE+NIT	85.00			5310 430600	394	101000
	2203501	04/20/22 SWR-NITRATE+NITRITE, TKN	60.00			5310 430600	394	101000
	2203750	04/28/22 SWR-NITRATE+NITRITE, TKN	60.00			5310 430600	394	101000
	2203222	04/15/22 SWR-DISOLVED ALUMINUM	15.00			5310 430600	394	101000
		Total for Vendor:	415.00					

05/13/22
10:34:21

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 5/22

Page: 8 of 13
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
43145		194 MONTANA RURAL WATER SYSTEMS, SMALL SYSTEM OPERATOR TRAINING	70.00					
	051122	05/11/22 SWR-MRWS TRAINING J PALIGA	70.00			5310 430600	380	101000
		Total for Vendor:	70.00					
43096		3119 MONTANA TRUCK WORKS, LLC	4,845.92					
	210354	04/25/22 FD-2002 SPARTAN UNIT #457	4,845.92*			1000 420400	361	101000
		Total for Vendor:	4,845.92					
43136		1247 MURDOCH'S RANCH & HOME KALISPELL	246.36					
	8082/34	04/26/22 SWR-SVC TRUCK WASHDOWN PUMP	143.07			5310 430600	940	101000
	8085/34	04/27/22 SWR-SVC TRUCK WASH PUMP RTN	-139.99			5310 430600	940	101000
	8120/34	05/04/22 STRS-PICK SET, SCRIBE	31.94			2500 430200	240	101000
	8086/34	04/27/22 SWR-SVC TRUCK WASH WTR PUMP	149.99			5310 430600	940	101000
	8081/34	04/27/22 SWR-SVC TRUCK WASH WTR PUMP	61.35			5310 430600	940	101000
		Total for Vendor:	246.36					
43131		52 NAPA AUTO PARTS	300.30					
	003019	04/25/22 SWR-TUBING, CLAMPS, COUPLERS	40.25			5310 430600	240	101000
	003019	04/25/22 SWR-GREASE GUN	40.49			5310 430600	212	101000
	002982	04/25/22 SWR-SVC TRUCK CLAMP, CABLE, BLOK	100.61			5310 430600	240	101000
	003119	04/26/22 SWR-SWR TRUCK COUPLERS	0.67			5310 430600	240	101000
	004195	05/04/22 SWR-GENERATOR PARTS	78.29			5310 430600	240	101000
	998866	03/17/22 STRS-MUD/SPLASH FLAPS	39.99			2500 430200	232	101000
		Total for Vendor:	300.30					
43101		520 NORCO, INC.	11.70					
	34830222	04/30/22 STRS-CYLND RENT APR 2022	11.70			2500 430200	220	101000
		Total for Vendor:	11.70					
43137		2002 NORTHWEST PARTS & EQUIPMENT &	611.38					
	C307490	04/20/22 STRS-GUTTER BROOM 5PCS	284.00			2500 430200	212	101000
	C307838	04/28/22 STRS-29 PC DRILL SET	130.00			2500 430200	212	101000
	C307838	04/28/22 STRS-TOWELS, TEFLON TAPE	20.35			2500 430200	220	101000
	C307812	04/27/22 SWR-SVC TRUCK HOIST PARTS	9.53			5310 430600	240	101000
	C721888-01	04/22/22 PRKS-12V STARTER	167.50			1000 460400	232	101000
		Total for Vendor:	611.38					

05/13/22
10:34:21

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 5/22

Page: 9 of 13
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
43099		1437 NORTHWESTERN ENERGY	2,300.99					
		NATURAL GAS SERVICE 3/24-4/23/22						
	042422	04/24/22 FAC-3/24-4/23/22	629.82			1000 411200	344	101000
	042422	04/24/22 PD-3/24-4/23/22	72.40*			1000 420100	344	101000
	042422	04/24/22 FD-3/24-4/23/22	384.24			1000 420400	344	101000
	042422	04/24/22 STRS-3/24-4/23/22	302.72			2500 430200	344	101000
	042422	04/24/22 WTR-3/24-4/23/22	104.97			5210 430500	344	101000
	042422	04/24/22 SWR-3/24-4/23/22	806.84*			5310 430600	344	101000
		Total for Vendor:	2,300.99					
43116		801 PACIFIC STEEL & RECYCLING	721.53					
	7995512	04/28/22 FAC-CITY HALL HEATER COVER	432.91			1000 411200	240	101000
	7995512	04/28/22 WTR-SQUARE STEEL TUBES	144.31			5210 430500	240	101000
	7995512	04/28/22 STRS-SQUARE STEEL TUBES	144.31			2500 430200	240	101000
		Total for Vendor:	721.53					
43125		3168 PAXXO (USA) INC	444.81					
	F22-126	04/28/22 SWR-COMPATOR SCREENING BAGS	444.81			5310 430600	220	101000
		Total for Vendor:	444.81					
43118		66 POSTMASTER	138.00					
	050122	05/01/22 FD-PO BOX 1816 ANNUAL FEE	138.00			1000 420400	310	101000
		Total for Vendor:	138.00					
43113	E	3008 REPUBLIC SERVICES	1,022.48					
	APRIL							
	246258	04/30/22 PRKS-PORTA POTTIES APRIL 2022	1,022.48			1000 460400	399	101000
		Total for Vendor:	1,022.48					
43146		3169 RILEY, NATHAN	64.00					
	050422	05/04/22 WTR-MEALS CPO TRAINING	64.00			5210 430500	380	101000
		Total for Vendor:	64.00					

05/13/22
10:34:21

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 5/22

Page: 10 of 13
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
43133		3166 SOBCZAK, CALEB	19.99					
	9965059	04/28/22 PLG-BLUETOOTH TRANSMITTER	19.99			1000 410500	210	101000
		Total for Vendor:	19.99					
43122		1653 SUPER 1 FOODS	19.48					
	07-2863978	05/05/22 POOL-SUCKERS & CANDY	17.05			1000 460445	220	101000
	09-1683983	04/12/22 SWR-AMMONIA DEWATER CLEAN	2.43			5310 430600	240	101000
		Total for Vendor:	19.48					
43124		3068 SUPERIOR LAND & LAWN CARE LLC	450.00					
		LAWN MOWING/THATCHING AND CLEAN UP						
	10100500	05/04/22 FD-LAWN MOWING STA #42	200.00*			1000 420400	399	101000
	1860	04/20/22 FD-2/2 & 2/21 SNOW REMOVAL	250.00*			1000 420400	399	101000
		Total for Vendor:	450.00					
43100		2699 THE MAIL ROOM, INC	277.59					
	D109058	05/02/22 PD-MAIL SRVS 4/18-4/29/22	20.63			1000 420100	310	101000
	D109058	05/02/22 FIN-MAIL SRVS 4/18-4/29/22	15.54			1000 410500	310	101000
	D109058	05/02/22 WTR-MAIL SRVS 4/18-4/29/22	74.17			5210 430500	310	101000
	D109058	05/02/22 SWR-MAIL SRVS 4/18-4/29/22	74.17			5310 430600	310	101000
	D109058	05/02/22 CRT-MAIL SRVS 4/18-4/29/22	23.80			1000 410360	310	101000
	D109058	05/02/22 PLN-MAIL SRVS 4/18-4/29/22	68.74*			1000 411000	310	101000
	D109058	05/02/22 FIRE-MAIL SRVS 4/18-4/29/22	0.54*			1000 411000	310	101000
		Total for Vendor:	277.59					
43114		3016 TRANSUNION RISK AND ALTERNATIVE	100.00					
	202204-1	04/30/22 PD-04/01/22-04/30/22	100.00			1000 420100	335	101000
		Total for Vendor:	100.00					
43141		3063 UTILITIES UNDERGROUND LOCATION	109.90					
		MONTH OF SERVICE APRIL						
		70 UDIGS						
	2045069	04/30/22 WTR-APRIL 2022 UDIGS	36.63			5210 430500	318	101000
	2045069	04/30/22 SWR-APRIL 2022 UDIGS	36.63			5310 430600	318	101000
	2045069	04/30/22 STRS-APRIL 2022 UDIGS	36.64			2500 430200	318	101000
		Total for Vendor:	109.90					

05/13/22
10:34:21

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 5/22

Page: 11 of 13
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/	Document \$/	Disc \$						Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund Org	Acct	Object	Proj	Account
43105		1134 VICTIM-WITNESS ADVOCATE PROGRAM	230.00							
	050222	05/02/22 CRTS-APRIL 2022	230.00			2917	410360	356		101000
		Total for Vendor:	230.00							
43132		84 WESTERN BUILDING CENTER	307.97							
	4686297	04/21/22 PRKS-ORANGE SPRAY PAINT	7.49			1000	460400	220		101000
	4687123	04/28/22 FAC-NEW DRYER IN JANITOR CLOS	19.77			1000	411200	212		101000
	4688421	05/10/22 FD-STATION 42 REPAIRS	207.38			1000	420400	240		101000
	4687456	05/02/22 STRS-STRING LINE REEL 270'	19.18			2500	430200	240		101000
	4687967	05/05/22 FD-SWIVEL SAFETY LOCK	24.98			1000	420400	240		101000
	4688004	05/06/22 STRS-40W BULB	2.09			2500	430200	240		101000
	4687934	05/05/22 PRKS-HOERNER PLAYGROUND INSTA	13.20			4010	460400	930		101000
	4687904	05/05/22 PRKS-HOERNER PLAYGROUND INSTA	8.80			4010	460400	930		101000
	4687145	04/28/22 WTR-UPTOWN HEARTH PROJECT	5.08			5210	430500	230		101000
		Total for Vendor:	307.97							
43117	E	2733 WEX Fleet Universal	6,247.56							
		STATEMENT ENDING 4/30/22								
	80637815	04/30/22 PD-APRIL FUEL	1,937.20*			1000	420100	231		101000
	80637815	04/30/22 PD-APRIL FUEL	43.89			1000	420100	380		101000
	80637815	04/30/22 FIRE-APRIL FUEL	616.06*			1000	420400	231		101000
	80637815	04/30/22 PRKS-APRIL FUEL	151.05			1000	460400	231		101000
	80637815	04/30/22 WTR-APRIL FUEL	519.29			5210	430500	231		101000
	80637815	04/30/22 SWR-APRIL FUEL	841.00			5310	430600	231		101000
	80637815	04/30/22 STRS-APRIL FUEL	2,043.04			2500	430200	231		101000
	80637815	04/30/22 FAC-APRIL FUEL	13.80			1000	411200	231		101000
	80637815	04/30/22 BLDG-CALEB TRAINING IN HELEN	82.23			2394	420500	380		101000
		Total for Vendor:	6,247.56							
		# of Claims 54	Total:	88,498.85						
		Total Electronic Claims		12,294.95						
		Total Non-Electronic Claims		76203.90						

