



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

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

**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, JULY 06, 2020
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Karper, Lovering)

NOTE: Regular Meeting will be held in the Council Chambers as well as by virtual meeting to provide for social distancing. Contact City Clerk Barb Staalnd to register for login information. Email: staalndb@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 - June 30, 2020 - \$132,251.88
2. Approval of Claims July 6, 2020 - \$19,672.50
3. Approval of Payroll Claims - June 26, 2020 - \$81,404.88
4. June 30, 2020 - Payroll Quarterly - \$23,131.11
5. Approval of Council Meeting Minutes - June 15, 2020
6. Approval of 2020-21 FY City Manager Employment Agreement
7. Approval of Contract for Professional Services - HDR Engineering, Inc. - \$8,146 - Dam Inspection and authorize City Manager to sign.

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

8. Public Hearing - July 6, 2020:

The Columbia Falls City-County Planning Board held a public hearing for the following item at their regular meeting on Tuesday, June 9th, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on July 6, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings

Request to establish a Planned Unit Development in the Columbia Falls Zoning Jurisdiction: Erik Eckert is requesting a Planned Unit Development overlay for the property located on 7th Street East between 1st and 2nd Avenues East. The PUD takes three existing city lots all zoned CR-5 and reorients them creating four townhouse units. The overall effect is a reduction in units from six to four. No other deviations are requested through the PUD. The property is described as Lots 8, 9, & 10, Block 46, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

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

- a. Adopt Staff Report CPUD-20-02 as Findings of Fact.
- b. Approve PUD (additional action under Ordinances)

9. Public Hearing - Resort Tax Adoption

On July 6, 2020, during the 7:00 p.m. regular council meeting, the City Council of the City of Columbia Falls, shall conduct a public hearing for the purpose of adopting Chapter 3.20 Resort Tax in the Columbia Falls Municipal Code.

The City Council will now complete the formal code adoption for the Columbia Falls Resort Tax as approved with the June 2, 2020 election.

The proposed Chapter 3.20 Resort Tax is available for review at the office of the City Clerk, City of Columbia Falls 130 6th Street West, Columbia Falls, MT. Persons may contact the City Clerk or City Manager at 406-892-4391 or 130 6th Street West, Columbia Falls, MT for more information about the hearing.

Responses to the public hearing may be in writing addressed to the City Clerk at 130 6th Street West, Columbia Falls, MT 59912 or delivered in person to the City Council during the hearing.

NOTE: This hearing will be continued to the July 20th City Council Meeting - Hearing notice published on July 5th and July 12th

10. Notice of Public Hearings - July 20, 2020:

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

Preliminary Budget

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

Special Assessments

Consideration of the adoption of the Street Lighting District and Street Maintenance District assessments for FY2020/2021. Council will hear any objections to the final adoption of the resolution levying special assessments for FY 2020/2021. Special Assessments are estimated as follows:

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

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

Permissive Medical Levy

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

Taxpayers are encouraged to attend the hearings and give written or oral comments on any or all of the budget-related items. Written comments may be mailed to the City Clerk, , Room A, . Questions regarding the proposed items can be made by contacting City Manager Susan Nicosia at 892-4391.

ORDINANCES / RESOLUTIONS:

11. Resolution # 1823 - A Resolution of the City Council of the City of Columbia Falls, Montana, Amending Fund 3536 SID 36 Fund Budget Revenues and Appropriations for the Fiscal Year Ending June 30, 2020

- [12.](#) Resolution # 1824 - A Resolution of the City Council of the City of Columbia Falls, Montana Fixing the Limits of the Salary and Compensation of Certain City Officials and Employees Pursuant to Title 7, Chapter 4, Part 42, M.C.A., for the Fiscal Year 2020/2021
- [13.](#) Resolution # 1825 - A Resolution of the City Council of the City of Columbia Falls, Montana Establishing Fees for Excavation and Encroachment Permits
- [14.](#) Resolution # 1826 - A Resolution of the City Council of the City of Columbia Falls Expressing Their Continued Support of the City's Police Department
- [15.](#) **First Reading** - Ordinance # 802 - An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map to Allow the Development of a Planned Unit Development (PUD) Overlay on Property Described as Lots 8, 9 and 10 of Block 46 of Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