05/13/22
10:34:21

CITY OF COLUMBIA FALLS
Fund Summary for Claims
For the Accounting Period: 5/22

Page: 12 of 13
Report ID: AP110

Fund/Account	Amount
1000 GENERAL FUND	
101000 CASH/CASH EQUIVALENTS	\$27,501.02
2394 BUILDING CODE ENFORCEMENT FUND	
101000 CASH/CASH EQUIVALENTS	\$4,479.11
2400 SPECIAL LIGHTING DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	\$2,638.26
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	\$3,815.12
2917 CRIME VICTIMS ASSISTANCE FUND	
101000 CASH/CASH EQUIVALENTS	\$230.00
4010 CAPITAL PROJECTS FUND - Parks	
101000 CASH/CASH EQUIVALENTS	\$134.85
5210 WATER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$20,489.10
5310 SEWER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$29,211.39
Total:	\$88,498.85

05/13/22
10:34:22

CITY OF COLUMBIA FALLS
Claim Approval Signature Page
For the Accounting Period: 5 / 22

Page: 13 of 13
Report ID: AP100A

Council Meeting Date: 05/16/2022

Claims Submitted to Council: \$ 88,498.85

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 claim is significant:

Ferguson Waterworks - \$11,172.53 Meters, fire hydrant parts and waterline supplies. (Fund 5210 & 4010)
HDR Engineering Inc. - \$15,265.52 WWTP and sewer improvements (ARPA) (Fund 5310)

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

05/12/22
09:29:56

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 05/13/22 to 05/13/22

Page: 1 of 2
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
ADDL HOURS (Additional)	0.00		9.45
COMA HOURS (Comp Time Accumulated)	3.75		
COMP HOURS (Comp Time Used)	1.00		21.47
OVER HOURS (Overtime)	19.50		943.27
OVRTD HOURS (STEP overtime)	10.00		401.31
REG HOURS (Regular Time)	2,180.00		61,463.89
REG1 HOURS (Additional to regular)	20.00		962.39
SHFI HOURS (Step B)	4.00		6.00
SHFN HOURS (Shift B)	214.00		214.00
SHFQ HOURS (OVT B)	4.00		6.00
SICK HOURS (Sick Time)	193.00		5,189.69
VACA HOURS (Vacation Time Used)	112.00		2,984.16
GROSS PAY	72,201.63	0.00	
NET PAY	47,307.20	0.00	
AFLAC-POSTTAX	111.67	0.00	
AFLAC-PRETAX	81.08	0.00	
CHILD SUPPORT	88.61	0.00	
CHILD SUPPORT P	413.07	0.00	
CITY OF COLUMBI	20.00	0.00	
FIT	5,814.53	0.00	
FLEX ALLEGIANCE	1,017.16	27.50	
FLEX DEP CARE	208.33	2.50	
FOP	280.00	0.00	
HEALTHINS/PRE	3,078.78	15,774.45	
MEDICARE	1,016.68	1,016.68	
MT ST FIRE ASSO	29.68	0.00	
NATIONWIDE/CITY	0.00	2,298.98	
NATIONWIDE/EMP	387.50	0.00	
P.E.R.S.	3,540.25	3,974.92	
PERS/FURS	317.60	426.24	
PERS/POLICE	2,074.52	3,321.53	
SIT	3,137.00	0.00	
SOCIAL SECURITY	2,712.74	2,712.74	
TEAMSTERS DUES	308.00	0.00	
UNEMPL. INSUR.	0.00	397.13	
UNUM LIFE INS.	118.77	0.00	
WA CHILD SUPPOR	138.46	0.00	
WORKERS' COMP	0.00	2,075.44	
CHARLES SCHWAB	1,487.30	0.00	
FIRST INTERSTAT	1,998.59	0.00	
FREEDOM BANK	1,219.76	0.00	
GLACIER BANK KA	4,425.92	0.00	
GLACIER BANK/CF	17,909.00	0.00	
GLACIER BANK/WF	1,634.89	0.00	
PARKSIDE CR U	9,563.11	0.00	
THREE RIVERS	1,057.97	0.00	
USAA FEDERAL	1,138.34	0.00	
USBANK.	2,190.36	0.00	

Payroll 5-13-2022
\$82,284.42
Barb Stalant

05/12/22
09:29:56

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 05/13/22 to 05/13/22

Page: 2 of 2
Report ID: P130

VALLEY BANK KAL	100.00	0.00
VERIDIAN CREDIT	400.00	0.00
WELLS FARGO	1,017.30	0.00
WFISH CR UNION	3,164.66	0.00
FIT/SIT BASE	61,704.74	0.00
MEDICARE BASE	70,115.26	0.00
PERS BASE	70,831.66	0.00
SOC SEC BASE	43,753.94	0.00
UN BASE	72,201.63	0.00
WC BASE	71,753.45	0.00

Total 32,028.11
Total Payroll Expense (Gross Pay + Employer Contributions): 104,229.74

Check Summary

Payroll Checks Prev. Out.	\$1,677.72
Payroll Checks Issued	\$3,376.30
Payroll Checks Redeemed	\$0.00
Payroll Checks Outstanding	\$5,054.02
Electronic Checks	\$78,908.12

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Social Security	5425.48	5425.48		212260
Medicare	2033.36	2033.36		212260
P.E.R.S.	7515.17	7515.17		212270
Unempl. Insur.	397.13	1580.10	1977.23	212210
Workers' Comp	2075.44	8232.28	10307.72	212220
FIT	5814.53	5814.53		212260
SIT	3137.00	3137.00		212260
AFLAC-PRETAX	81.08	81.08	162.16	212230
NATIONWIDE/EMP	387.50	387.50		212280
Teamsters dues	308.00	308.00	616.00	212310
PERS/Police	5396.05	5396.05		212240
NATIONWIDE/CITY	2298.98	2298.98		212280
AFLAC-POSTTAX	111.67	111.67	223.34	212230
PERS/FURS	743.84	743.84		212275
MT ST FIRE ASSO	29.68	29.68		212315
HEALTHINS/PRE	18853.23	18853.23	37706.46	212400
CITY OF COLUMBI	20.00	20.00		212450
UNUM LIFE INS.	118.77	118.77	237.54	212400
FLEX ALLEGIANCE	1044.66	1044.66		212285
CHILD SUPPORT	88.61	88.61		212330
CHILD SUPPORT P	413.07	413.07		212330
WA CHILD SUPPOR	138.46	138.46		212330
FOP	280.00	280.00		212335
FLEX DEP CARE	210.83	210.83		212285
Total Ded.	56922.54	29285.13	34977.22	51230.45

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

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD MAY 02, 2022**

REGULAR MEETING – 7:00 P.M.

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

ROLL CALL: Councilor Fisher, Councilor Lovering, Councilor Piper, Councilor Karper, Councilor Robinson, Councilor Shepard (via zoom) and Mayor Barnhart.

Also Present: City Manager Nicosia, City Clerk Staaland, City Attorney Breck, City Planner Mulcahy and Police Detective McConnell.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA: Councilor Robinson motioned to approve the Agenda, seconded by Councilor Fisher and the motion carried.

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

Approval of Claims - May 2, 2022 - \$67,178.91

Approval of Payroll Claims - April 29, 2022 - \$85,106.77

Approval of April 18, 2022 Regular City Council Meeting Minutes

Approval of Morrison-Maierle Engineering Services Contract - Reconstruct and Overlay Project and authorize City Manager to execute

Approval of KJ Engineering Miscellaneous Services Agreement and authorize City Manager to execute

Approval of SANE Exam Services Contract - Logan Health Medical Center and authorize City Manager's signature

Approval of BNSF Utility Inspector Agreement and Permit 22-13906 for Water Main Installation on 12th Ave West and authorize City Manager to execute all necessary documents

Approval of the Certificate of Completion - 2020 Water System Revenue Bonds and authorize submission to MT DNRC (one-year project completion)

APPOINTMENTS:

Police Commission - Reappoint Shawn Bates, 3 year term ending April 2025

Councilor Lovering motioned to reappoint Shawn Bates to the Police Commission for a 3 year term ending April 2025, seconded by Councilor Robinson and the motion carried.

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

Mayor Barnhart read the notice of hearing and requested the staff report presentation:

Public Hearing: Request to Amend a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

Ruis Holdings 540 Nucleus Ave LLC is requesting an Amendment to their Planned Unit Development overlay for the property located at 540 Nucleus Avenue which was the former Bank of Columbia Falls site. The owner

is amending the design of the south building to allow a height of 40-feet to the top of parapet and also allow a casino in the proposed restaurant on the main floor. Otherwise, the building meets all use and dimensional requirements. The property is described as Lots 11-15 and also all that portion of the east half of the vacated alleyway lying adjacent to the west boundary line of said Lots 11-15 inclusive of Block 37 and Lot 10A of the Amended Plat of Lots 1-3 & Lots 6-10 of Block 37 according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

City Planner Mulcahy delivered Staff Report CPUD-22-02 as Findings of Fact. Mulcahy said this particular request was approved by the Planning Board on April 12, 2022. The developer decided to reduce the building apartments to 12 instead of having hotel suites, which will allow for suitable parking. A portion of the PUD is for a casino, which is allowed in the CB-4 zone with a Conditional Use Permit or a PUD. The PUD will allow for a maximum building height of 40 feet, 42 feet for the elevator and 50 feet for the stair tower which provides access for the fire department. The request is to allow for building height change and a casino within the bar and lounge area. Staff recommended approval.

With no public comment Mayor Barnhart opened and closed the public hearing at 7:04 p.m.

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

Mayor Barnhart read the hearing notice and requested the staff report presentation:

Public Hearing - Request for an Amendment to Conditional Use Permit to Construct 36 Apartment Units in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting an amendment to an approved Conditional Use Permit that allows the construction of 36 apartment units in two buildings, eighteen units in each building. The proposed amendment would allow the north building to allow owners of the units to offer short term rentals of the units. The south building would remain exclusively long-term rental (30-days or more). None of the other elements of the project change with the request of this amendment and this amendment only deals with the length of stay for the north building. The property is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tracts 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

City Planner Mulcahy delivered Staff Report CCU-22-01 as Findings of Fact. Mulcahy said the initial Conditional Use Permit was approved by Council in August of 2021, at which time the question was asked if the apartments would be long term or nightly rentals and the applicant stated they would be long term rentals. With this amendment, the applicant is asking to use one of the buildings for short term rentals. Mulcahy said the Amendment went before the Planning Board on April 12, 2022, and there was a substantial amount of public testimony. The Planning Board reviewed the findings and decided to add a paragraph in section d., which states "The proposed short-term usage impacts the immediate neighborhood because the frequency and high change-over of occupants in the building creates a transient nature which changes the character of the neighborhood." The Planning Board approved the amended findings on a 6-2 vote. Mulcahy said the recommendation from the Planning Board is to not approve the amendment. Mulcahy noted that staff did not make a recommendation on approval.

Mayor Barnhart asked Council if they had any questions for staff. Councilor Karper asked if the Planning Board voted down the request to amend the CUP. Mulcahy said that is correct however the applicant can still move forward with the original CUP with long term rentals. This amendment is to allow one building to be used as short term rentals. Mulcahy noted that the owner can still condo the units. Karper asked if the Planning Board's decision was based on the Findings of Fact. Mulcahy said the Board amended the findings to reflect that the proposed short term rentals would affect the nature of the neighborhood. Karper questioned if the new condo owners could do nightly rentals. Mulcahy said no they would be long term rentals only, we would not allow nightly rentals if the amendment was denied.

Mayor Barnhart asked if the units are to be used as condos would the building permit requirements be different. Mulcahy said there is no change in a building permit from apartments to condos.

Mayor Barnhart asked the applicant if he wished to address the Council.

The applicant Toby Gilchrist said the building cost for his project has gone up from 5.3 million to 8.2 million in 5 months. He said they are still trying to help with monthly rentals along with meeting the need of tourist housing. Gilchrist mentioned there seems to be a view that the one building would be a mini hotel, but there will be a variety of owners, some units being primary residences. The zone change was initially denied because the applicant did not include a traffic study, as recommended by City staff, which was done later and the zone change and conditional use permit subsequently approved. Gilchrist believes this amendment request is a good fit for the property location.

Mayor Barnhart opened the Public Hearing at 7:16 p.m.

Brooke Stearns Lawson resides at 292 Meadow Lake Blvd. Ms. Lawson said she and her husband were supportive of the original Conditional Use Permit as it would provide the need of long term housing. Nightly rentals fundamentally change the nature of the neighborhood dynamic. By marketing nightly rentals you are targeting out of state buyers. Ms. Lawson asked Council to please consider the fact that the Planning Board denied the amendment request.

With no further comments Mayor Barnhart closed the Public Hearing at 7:20 p.m.

Mayor Barnhart requested to hear from City Attorney Breck on his comments to the Planning Board. City Attorney Breck said he was discouraging the Board in making a decision to approve or disapprove purely on long term or short term rentals. Breck stated under the law it's residential whether you are staying for a week, two nights, 90 days or a year, you are still residing in the residence. Breck said he steered the Board back to the criteria for approval. Breck noted that there was plenty of discussion from the Planning Board on nightly rentals and how bad they were with disruptions. Additionally, they discussed the approval of the original CUP in 2021 with respect to the requested amendment. The business plan and economic analysis by the developer is not subject to review by the Planning Board or Council noted Breck. Breck stated the property is residential in nature regardless.

Council Fisher disclosed he attended the Planning Board meeting and had discussion with the applicant and to the community member here this evening.

Councilor Fisher made motion to approve Staff Report CCU-22-01 as Findings of Fact as amended, seconded by Councilor Piper.

Mayor Barnhart said after reading City Attorney Brecks comments in the Planning Board draft minutes he is uncertain that half the units used as short term rentals would create a problem with or change the nature of the neighborhood.

Councilor Piper said the neighborhood to him is a broad term. Piper said in previous meetings the discussion was on the need for long term rentals and perhaps we should look at the town as a neighborhood to a degree. Piper said he does not think it fits well with the neighborhood.

Councilor Lovering believes the amendment correctly notes that short term rentals change the nature of the neighborhood due to the potential of having up to 18 short term rentals. Lovering believes having one nightly rental coming into the residential area is different than a possibility of 18 in a relatively small residential area and believes it does change the nature of the area.

Ayes: Lovering, Piper, Robinson, Shepard, Fisher and Karper. Noes: Barnhart.

Councilor Lovering motioned to deny the request for the amendment to the conditions, seconded by Councilor Piper with Council voting as follows. Ayes: Piper, Robinson, Shepard, Fisher, Karper and Lovering. Noes: Barnhart.

Mayor Barnhart read the notice of upcoming hearings:

Notice of Public Hearings - Planning Board May 10th and City Council June 6th:

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, May 10, 2022 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Monday June 6, 2022 starting at 7:00 p.m. in the same location.

Request a Conditional Use Permit to construct two six-plex apartments in the Columbia Falls Zoning Jurisdiction:

A request by Big Sky Living, LLC for a Conditional Use Permit (CUP) to build a six-plex condominium/apartment building on each of two lots owned by the applicant. As a result, there will be a total of twelve units proposed. The six-plex will occupy Lots 166 and 167 of Hilltop Homes Subdivision located on Diane Road in Columbia Falls. The properties are zoned CRA-1 (Multi-Family Residential) which requires a CUP to construct a three-plex or greater within the zoning district. The properties are addressed at 9 and 11 Diane Road and described as Lots 166 and 167 of the Hilltop Homes subdivision in Section 18, Township 30 North, Range 22 West, P.M.M., Flathead County

Request to change the zoning from CR-5 (Two-Family Residential) to CR-3 (One-Family Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Rhonda Hoon, is requesting a zone change at 1115 Nucleus Avenue in the Columbia Falls area from the current CR-5 (Two-Family Residential) to a CR-3 (One-Family Residential) designation. The property currently has a house and a detached garage on the property. The applicant would like to convert the garage to an accessory dwelling. The property is described as Lot 3, Block 8 of Nucleus Addition in Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County.

ORDINANCES / RESOLUTIONS:

First Reading - Ordinance # 816: An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map to Allow the Development of an Amended Planned Unit Development (PUD) Overlay at 540 Nucleus Avenue Described as Lots 11 Thru 15 And Also All That Portion Of The East Half Of The Vacated Alleyway Lying Adjacent to the West Boundary Line of Said Lots 11 – 15 Inclusive of Block 37 and Lot 10A of the Amended Plat of Lots 1-3 & Lots 6-10 of Block 37, Columbia Falls, Montana, According to the Map or Plat Thereof on File and of Record in the Office of the Clerk and Recorder of Flathead County, Montana.

Councilor Fisher made motion to approve the First Reading of Ordinance # 816, seconded by Councilor Lovering and the motion carried.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor Lovering said she has been hearing a lot of feedback from unhappy people that the tennis courts are used by the tennis team but the public cannot use them due to a lock on the gate. Lovering was told that perchance some students have the gate key and are using the courts outside of school related use. Nicosia said she has not heard of that happening as there is an agreement with the school for practice and meets only. The courts are on the calendar to be sealed in June and the City has to have them clean. Nicosia said the City gave strict use guidelines for school use only and will contact Mr. Bowman right away.

Councilor Karper said the Arbor Day celebration is this Friday at River's Edge Park and the public is welcome to attend.

Councilor Shepard said he received a letter from Chad Campbell regarding Senator Tester's response to the EPA about covering dumps in the State of Montana.

Mayor Barnhart inquired about the two hour parking signs on Nucleus Ave. Nicosia said the City has to meet with MDOT considering it is their right of way to verify requirements.

Mayor Barnhart said we talked about more visible parking and believes we need to look at priorities at the next meeting. Fisher added there are a lot of tree roots coming up under the sidewalks and would like to make a list and work towards getting them repaired.

Mayor Barnhart also noted that there was discussion on putting chain link fencing on the backside of the baseball park. Nicosia said we moved the Hoerner Park fencing and the Baseball Association received a Roundup for Safety Grant to add fencing.

Mayor Barnhart said the "report a pothole" on the City website appears to not be working as he has reported the same pothole a couple times. City staff will look into the issue. Mayor Barnhart would like to see the burning regulations visible on the City website.

CITY MANAGER REPORT:

Nicosia reported that City staff met with the Rotary Club at the fishing pond; they would like to work with the City on a fishing pier. Fish Wildlife and Park is willing to work with us as well and they have some funding available. Nicosia also reported that FWP said they would provide gravel if the City would make an entrance where they can back in to stock the pond.

Nicosia noted that the BNSF utility agreement on the consent agenda will allow the City to put the water main under 12th Ave. W. as part of the EDA project. The 90 percent design plans have been submitted to EDA for approval and the engineer should be providing the 100 percent plans any time. We hope to hear from the EDA by the next council meeting.

Nicosia noted that the City is on the list of approval for our water project competitive grant and we should hear more by Friday.

The City found 6 million gallons of water loss with the 5th Ave. EN and 8th Ave EN repairs; waiting to see the pumping numbers when we turn on irrigation.

Nicosia said City staff is looking into the 2022 Season Pool fees and recommend keeping the passes and day use the same and potentially increasing the swim lesson fees 1st time lesson in city \$30, out of city \$37, repeat lesson \$25, private lesson \$25 per hour and pool party rates.

ADJOURN: Councilor Lovering motioned to adjourn at 8:17 p.m., seconded by Councilor Karper.

Mayor

City Clerk

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARINGS

Item No.4.

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, May 10, 2022 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Monday June 6, 2022 starting at 7:00 p.m. in the same location.

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Interested persons are allowed to attend the hearing(s) in person or via ZOOM. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed Conditional Use Permit or Zone Change, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481. To obtain the ZOOM meeting registration, contact City Clerk Barb Staaland via email or by calling (406) 892-4391 no later than 5:30 p.m. the day of the meeting.

DATED this 18th day of April, 2022

Susan Nicosia

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

Publish: Daily Interlake Sunday April 24th, 2022

To: Mayor & Council

From: Noise Ordinance Committee, City Attorney Breck & City Manager Nicosia

RE: Noise Ordinance

The committee met three times and received public comment on current conditions and a proposed noise ordinance. The Committee reviewed other City's ordinances and reviewed enforcement with the Police Chief and City Attorney. The Committee voted to send the proposed Chapter 9.17 to Council for review and comment at their final meeting on Tuesday, May 10th.

Chapter 9.17

NOISE

Sections:

- 9.17.010 Definitions.**
- 9.17.020 Purpose.**
- 9.17.025 Loud or raucous noise prohibited.**
- 9.17.030 Specific noises prohibited.**
- 9.17.035 Exemptions.**
- 9.17.040 Penalties.**

9.17.010 Definitions.

- A. "Noise-sensitive area" includes, but is not limited to, a sleeping facility, or real property normally used as a school, church, hospital, or public library.
- B. "Plainly audible" means any sound that can be heard by a reasonable individual of ordinary sensitivities using the individual's unaided hearing faculties, including understandable spoken words, comprehensible musical rhythms, and vocal sounds other than words.
- C. "Premises open to the public" includes any premises open to the general public for the use of motor vehicles whether the premises are publicly or privately owned and whether or not a fee is charged for the use of the premises.