[Manager's](#) Report/Project Update

CITY ATTORNEY REPORT

MISCELLANEOUS

[Correspondence](#) to City Council

- [18.](#) Fire Chief Report - June 29, 2020

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, July 20, 2020– 7:00 PM

Planning Board – July 14, 2020

06/29/20
16:56:49

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 6/20

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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
40702		999999 AHART, JEREMIAH	89.58					
		refund on wtr acct#00573-03						
		121 2ND AVE E						
		062520 06/25/20 WTR-DEPOSIT REFUND	89.58			5210 214010		101000
		Total for Vendor:	89.58					
40656		2677 ALFA LAVAL, INC.	3,284.83					
		280031368 05/08/20 SWR-BELTS	3,284.83			5310 430600	240	101000
		Total for Vendor:	3,284.83					
40695		1260 CARQUEST AUTO PARTS	407.64					
		339035 05/14/20 STRS-TRK 15 REAR METALLIC BREA	42.89*			2500 430200	232	101000
		338990 05/13/20 STRS-MOWER AIR FILTERS	45.14*			2500 430200	232	101000
		339058 05/14/20 STRS-TRK 15 BRAKE CALIPER RETU	-120.89*			2500 430200	232	101000
		339151 05/15/20 STRS-TRK 101 SERPENTINE BELT	25.45*			2500 430200	232	101000
		338985 05/13/20 STRS-MOWER HYDRAULIC OIL	7.48*			2500 430200	232	101000
		338985 05/13/20 STRS-MOWER OIL FILTER	3.14*			2500 430200	232	101000
		339133 05/15/20 STRS-TRUCK 15 DISC CAL PIN B00	19.48			2500 430200	220	101000
		336066 03/04/20 STRS-BATTERY	96.47			2500 430200	220	101000
		339625 05/26/20 STRS-MOTOR TREATMENT SEAFOAM	22.06*			2500 430200	232	101000
		339056 05/14/20 STRS-REAR CALIPER	152.53*			2500 430200	232	101000
		340048 06/03/20 STRS-BATTERY FOR STELLAR 12 FR	113.89*			2500 430200	232	101000
		Total for Vendor:	407.64					
40668		1711 CARSON BROTHERS, INC.	1,192.81					
		058055 06/11/20 FAC-MAINT MIS GEN CLEANING	260.90			1000 411200	366	101000
		058131 06/11/20 SWR-MAINT MIS GEN CLEANING	171.31			5310 430600	366	101000
		058132 06/11/20 SWR-MAINT MIS GEN CLEANING	22.06			5310 430600	366	101000
		058136 06/11/20 SWR-MAINT MIS GEN LEANING	22.06			5310 430600	366	101000
		058134 06/11/20 FAC-MAINT MIS GEN CLEANING	22.06			1000 411200	366	101000
		058133 06/11/20 STRS-MAINT MIS GEN CLEANING	34.06			2500 430200	366	101000
		058068 06/11/20 FAC-MAINT MIS GEN CLEANING	237.31			1000 411200	366	101000
		058135 06/11/20 POOL-MAINT MIS GEN CLEANING	423.05			1000 460445	360	101000
		Total for Vendor:	1,192.81					

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		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object	Proj	Account
40693		3028 CENTURYLINK - BUSINESS SERVICES	1,091.89								
	1493912711	06/19/20 ADMIN-VOIP 05/20 TO 06/19/	36.98			1000		410400	345		101000
	1493912711	06/19/20 FIN-VOIP 05/20 TO 06/19/20	135.70			1000		410500	345		101000
	1493912711	06/19/20 MAIN VOIP PORT	400.00*			1000		410580	345		101000
	1493912711	06/19/20 PD-VOIP 05/20 TO 06/19/20	184.90			1000		420100	345		101000
	1493912711	06/19/20 FD-VOIP 05/20 TO 06/19/20	60.02			1000		420400	345		101000
	1493912711	06/19/20 WTR-VOIP 05/20 TO 06/19/20	40.07			5210		430500	345		101000
	1493912711	06/19/20 SWR-VOIP 05/20 TO 06/19/20	40.07			5310		430600	345		101000
	1493912711	06/19/20 STRS-VOIP 05/20 TO 06/19/2	9.25			2500		430200	345		101000
	1493912711	06/19/20 CRTS-VOIP 05/20 TO 06/19/2	184.90*			1000		410360	345		101000
		Total for Vendor:	1,091.89								
40678	E	997 CENTURYLINK - ELECTRONIC PAY	904.85								
	061820	06/18/20 CRTS-06/18 TO 07/18/20	30.87*			1000		410360	345		101000
	061820	06/18/20 FIN-06/18 TO 07/18/20	57.33			1000		410500	345		101000
	061820	06/18/20 PD-06/18 TO 07/18/20	124.91			1000		420100	345		101000
	061820	06/18/20 FD-06/18 TO 07/18/20	35.38			1000		420400	345		101000
	061820	06/18/20 POOL-06/18 TO 07/18/20	84.20			1000		460445	345		101000
	061820	06/18/20 STRS-06/18 TO 07/18/20	131.33			2500		430200	345		101000
	061820	06/18/20 WTR-06/18 TO 07/18/20	194.66			5210		430500	345		101000
	061820	06/18/20 SWR-06/18 TO 07/18/20	246.17			5310		430600	345		101000
		Total for Vendor:	904.85								
40705		999999 CHAMBERS, AMANDA	220.16								
		Water Deposit Refund									
		15 Diane Rd Unit 5									
		062520C 06/25/20 WTR-Deposit Refund	220.16			5210		214010			101000
		Total for Vendor:	220.16								
40696		14 CITY OF COLUMBIA FALLS	1,120.76								
	062420	06/24/20 FAC-05/18 TO 06/17/18	102.19			1000		411200	342		101000
	062420	06/24/20 FD-05/18 TO 06/17/18	31.84			1000		420400	342		101000
	062420	06/24/20 PRKS-05/18 TO 06/17/18	158.61			1000		460400	342		101000
	062420	06/24/20 POOL-05/18 TO 06/17/18	617.89			1000		460445	342		101000
	062420	06/24/20 STRS-05/18 TO 06/17/18	96.82			2500		430200	342		101000
	062420	06/24/20 WTR-05/18 TO 06/17/18	17.03*			5210		430500	342		101000