D. “Public place” means any place to which the general public has access and a right to resort for business, entertainment, or other lawful purpose, but does not necessarily mean a place devoted solely to the uses of the public. It shall also include the front or immediate area of any store, shop, restaurant, tavern, or other place of business and also public grounds, areas, or parks.

E. “Residential area” means an area of the City that is designated as a residential land use district under the City’s Zoning Code.

F. “Residential care facility” means a living facility for more than five nonrelated individuals, which provides specialized care, supervision, treatment or training, or a combination of these for residents. This use classification includes but is not limited to assisted living facilities, congregate care facilities, nursing homes, convalescent homes and sanatoriums.

G. “Sleeping facility” includes, but is not limited to, a single family residential dwelling, multi-family condominium building, multi-family apartment building, residential mobile home, or residential care facility.

9.17.020 Purpose.

This chapter is enacted to protect, preserve, and promote the health, safety, welfare, peace, and quiet of the residents and visitors of Columbia Falls through the reduction, control, and prevention of loud and raucous noise, or any noise, which unreasonably disturbs, injures, or endangers their comfort, repose, health, peace, or safety, or causes public inconvenience, annoyance, or alarm to reasonable individuals of ordinary sensitivity.

9.17.025 Loud or raucous noise prohibited.

A. No person shall make, continue, or cause to be made or continued:

1. Any unreasonably loud or raucous noise within the jurisdictional limits of the City; or
2. Any noise, which unreasonably disturbs, injures, or endangers the comfort, repose, health, peace, or safety of reasonable individuals of ordinary sensitivity, within the jurisdictional limits of the City; or
3. Within the jurisdictional limits of the City, any noise which is so harsh, prolonged, unnatural, or unusual in time, place, or duration as to occasion unreasonable discomfort to any

individuals within the residential area from which said noises are heard, or as to unreasonably interfere with the peace and comfort of such residents or their guests, or operators or customers in places of business.

B. Factors for determining whether a sound is an unreasonably loud or raucous noise include, but are not limited to, the following:

1. The proximity of the sound to a sleeping facility;
2. The land use, nature, and zoning of the area from which the sound emanates and that of the area where it is heard;
3. The time of day or night when the sound occurs;
4. The duration of the sound;
5. Whether the sound is recurrent, intermittent, or constant;
6. Whether the sound is created by a sound-amplification device; and,
7. If the sound occurs in a residential area between 10:00 p.m. and 7:00 a.m.

9.17.030 Specific noises prohibited.

The following acts are declared to be per se violations of this chapter. Such acts include, but are not limited to:

A. *Unreasonable Noises.* The unreasonable making of, or knowingly and unreasonably permitting to be made, any unreasonably loud, boisterous or unusual noise, disturbance, commotion, or vibration in any residential dwelling, place of business, or upon any street, park, or other place or building. The ordinary and usual sounds, noises, commotion, or vibration incidental to the operation of these places when conducted in accordance with the usual standards of practice and in a manner which will not unreasonably disturb the peace and comfort of adjacent noise-sensitive areas or which will not detrimentally affect the operators of adjacent places of business are exempted from this provision.

B. *Sound Amplification Devices.* Except as allowed by a City special event permit, the unreasonably loud and raucous use or operation of a sound-amplifying device between the hours

of 10:00 p.m. and 7:00 a.m. on weekdays, and 10:00 p.m. and 10:00 a.m. on weekends and holidays in the following areas:

1. Within or adjacent to a noise-sensitive area.
2. Within a public place if the sound is plainly audible across the real property line of the public place from which the sound emanates, and is unreasonably loud or raucous.

C. *Yelling, Shouting, and Similar Activities.* Yelling, shouting, hooting, whistling, or singing in a residential area or in a public place, between the hours of 10:00 p.m. and 7:00 a.m., or at any time or place so as to unreasonably disturb the quiet, comfort, or repose of reasonable individuals of ordinary sensitivities. This subsection is to be applied only to those situations where the disturbance or claimed disturbance is not a result of the content of the communication made through the yelling, shouting, hooting, whistling, or singing, but due to the volume, duration, location, timing, or other factors not based on content.

D. *Construction and Similar Activities.*

1. The erection, excavation, demolition, alteration, or repair of a building in a residential area or within 500 feet of an occupied structure between the hours of 6:00 a.m. and 6:00 p.m.

E. *Noise – Sensitive Areas.* The creation of any unreasonably loud and raucous noise adjacent to any noise-sensitive area while it is in use, and which unreasonably interferes with the workings of the noise-sensitive area or its residents or inhabitants, or which disturbs the individuals in the noise-sensitive area.

F. *Blowers and Similar Devices.* In a residential area or noise-sensitive area, between the hours of 7:00 p.m. and 7:00 a.m., the operation of any noise-creating blower, power fan, or any internal combustion engine; provided, that the noise from the blower, power fan or internal combustion engine can be heard across the property line from which it emanates.

G. *Commercial Establishments Adjacent to Residential Property.* Unreasonably loud or raucous noise from the premises of any commercial establishment, including any outdoor area which is part of or under the control of the establishment, between the hours of 10:00 p.m. and 7:00 a.m., which is plainly audible at the nearest property line of a noise-sensitive area.

H. *Vehicle Horns, Signaling Devices and Similar Devices.* The sounding of any horn, signaling device, or other similar device, on any motor vehicle on a street or premises open to the public for more than 10 consecutive seconds. The sounding of any horn, signaling device, or other similar

device, as a danger warning, or that is necessary to the appropriate use of any emergency response vehicle or apparatus, is exempt from this prohibition.

I. *Loading or Unloading.* The creation of unreasonably loud, raucous and excessive noise in connection with the loading or unloading of any vehicle at a place of business or residence.

J. *Nonemergency Signaling Devices.* Sounding or permitting the sounding of any amplified signal from any bell, chime, siren, whistle, or similar device, intended primarily for nonemergency purposes, from any place for more than 10 consecutive seconds in any hourly period. The reasonable sounding of such devices by houses of religious worship or by the City for traffic control purposes are exempt from the operation of this subsection.

K. *Emergency Signaling Devices.* The intentional sounding or permitting the sounding of any emergency signaling device, including fire alarm, siren, whistle, or similar emergency signaling device, except in an emergency or except as provided in subsections [\(K\)\(1\)\(2\)](#)

1. The testing of an emergency signaling device occurring between 7:00 a.m. and 7:00 p.m. Any testing of such devices shall use only the minimum cycle test time. In no case shall such test time exceed five minutes. Testing of the emergency signaling system shall not occur more than once in any calendar month.

2. Sounding or permitting the sounding of any alarm system that terminates within 15 minutes of activation unless an emergency exists. If a false alarm occurs more than twice in a calendar month, then the owner or person responsible for the alarm system shall be in violation of this chapter.

L. *Radios, Televisions, Boomboxes and Similar Devices.* The use or operation of a radio, television, boombox, stereo, musical instrument, or similar device that produces or reproduces sound in a manner that is plainly audible to any individual other than the player or operator of the device, and those who are voluntarily listening to the sound, and:

1. Which unreasonably disturbs the peace, quiet, and comfort of residents and passers-by, or is plainly audible at a distance of 50 feet from the device in a commercial area or public space; or
2. Which unreasonably disturbs the peace, quiet, and comfort of residents in a residential area or noise-sensitive area.

9.17.035 Exemptions.

Sounds caused by the following are exempt from the provisions of 9.17.025 and [9.17.030](#) and are in addition to the exemptions specifically set forth in such sections.

- A. Motor vehicles on streets or premises open to the public; provided, that the prohibition in Sections [9.17.030\(H\) – \(L\)](#) continue to apply.
- B. Repairs of utility structures, which pose a clear and immediate danger to life, health or significant loss of property.
- C. Sirens, whistles, or bells lawfully used by emergency vehicles, or alarm systems used to signal an emergency, provided the prohibitions under Sections [9.17.030\(J\) and \(K\)](#) continue to apply.
- D. The emission of sound for the purpose of alerting individuals to the existence of an emergency or the emission of sound in the performance of emergency work.
- E. Repairs or excavations of bridges, streets or highways by or on the behalf of the City, County, State, or Federal government, between the hours of 7:00 p.m. and 7:00 a.m., when public welfare and convenience renders it impractical to perform the work between 7:00 a.m. and 7:00 p.m.
- F. Snow removal and routine road maintenance on public streets and commercial business parking lots as required between the hours of 7:00 p.m. and 7:00 a.m. to ensure public safety and efficient operations.
- G. Reasonable activities conducted on school playgrounds and public or private school grounds, which are conducted in accordance with the manner in which such spaces are generally used, including but not limited to school athletic and school entertainment events.
- H. Outdoor gatherings, public dances, shows, and sporting events, and other similar outdoor events; provided, that a special event permit has been obtained from the City beforehand.

9.17.040 Penalties.

- A. Violation of this chapter constitutes a misdemeanor in accordance with Columbia Falls Municipal Code Section 1.03.010.

B. Each violation of a separate provision of this chapter shall constitute a separate misdemeanor, and each day that a violation of a provision of this chapter is committed or is permitted to continue shall constitute a separate misdemeanor.

C. A finding that a person has committed a civil infraction in violation of this chapter shall not act to relieve the person from the provisions of this chapter.

D. Any fines assessed pursuant to this chapter are in addition to, and not in lieu of, any other civil or administrative penalty, sanction, or remedy otherwise authorized by law.



DATE: 4/11/2022

TO: City of Columbia Falls
130 6th St. West
Columbia Falls, Montana 59912

FROM: TRITON CONSTRUCTION, L.L.C.
30023 Saddle Drive
Big Arm, Montana 59910

PHONE: (406) 249-3266
WEBSITE: www.triton-trackandtennis.com
FAX: 1-888-385-0068

SUBJECT: Proposal for 4 new pickleball court construction at Columbus Park.

New 4 Pickle Ball Courts, Dimensions of 64' x 126'

SITE WORK

- Excavate sub-base materials, suitable materials will be piled for re-use, un-suitable materials will be piled on site.
- Excavate up to 12" in depth, if sub-base materials are not suitable to provide a stable base adjustments will be made in excavation depth. If additional excavation and materials are necessary those adjustments will be made as well. Additional work beyond 12" excavation depth will require contract adjustment and change order.
- Supply and install separation fabric over excavated sub-base.
- Use existing gravels from sub-base materials from previous tennis courts for sub-base and grade elevation of new pickle ball courts. If additional gravels are necessary to achieve final grade and sub-base, this would be in addition to the proposal.
- All materials will be compacted to provide stable sub-base for new asphalt.
- Supply and install up to 100 cubic yards of 3/4" crushed gravel for final grading, a 1% slope for court drainage will be provided.
- Supply and install new paved in place asphalt

FENCING

- Supply and install new colored (green) 4' perimeter fence with two 4' openings for access.
- Supply and install new colored fence fabric.
- Supply and install new top rail material for fencing.
- Gates proposed to be (2) 4' perimeter gates



SURFACING (4 Pickle Ball Court Layout)

- Supply and install 4 sets of net posts.
- Supply and install 4 new high quality pickle ball nets
- Supply and install one coat of acrylic resurfacer to the entire court surface area. Product #920-29 will be installed at approximately 0.06 gallons per square yard.
- Supply and install three color coats to the entire court surface area. Product # 920-27 and product # 920-05 will be installed at approximately 0.05 gallons per square yard.
- Pickle ball lines will be accurately laid out and installed
- Price includes the use of California Products Deco surfacing material and standard Deco tennis colors, specialty colors will be an additional cost.

TERMS: \$92,800.00*

*Pricing based on current material and shipping costs. Pricing at this time is very volatile, we can only hold pricing for 15 days at this time due to market conditions. Pricing based on working this project in with existing work in the area, additional mobilization cost would be incurred if not done in conjunction with existing projects.

- Site access can cause damage to the lawn this price does not include repairing affected lawn or irrigation. We can include access repair and irrigation repair if requested.
- All permits and associated expenses will be in addition to the above and will be the owner's responsibility.
- Additional required bonding or insurance requirements will affect cost .
- Triton follows the construction standards set forth by the USTA for tennis court construction. Please contact us with questions regarding this proposal.
- The surfacing must be completed when the weather is warm and dry, there will be no traffic allowed until the surfacing is completed and cured. New asphalt must cure for a minimum of 21 days before surfacing can begin. We must have access to the tennis court site with vehicles to move our materials on site. Water must also be provided at the job site for use in the surfacing process (hose bib).
- Above prices are based on today's costs, the prices will be good for a min. of thirty days, if the contract is issued after 30 days the prices are subject to change based on the market rates.



To schedule the work Triton Construction must receive a signed copies of this contract. Please return both pages by fax or mail.

Name and Billing Address

Name _____

Billing
Address _____

Signature _____

Position _____

Color Choices:

Interior _____

Permeriter _____

Triton Construction, LLC

Ben Terry

May 13, 2022

To: Mayor & Council

From: Parks Committee and City Manager Nicosia

The Parks Committee met on May 9, 2022 and reviewed the Columbus Park and Hoerner Park remaining development costs. One of the outstanding items is the completion of the pickleball courts at Columbus. The City will not receive notification from AARP on the \$40k until mid-May with public announcement on June 29th. Triton Construction LLC updated the quote from \$99K last year to \$92,800 based on the existing gravels. The Parks Committee is recommending approval of the \$92,800 contract so the project can be scheduled with the contractor. The work won't be complete until the 2022-23 FY budget. The City will receive the \$25k donation as soon as we request the funds, upon completion of the courts. The Parks Committee is recommending approval of the contract due to the significant public interest and new amenity for our citizens even in the event the City does not receive the \$40k AARP grant.

The Parks Committee also considered the addition of a sand volleyball court in the space left by the removal of the tennis courts. The quote was received on Thursday for \$18,650. This proposal will be considered in the 2022-23 FY Parks Budget.

The Columbus Park bathroom is slated for installation this month. The Parks Committee approved the installation of another bathroom in the 2022-23 FY; City staff will be providing estimates and priority locations in the near future.

Council Action Requested: Authorize City Manager to execute the Triton Construction LLC contract for the 4 new pickleball courts

Legend

- No Sidewalk
- Raise Grant
- Street Projects
- Road
- Urban Renewal District

Item No.7.

N

2ND AVE WN

1ST AVE WN

NUCLEUS AVE

1ST AVE

1ST ST E

2ND AVE W

1ST AVE W

2ND ST W

2ND ST E

3RD ST W

3RD ST E

4TH ST W

4TH ST E

5TH ST W

1ST AVE E

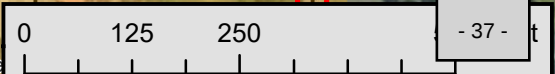
5TH ST E

6TH ST W

6TH ST E

7TH ST W

7TH ST E



Source: Esri, Maxar, GeoEye, AeroGRID, IGN, and the GIS User Community

May 13, 2022

To: Mayor & Council

From: City Manager Nicosia

RE: 2023 FY Health Insurance – City Portion & Deferred Compensation Contribution

The City received notice of a 3% health insurance premium increase from MMIA for the 2023 FY effective July 1st. The City allows employees to choose between 4 different plans: Bridger (80/20), Madison (70/30), Mission (60/40) or High Deductible. The Vision and Dental premiums remained the same as the past 4 years. The City did not increase the city portion of the premium last two years. We are fortunate that the increases are still single digit.

After analyzing this year's premiums, I am recommending that the City's contribution increases so the City is paying approximately 90% of the total premium across all coverages.

Current:	Recommended:
Family – \$1,782/month	Family - \$1,944/month
Employee/Spouse - \$1,293/month	Employee/Spouse - \$1,405/month
Employee/Child(ren) - \$1,208/month	Employee/Child(ren) – \$1,237/month
Single - \$650/month	Single - \$704/month

Additionally, the City's contribution toward the deferred compensation fund has been \$416/month, less appropriate withholding, for the last 16 years. I am recommending that the deferred compensation contribution be increased by \$54 for a monthly contribution of \$470.

Council Action Requested: Approve the 2023 FY City Contribution Rates

May 13, 2022

To: Mayor & Council

From: Susan M Nicosia, City Manager

RE: Disposition of Surplus Property

Pursuant to state statute, the City Council must declare their intent to sell or dispose of surplus assets in the most economical manner, including public auction or to any political subdivision of the State of Montana.

The Fire Department has equipment, detailed in the attached memo that is no longer used by the City. I have reviewed the request and concur with the request to dispose of these items.

Upon declaration by the Council, notice will be made to the public and the following items will be disposed or sold in the most efficient, cost effective manner.

Council Action Requested: Approve intent to dispose of surplus equipment

Columbia Falls Fire Department

Karl Weeks, Fire Chief/Marshal



130 6th Street West
Columbia Falls, Mt., 59912
(406) 892-3911 Office
cffire@cityofcolumbiafalls.com

Item No.9.

May 5, 2022

Susan,

It is the intent for the Columbia Falls Fire Department to surplus the following extrication equipment:

- 1 large Amkus gas hydraulic power unit (approximately 25 years old)
- 1 small Amkus portable gas hydraulic power unit (approximately 20 years old)
- 1 240V Amkus electric hydraulic power unit (approximately 20 years old)
- 2 Amkus spreaders with spare tips (approximately 25 years old)
- 1 small Amkus cutter (approximately 25 years old)
- 1 speedway Amkus cutter (approximately 25 years old)
- 1 Amkus combination tool (approximately 25 years old)
- 1 Amkus hydraulic RAM with extension (approximately 25 years old)

Thank you,

A handwritten signature in black ink, appearing to be "Karl Weeks", written over a horizontal line.

Karl Weeks

TASK ORDER NUMBER TWO
AGREEMENT TO FURNISH ENGINEERING SERVICES
to
COLUMBIA FALLS
for
GENERAL ENGINEERING & SURVEYING SERVICES

GLACIER GATEWAY PATH & SIDEWALK IMPROVEMENTS – WITH BIDDING ASSISTANCE

This Task Order provides for professional engineering services to be performed by ROBERT PECCIA & ASSOCIATES, INC. (hereinafter the Engineer), for the **CITY OF COLUMBIA FALLS** (hereinafter the Client), in accordance with Article 1 of the Agreement to Furnish Engineering Services to **CITY OF COLUMBIA FALLS** for **GENERAL ENGINEERING & SURVEYING SERVICES**, dated June 21, 2021 (hereinafter the Agreement). All provisions of the Agreement are incorporated by reference. This Task Order represents an authorization to proceed with the scope of services, schedule, and compensation described herein. This Task Order, when executed by both parties, shall become a supplement to and part of the basic Agreement.

ARTICLE 1. SCOPE OF SERVICES

The Engineer agrees to furnish the following professional engineering services in connection with the **GLACIER GATEWAY PATH & SIDEWALK IMPROVEMENTS – WITH BIDDING ASSISTANCE**, hereinafter referred to as the Project.

The Project can be defined as follows:

1. New curb and gutter, 5-foot-wide boulevard and 5-foot-wide concrete sidewalk along the eastern 6th Ave W Right-of-Way from the new Glacier Gateway School parking lot approach to the existing sidewalk located near the NE intersection corner of 6th Ave W and 7th St W.
2. New 8-foot-wide asphalt path along the south edge of the Glacier Gateway School property and along the southern edge of a privately owned property to complete a path connection between 6th Ave W and 4th Ave W.
3. See attached EXHIBIT A for a City of Columbia Falls provided site plan that further describes the above Project descriptions.

A. SURVEYING AND EASEMENT SERVICES

For this Project, the Engineer will perform a topographic survey of the project area. The survey will include the area needed to match existing facilities and to obtain data not currently available regarding surface improvements. Utility mapping will be based upon information provided by

others. Anticipated survey items under this task order include a complete topographic survey of the project area with utilities, pavement edges, drainage features, buildings, fences, and existing trees larger than 2" DBH. The Consultant will coordinate with U-DIG to have utility maps provided and to have the Project site utilities located prior to field survey being completed.

Using the field surveys, "as-built" drawings and any other information provided, the Consultant will prepare the Survey Base Drawing, in AutoCAD, showing the physical features of the project. This Survey Base Drawing will provide the basis for the design of the Project.

Boundary survey efforts will be completed along the portions of the path that will be placed on private property. An easement will be drafted for the path that will be placed upon private property. Signing by landowners and filing of the easement will be completed by the Client.

B. DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS

Project Meetings

Consultant will attend four (4) Team Meetings with the Client. Project details related to the Design Development and Construction Documents for the improvements will be discussed during these meetings.

Design Development

Consultant will perform engineering design development for the Project. Site design components will generally include:

- Asphalt Path Design to ADA Guidelines
- Concrete Sidewalk with Curb, Gutter, and Boulevard Design to PROWAG Guidelines
- Drainage Improvements per City of Columbia Falls Design Standards

Prepare Preliminary Construction Drawings

The Consultant will prepare preliminary construction drawings for the project. These drawings will include:

- General Sheets: The general sheets will include information and details for the construction of the project.
- Demolition Plans: The demolition plans will show what elements are to be removed and which elements shall be protected and maintained.
- Asphalt Path Plan & Profile Sheets: The asphalt path plan & profile sheets will show the alignment and profile for the new path segments. The asphalt path will be further defined by a typical section in the General Sheets.
- Concrete Sidewalk with Curb, Gutter, and Boulevard Plan & Profile Sheets: The sidewalk plan and profile sheets will show the alignment and profile of the new curb. The boulevard and sidewalk will be shown in plan view and will be further defined by a typical section in

the General Sheets.

- Storm Drainage Plan Sheets: The storm drainage plan sheets will show the location of new storm drainage elements. Surface conveyances, such as ditches, swales, curbs, etc., will be shown with contours, coordinates, and elevation for construction.

Opinion of Probable Costs

The Consultant will prepare a construction cost estimate for the Project. The estimate will be based on local “Bid Tabs” for similar work and estimated quantities for bid items, calculated from the design development efforts.

Deliverables & Schedule:

The Consultant will submit an electronic copy of the Preliminary Construction Drawings and Opinion of Probable Costs to the Client by **June 17, 2022**.

Construction Documents

The Consultant will incorporate all changes and comments provide by the Client. Consultant will perform final engineering design for the site work to a construction document level. Site design components will generally include:

- Asphalt Path Design to ADA Guidelines
- Concrete Sidewalk with Curb, Gutter, and Boulevard Design to PROWAG Guidelines
- Drainage Improvements per City of Columbia Falls Design Standards

Prepare 95% Construction Drawings and Contract Documents

The Consultant will prepare 95% construction drawings for the project. These drawings will include:

- General Sheets: The general sheets will include information and details for the construction of the project.
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- Storm Drainage Plan Sheets: The storm drainage plan sheets will show the location of new storm drainage elements. Surface conveyances, such as ditches, swales, curbs, etc., will be shown with contours, coordinates, and elevation for construction.

The Consultant will prepare 95% contract documents for the project. These contract documents will include:

- Advertisement for bid, instructions to bidders, proposal, general conditions, supplementary conditions, special provisions, and standard forms.
- For the specifications, the Engineer will incorporate the most current version of specifications from the Montana Public Works Standard Specifications (MPWSS), Sixth Edition, and the City of Columbia Falls Standards for Design and Construction, to the extent possible. The Engineer will supplement the specifications with additional technical specifications for work items that are not specifically addressed in either the MPWSS or City of Columbia Falls Standards for Design and Construction.

The Consultant will also incorporate the most current version of the prevailing wage rates that they believe are appropriate for this project. The Client shall review the prevailing wage rates that are selected for publication in the contract documents to determine if they agree that they are the appropriate rates for the project. Unless specifically directed by the Client to replace the wage rates selected, the Consultant will assume that the Client concurs in the rates chosen.

Update Opinion of Probable Costs

The Consultant will update the construction cost estimate for the Project. The estimate will be based on local “Bid Tabs” for similar work and estimated quantities for bid items, calculated from the construction document development efforts.

Internal Quality Assurance/Quality Control Review (QA/QC)

The Consultant will submit a QA/QC Review Set of Construction Documents (the 95% Construction Drawings & Contract Documents) for the Consultants Internal QA/QC Review.

Finalize Construction Drawings and Contract Documents for Bidding

The Consultant will incorporate all received Client and QA/QC comments. The consultant will prepare the finalized “for bidding” Construction Drawings and Contract Documents.

Deliverables & Schedule:

The Consultant will submit the 95% Construction Drawings and Contract Documents and Contract Documents along with the updated Opinion of Probable Costs to the Client by **Friday, July 1st, 2022.**

The Consultant will submit the finalized “for bidding” Construction Drawings and Contract Documents along with the finalized Opinion of Probable Costs to the Client by **Friday, July 15th, 2022.**

C. BIDDING ASSISTANCE

Producing Bidding Documents

The Consultant will print and produce ten (10) complete paper sets and a complete .PDF set of the contract documents. The .PDF set will be posted on QuestCDN's website for viewing and downloading by potential bidders. The Client will receive two (2) paper sets of the contract documents. The Consultant will receive two (2) paper sets of the contract documents. Three (3) paper sets will be retained to give to the successful low bidder. The remaining paper sets will be available for potential bidders to purchase, if they do not wish to print their own sets from RPA's website.

Preparing Official Bid Proposal (Vbid on QuestCDN)

The Consultant will prepare a .CSV file of the official bid proposal to be posted to QuestCDN.

Advertise for Bids

The Consultant will coordinate the advertisement for bids in the Daily Interlake for three (3) consecutive weekly advertisements. The advertisement will run on the same day once a week, for three consecutive weeks.

Invitations to Bid

In addition to the Advertisements for Bid, the Consultant will send out personal Invitations to Bid to a list of Contractors who may be interested in bidding on the project. The Consultant maintains a current listing of Contractors who perform certain types of work within the State.

A copy of the Invitation to Bid list will be provided to the Client so they can review the list of Contractors who have been personally invited to bid on their project. The Consultant will also ask the Client if there are any other Contractors to whom an Invitation to Bid should be sent.

Pre-Bid Conference

The Consultant shall schedule and conduct a Pre-Bid Conference for the project. The location and time for the Pre-Bid Conference will be clearly stated in the Invitation for Bids and/or Information for Bidders sections of the Contract Documents. The intent of this conference is to make the Contractors fully aware of the project requirements.

The Consultant is responsible for conducting the meeting and taking meeting notes and answering any technical questions. A Pre-Bid Conference Sign-In Sheet shall be circulated amongst the attendees for a record of those persons present.

The Consultant will send the Client a copy of the Pre-Bid Conference Sign-In Sheet, the Pre-Bid

Conference Agenda, and the conference meeting notes.

Issuing Addenda

On some projects it becomes necessary to send out a written addendum to the plans and/or specifications. The addenda serves to make clarifications or changes in the Contract Documents prior to the bid opening. All written addenda issued will become part of the Contract Documents and/or Construction Drawings and all bidders shall be bound by such addenda. All addendum will be posted to QuestCDN.

Bid Opening

The Consultant shall attend the Bid Opening. The Client will open the bids via QuestCDN. Bid Tabulations will be automatically generated by QuestCDN.

The Consultant will review all bids received for bid irregularities. Items to be reviewed include the Bid Bond, math errors in the bid, acknowledgment of receipt of any and all addenda, Contractor's registration number and proper completion of all bid document forms. If irregularities are discovered in the low bidder's package, the Consultant shall bring it to the attention of the Client and encourage them to consult their attorney.

Award Recommendation

After the Bid Opening has been reviewed and approved, the Consultant shall write a Recommendation of Award e-mail to the Client. A copy of the Bid Tabulations shall be attached to this e-mail.

The Recommendation of Award shall be based on the lowest responsive bid, the absence of any bid irregularities (or in accordance with an Attorney's opinion in the case of bid irregularities), and the ability of the Contractor to perform the work. If the Contractor's qualifications are not known, a Pre-Award Conference may be required prior to the Recommendation of Award.

The intent of a Pre-Award Conference is to determine if the Contractor is qualified to properly complete the work within the allotted construction time. The following topics will be considered in particular:

1. The Contractor's organization and equipment available for the project.
2. The Contractor's proposed construction schedule.
3. The Contractor's past performance on similar projects.
4. The Contractor's proposed wage rates for use on the project.
5. The Contractor's understanding of the plans and specifications.

If after the Pre-Award Conference it appears the Contractor is qualified to complete the project, the Consultant shall recommend award to the Contractor. If the Contractor does not appear to be qualified, the Consultant shall recommend to the Client the Contractor's bid be disqualified and

the next lowest bidder be considered - or that all bids be rejected and the project be re-bid, whichever their Attorney believes to be appropriate. The Consultant does not have the authority to make these decisions for the Client.

Notice of Award and Executed Contract Documents

Once a Contractor has been approved by the Client, the Consultant shall complete and transmit three copies of a Notice of Award to the Client for their signature. The Client shall be asked to sign the Notices and return to the Consultant for them to transmit all of them to the Contractor for their signature.

After the Contractor signs the Notice of Award, the Consultant shall transmit three copies of the Agreement Between Client and Contractor to the Contractor. The Contractor should be asked to sign all three copies and return them to our office, along with the required Performance and Payment Bonds, Certificates of Insurance, and Power of Attorney. This set of documents constitutes the Executed Contract Documents.

Upon receipt of the Contract Documents from the Contractor, the Consultant shall review the Agreement, Performance Bond, Payment Bond, Certificates of Insurance, Power of Attorney, and Workers' Compensation Certificate for conformance with the project requirements.

The Consultant will bind all of the Contract Documents together, along with copies of the Bid Proposal, Bid Bond and Bid Tabulations, and send to the Clients for review and signatures. Once executed, this bound book will be the Executed Contract Documents.

EXCLUSIONS:

The following items are excluded from this task order:

1. Construction administration/observation efforts;
2. Construction surveying and staking efforts;
3. Material testing;
4. Geotechnical engineering services;
5. Subsurface Utility Engineering (SUE) or other utility locating efforts not provided through the U-DIG program;
6. Easement negotiations, executing and filing of the path easement;
7. State of Montana NOI, SWPPP & NOT permitting efforts;
8. Public involvement;
9. Traffic control plans;
10. Erosion control plans;
11. Permitting.

ARTICLE 2. SCHEDULE

The Client has expressed a desire to proceed with construction of this project during the fall months of 2022. To assist with this goal, the Consultant can meet the following schedule assuming a written notice to proceed is provided by Friday, May 13th, 2022:

TASK	COMPLETION DATE
SURVEYING AND EASEMENT SERVICES	Friday, June 3 rd , 2022
DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS	Friday, July 15 th , 2022
BIDDING ASSISTANCE	Friday, August 26 th , 2022

ARTICLE 3. COMPENSATION

A. BUDGET

The budget for those services described above under Article 1, Scope of Services, shall be paid on a lump sum basis in the amount of \$49,000.00.

DATED this _____ day of _____, 2022.

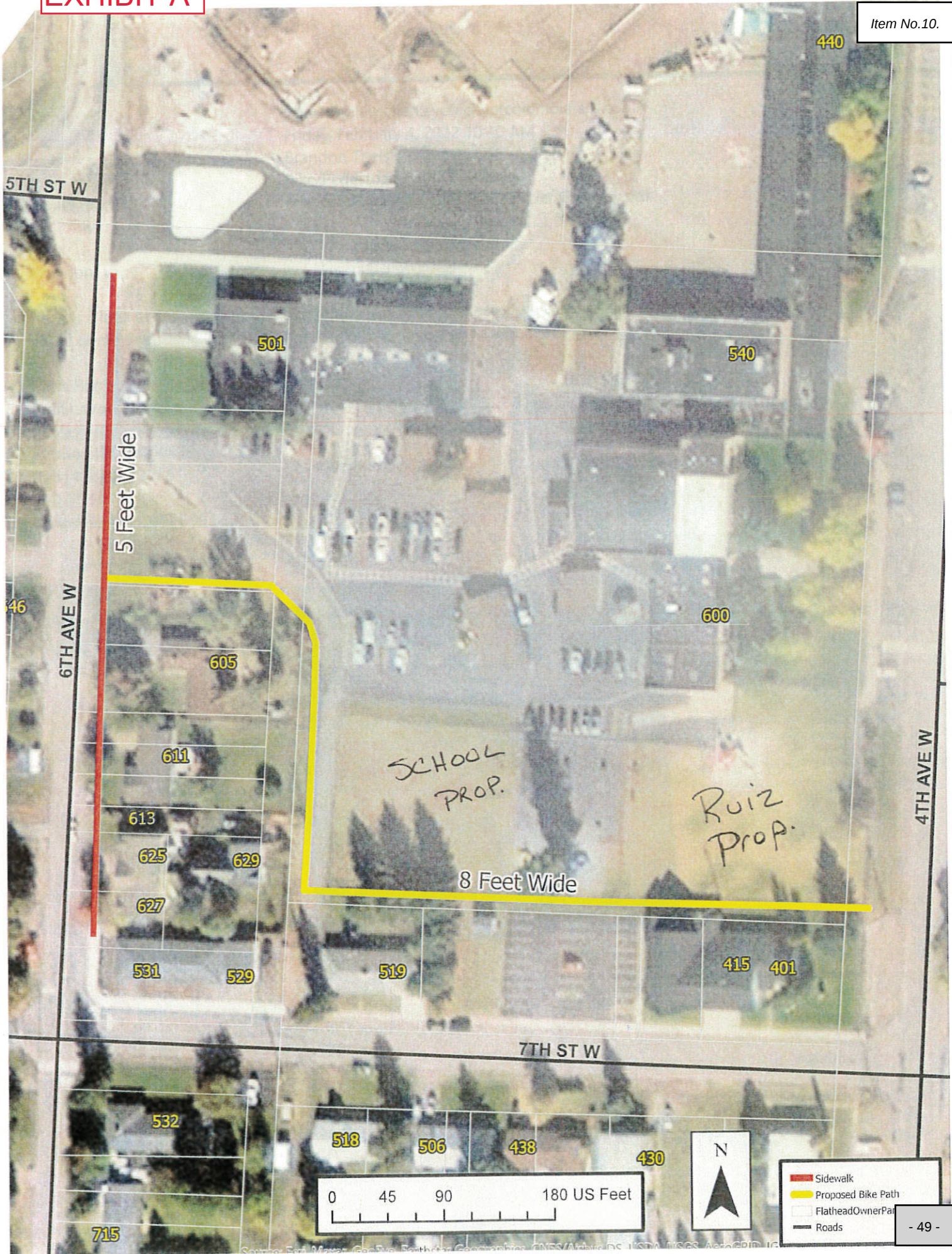
CITY OF COLUMBIA FALLS

By: _____

Title: _____

ROBERT PECCIA & ASSOCIATES, INC.

By: _____
Vice President



TASK ORDER NUMBER TWO
AGREEMENT TO FURNISH ENGINEERING SERVICES
to
COLUMBIA FALLS
for
GENERAL ENGINEERING & SURVEYING SERVICES

**GLACIER GATEWAY PATH & SIDEWALK IMPROVEMENTS – WITHOUT
BIDDING ASSISTANCE**

This Task Order provides for professional engineering services to be performed by ROBERT PECCIA & ASSOCIATES, INC. (hereinafter the Engineer), for the **CITY OF COLUMBIA FALLS** (hereinafter the Client), in accordance with Article 1 of the Agreement to Furnish Engineering Services to **CITY OF COLUMBIA FALLS** for **GENERAL ENGINEERING & SURVEYING SERVICES**, dated June 21, 2021 (hereinafter the Agreement). All provisions of the Agreement are incorporated by reference. This Task Order represents an authorization to proceed with the scope of services, schedule, and compensation described herein. This Task Order, when executed by both parties, shall become a supplement to and part of the basic Agreement.

ARTICLE 1. SCOPE OF SERVICES

The Engineer agrees to furnish the following professional engineering services in connection with the **GLACIER GATEWAY PATH & SIDEWALK IMPROVEMENTS – WITHOUT BIDDING ASSISTANCE**, hereinafter referred to as the Project.

The Project can be defined as follows:

1. New curb and gutter, 5-foot-wide boulevard and 5-foot-wide concrete sidewalk along the eastern 6th Ave W Right-of-Way from the new Glacier Gateway School parking lot approach to the existing sidewalk located near the NE intersection corner of 6th Ave W and 7th St W.
2. New 8-foot-wide asphalt path along the south edge of the Glacier Gateway School property and along the southern edge of a privately owned property to complete a path connection between 6th Ave W and 4th Ave W.
3. See attached EXHIBIT A for a City of Columbia Falls provided site plan that further describes the above Project descriptions.

A. SURVEYING AND EASEMENT SERVICES

For this Project, the Engineer will perform a topographic survey of the project area. The survey will include the area needed to match existing facilities and to obtain data not currently available regarding surface improvements. Utility mapping will be based upon information provided by

others. Anticipated survey items under this task order include a complete topographic survey of the project area with utilities, pavement edges, drainage features, buildings, fences, and existing trees larger than 2" DBH. The Consultant will coordinate with U-DIG to have utility maps provided and to have the Project site utilities located prior to field survey being completed.

Using the field surveys, "as-built" drawings and any other information provided, the Consultant will prepare the Survey Base Drawing, in AutoCAD, showing the physical features of the project. This Survey Base Drawing will provide the basis for the design of the Project.

Boundary survey efforts will be completed along the portions of the path that will be placed on private property. An easement will be drafted for the path that will be placed upon private property. Signing by landowners and filing of the easement will be completed by the Client.

B. DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS

Project Meetings

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Opinion of Probable Costs

The Consultant will prepare a construction cost estimate for the Project. The estimate will be based on local “Bid Tabs” for similar work and estimated quantities for bid items, calculated from the design development efforts.

Deliverables & Schedule:

The Consultant will submit an electronic copy of the Preliminary Construction Drawings and Opinion of Probable Costs to the Client by **June 17, 2022**.

Construction Documents

The Consultant will incorporate all changes and comments provide by the Client. Consultant will perform final engineering design for the site work to a construction document level. Site design components will generally include:

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Update Opinion of Probable Costs

The Consultant will update the construction cost estimate for the Project. The estimate will be based on local “Bid Tabs” for similar work and estimated quantities for bid items, calculated from the construction document development efforts.

Internal Quality Assurance/Quality Control Review (QA/QC)

The Consultant will submit a QA/QC Review Set of Construction Documents (the 95% Construction Drawings & Contract Documents) for the Consultants Internal QA/QC Review.

Finalize Construction Drawings and Contract Documents for Bidding

The Consultant will incorporate all received Client and QA/QC comments. The consultant will prepare the finalized “for bidding” Construction Drawings and Contract Documents.

Producing Bidding Documents

The Consultant will print and produce eight (8) complete paper sets and a complete .PDF set of the contract documents for the Client’s use.

Deliverables & Schedule:

The Consultant will submit the 95% Construction Drawings and Contract Documents and Contract Documents along with the updated Opinion of Probable Costs to the Client by **Friday, July 1st, 2022.**

The Consultant will submit the finalized “for bidding” Construction Drawings and Contract Documents along with the finalized Opinion of Probable Costs to the Client by **Friday, July 15th, 2022.**

EXCLUSIONS:

The following items are excluded from this task order:

1. Bidding Assistance;
2. Construction administration/observation efforts;
3. Construction surveying and staking efforts;
4. Material testing;
5. Geotechnical engineering services;
6. Subsurface Utility Engineering (SUE) or other utility locating efforts not provided through the U-DIG program;
7. Easement negotiations, executing and filing of the path easement;
8. State of Montana NOI, SWPPP & NOT permitting efforts;
9. Public involvement;
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12. Permitting.

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The Client has expressed a desire to proceed with construction of this project during the fall months of 2022. To assist with this goal, the Consultant can meet the following schedule assuming a written notice to proceed is provided by Friday, May 13th, 2022:

TASK	COMPLETION DATE
SURVEYING AND EASEMENT SERVICES	Friday, June 3 rd , 2022
DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS	Friday, July 15 th , 2022

ARTICLE 3. COMPENSATION

A. BUDGET

The budget for those services described above under Article 1, Scope of Services, shall be paid on a lump sum basis in the amount of \$39,000.00.

DATED this _____ day of _____, 2022.

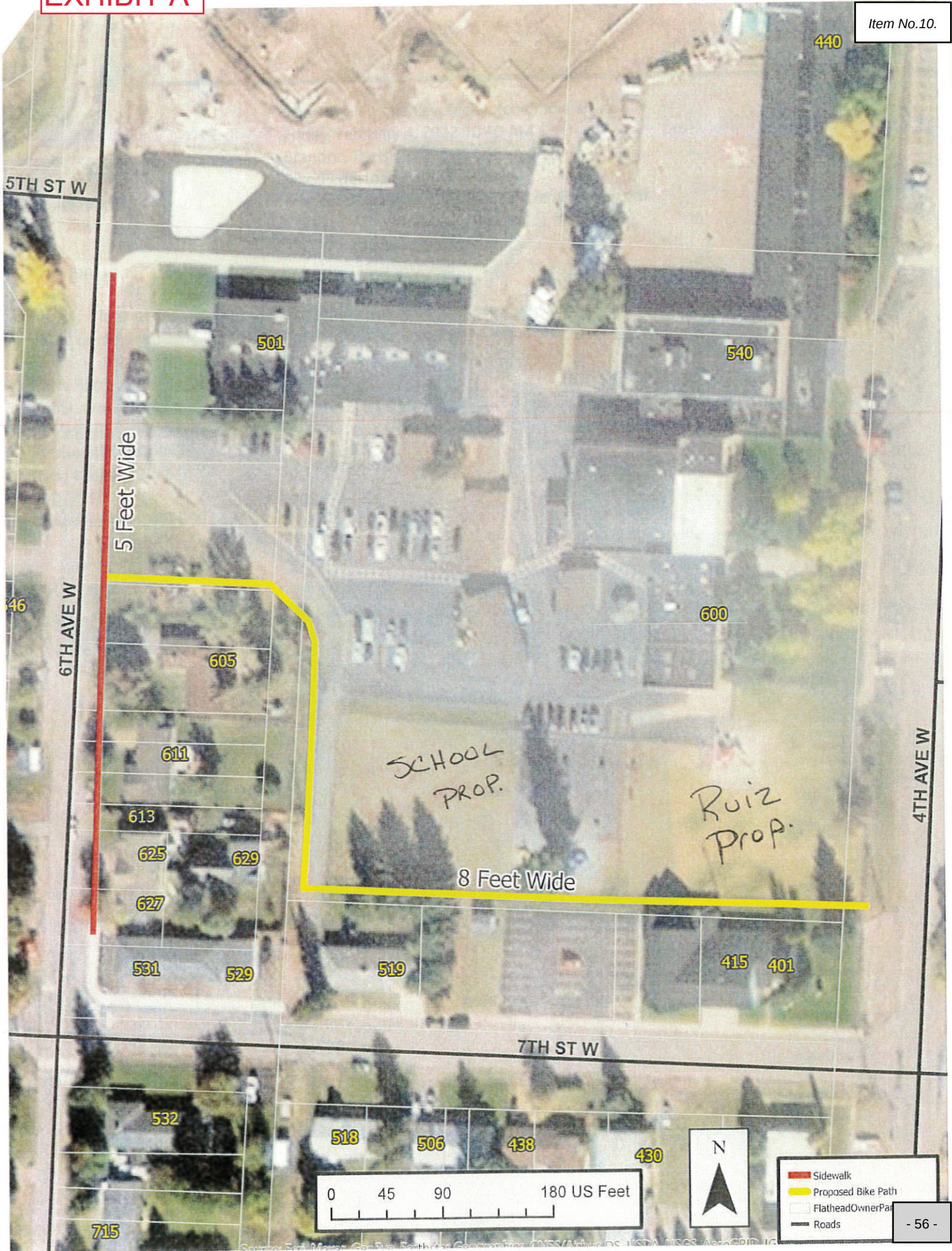
CITY OF COLUMBIA FALLS

By: _____

Title: _____

ROBERT PECCIA & ASSOCIATES, INC.

By: _____
Vice President



May 16, 2022

Flathead Bio Solutions, LLC
Attn. Dean Grommet
3816 MT Highway 40 West
Columbia Falls, MT 59912

RE: Letter of Support – USDA – Partnerships for Climate-Smart Commodities

Dear Mr. Grommet:

On behalf of the Columbia Falls City Council, I am writing to express the City's support for your USDA Partnerships for Climate-Smart Commodities Grant application.

The City recognizes that the funding proposal, approximately \$4.99 million, will provide Flathead Bio Solutions with funding for a regional soil conservation pilot project that will employ 20-25 people within the first two years of the project.

We wish you success on your pilot project funding request.

Sincerely,

Donald Barnhart
Mayor

Second and Final Reading

ORDINANCE NO.816

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING THE COLUMBIA FALLS ZONING MAP TO ALLOW THE DEVELOPMENT OF AN AMENDED PLANNED UNIT DEVELOPMENT (PUD) OVERLAY AT 540 NUCLEUS AVENUE DESCRIBED AS LOTS 11 THRU 15 AND ALSO ALL THAT PORTION OF THE EAST HALF OF THE VACATED ALLEYWAY LYING ADJACENT TO THE WEST BOUNDARY LINE OF SAID LOTS 11 – 15 INCLUSIVE OF BLOCK 37 AND LOT 10A OF THE AMENDED PLAT OF LOTS 1-3 & LOTS 6-10 OF BLOCK 37, COLUMBIA FALLS, MONTANA, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF FLATHEAD COUNTY, MONTANA.

WHEREAS, Ruis Holdings 540 Nucleus Ave LLC, owner of the real property, has requested an amendment to the Columbia Falls zoning map to allow the development of a Planned Unit Development (PUD) overlay on property zoned CB-4 located at 540 Nucleus Avenue, described as Lots 11-15 and also all that portion of the east half of the vacated alleyway lying adjacent to the west boundary line of said Lots 11-15 inclusive of Block 37 and Lot 10A of the Amended Plat of Lots 1-3 & Lots 6-10 of Block 37 according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

WHEREAS, the Columbia Falls Planning Department, on March 30, 2022, in Staff Report CPUD-22-02, recommended approval of the requested Amendment to the Planned Unit Development (PUD) approved in April 2020, subject to certain conditions; and

WHEREAS, said request was considered by the Columbia Falls City-County Planning Board in a public hearing at its regularly scheduled meeting on April 12, 2022, at which the Board adopted Staff Report CPUD-22-02 and recommended approval of the requested Amended Planned Unit Development (PUD) subject to certain conditions as shown in Exhibit A; and

WHEREAS, a hearing on the Planned Unit Development (PUD) was held by the City Council of the City of Columbia Falls, Montana, at its regular meeting on Monday, May 2, 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 Amended PUD request, subject to certain conditions, is in the best interest of the City and that the unique character of the property justified approval of a PUD of less than two acres.

Second and Final Reading

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 #CPUD-22-02, dated March 30, 2022 is hereby adopted by the Council as findings of fact with respect to said PUD request.

Section Two. Change in Zoning Classification: That the requested Planning Unit Development (PUD) overlay on property presently zoned CB-4 Central Business will allow a building height of 40 feet for the main roof line, 42 feet for the elevator tower and 50 feet for the stair tower and allow the restaurant and bar to have a casino of 541 square feet with 20 gaming machines at 540 Nucleus Avenue further described as Lots 11-15 and also all that portion of the east half of the vacated alleyway lying adjacent to the west boundary line of said Lots 11-15 inclusive of Block 37 and Lot 10A of the Amended Plat of Lots 1-3 & Lots 6-10 of Block 37 according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

Section Three. All documents included in the site plan and the recommendation of the Columbia Falls Planning Office is hereby incorporated by reference and the Conditions are shown in Exhibit A.

Section Four. The Council finds that the proposal complies with Chapter 18.428 of the Columbia Falls Area Zoning Regulations, and that the height deviation results in a more attractive building, allowing for architecture, visual and safety benefit and the casino compliments the restaurant and bar.

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

Section Six. 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 Seven. 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 16th DAY OF MAY, 2022, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

Second and Final Reading

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 16th DAY OF MAY, 2022.

Mayor

ATTEST:

City Clerk

EXHIBIT A

1. The City Council approves a PUD in an area less than two acres.
2. The Ruis Holding 540 Nucleus Ave LLC PUD will allow the following deviations:
 - Building Height – The maximum building height is 40 feet for the main roof line; 42-feet for the elevator, and 50 feet for the stair tower
 - Approval of the PUD will allow the restaurant and bar to have a casino of 541 square feet with 20 gaming machines.
3. The project shall be built in substantial compliance with the submitted “Ruis Holdings Restaurant/Apartments” application and all accompanying drawings, as prepared by Jackola Engineering.
4. Prior to the submittal of plans for the building permit, the applicant shall work with the Columbia Falls Fire Chief for approval of the FDC locations, Knox Box location, and roof access
5. The mixed use structures shall be fire sprinkled in accordance with the IBC.
6. Landscaping and landscaping features will generally follow the PUD plan with the understanding that the PUD plan is not a detailed Landscaping Plan. The applicants shall provide the City Manager with a detailed Landscape plan. The landscape plan shall be approved and the landscaping installed prior to the issuance of an occupancy permit. If, due to weather, the landscaping cannot be completed prior to occupancy, the applicant may enter into a developer’s agreement with the City of Columbia Falls and provide security (bond or letter of credit) in the amount of 125% of the landscape improvements. The security amount will be determined by actual bid or licensed engineer. The developer’s agreement will not be for longer than six months.
7. Any sidewalk or public infrastructure damaged by the demolition or reconstruction of the building shall be replaced per the Columbia Falls Public Works Standards.

Second and Final Reading

8. All connections to sewer and water along with any work in the City's right-of-way shall require review and written approval from the Columbia Falls Public Works Director.
9. The City Planning/Zoning staff will review the sign permit application for compliance with the standards of the Columbia Falls Zoning Regulations prior to issuing a sign.
10. The applicant shall install a bike rack and trash receptacle in the parking lot and one bike rack on the Nucleus Avenue side of the site.
11. Any RTU will be screened or sited on the roof so that they are not visible from the public way.
12. The applicant will construct a site obscuring fence with gates around the dumpster sites as indicated on the applicant's site plan. The refuse screening shall be included with the building permit plans.
13. The light details will be reviewed at the building permit stage to insure that they comply with the 18-foot height standards and that all lighting has full cut off and/or opaque shields.
14. All conditions of the PUD shall be complied with prior to the issuance of the occupancy permit or otherwise addressed as provided for in this PUD.

RESOLUTION NO. 1874

A RESOLUTION OF THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA
ESTABLISHING FEES FOR THE USE OF THE CITY’S POOL FOR THE 2022 SEASON

WHEREAS, the City of Columbia Falls owns and operates a municipal pool known as the Pinewood Aquatic Center; and

WHEREAS, the City of Columbia Falls is authorized by state law to charge fees for the provision of services in connection with said pool; and

WHEREAS, the City of Columbia Falls will open the 2022 Season under the general health department guidelines for outdoor recreation; and

WHEREAS, the City of Columbia Falls deems it to be in the best interest of the City and residents to establish the 2022 Swim Season Fees.

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

Section One. The City Council hereby adopts the 2022 Season rates as listed on Exhibit A.

Section Two. This Resolution shall become effective immediately upon its final passage and adoption by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 16th DAY OF MAY, 2022, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 16th DAY OF MAY, 2022.

Mayor

ATTEST:

City Clerk

EXHIBIT "A"

Swim Fees - \$2.00 per person, open swim and lap swim (unchanged)

Punch Passes - \$20 or \$40 – non-refundable (unchanged)

Season Pass Rates – non-refundable (unchanged)

	In City	Out
Family I \$5)	\$60.00	\$75.00 (Immediate household – 4, Each add'
Individual	\$32.00	\$40.00
Lap Swim	\$32.00	\$40.00

Swim Lessons:

	In City	Out
First time	\$30.00	\$37.00
Repeat (Same summer, same level)	\$25.00	\$21.00
Private	\$25.00/hr	\$31.00/hr

POOL PARTY – 2 hours:

\$200 for groups requiring 4 employees (guards and monitor/cashier)
\$50 for each additional required employee

- In City – reside in the City Limits

**CITY OF COLUMBIA FALLS
CORRESPONDENCE LIST
COUNCIL MEETING
MAY 16, 2022**

05/16/2022 Letter from Skyler Cruz, Traffic/Road Businessman of NY State & USA – Re: Traffic light safety.