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	062420	06/24/20 SWR-05/18 TO 06/17/18	96.38			5310 430600	342	101000
		Total for Vendor:	1,120.76					
40659		115 CITY SERVICE VALCON LLC	821.72					
	0431563	06/01/20 SWR-415 GAL #2 ULS DYED DIESE	821.72*			5310 430600	231	101000
		Total for Vendor:	821.72					
40709		2889 DAKOTA SUPPLY GROUP	468.16					
	S100189476	06/19/20 WTR-DUAL CHECK VALVE	462.63			5210 430500	240	101000
	S100243549	06/23/20 SWR-COUPILING	5.53			5310 430600	220	101000
		Total for Vendor:	468.16					
40658		1797 DEPARTMENT OF ADMINISTRATION	48.12					
	20200531	05/31/20 PD-05/01-05/31/20 EMAIL	48.12			1000 420100	355	101000
		Total for Vendor:	48.12					
40692		532 DON "K" CHEVROLET	109.49					
	5019032	06/03/20 SWR-REAR GATE HANDLE	109.49			5310 430600	232	101000
		Total for Vendor:	109.49					
40701		1953 DOYLE & ASSOCIATES, P.C.	10,600.00					
	6560	06/24/20 2019 AUDIT	3,134.00			1000 410500	353	101000
	6560	06/24/20 2019 AUDIT	3,133.00			5210 430500	353	101000
	6560	06/24/20 2019 AUDIT	3,133.00			5310 430600	353	101000
	6560	06/24/20 2019 AUDIT	1,200.00			2394 420500	353	101000
		Total for Vendor:	10,600.00					
40703		999999 FARQUHAR, MAX	196.49					
		Water Deposit Refund on Acct# 08126-06						
		3 Beth Rd						
	062520A	06/25/20 WTR- Deposit Refund	196.49			5210 214010		101000
		Total for Vendor:	196.49					

40675 2157 FEDEX 399.27
This invoice is for freight for return of belts on Alfa Laval order #280021328 and replaced with order #280031368. Grady made arrangements for return with Fed

Ex and Alex R. (Sales with Alfa Laval) reduced price of replacement belt by \$350 and reduced freight to \$100 on replacement order #280031368. However, City of CF pays the Fed Ex Freight return of belts for \$399.27.

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		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object	Proj	Account
		2597184284 05/18/20 SWR-CONV BELTS FREIGHT RET	399.27			5310		430600	310		101000
		Total for Vendor:	399.27								
40686		438 FERGUSON WATERWORKS	4,421.72								
	0747415	06/15/20 WTR-PIPE,INSUL PAD,MTR BX,COU	1,479.04			5210		430500	230		101000
	0747023-1	06/19/20 WTR-GSKT, COUP	109.95			5210		430500	240		101000
	0749009	06/17/20 WTR-ANNUAL SENSUS SUPPORT	1,218.71			5210		430500	355		101000
	0749009	06/17/20 SWR-ANNUAL SENSUS SUPPORT	1,218.72*			5310		430600	355		101000
	0747406	06/18/20 WTR-3 WY PIT LID, TRANCEIVER	395.30			5210		430500	230		101000
		Total for Vendor:	4,421.72								
40700	E	2961 FIRST BANKCARD-ELECTRONIC PYMT	4,570.25								
	062220	06/22/20 FIN-CABLE,WIRELESS HEADSET	118.67			1000		410500	212		101000
	062220	06/22/20 SWR-CABLE,WIRELESS HEADSET	118.67			5310		430600	212		101000
	062220	06/22/20 WTR-CABLE,WIRELESS EHADSET	118.66*			5210		430500	212		101000
	C17500	05/26/20 SWR-EXCEL UB CLERK	416.00			5310		430600	380		101000
	C17500	05/26/20 WTR-EXCEL UB CLERK	416.00			5210		430500	380		101000
	0825856	05/28/20 CTRS-3 TONER CARTRIDGES	206.89			1000		410360	210		101000
	2020050110	05/31/20 NEW EMP, BACKGROUND REPORT	221.37			1000		410500	399		101000
	1737857	05/26/20 CRTS-HD WEBCAM	59.99			1000		410360	212		101000
	2259750	06/02/20 FAC-CITY HALL FLOWERS	100.99			1000		411200	220		101000
	SS47774767	06/01/20 POOL-BANNER, 12" SIGNS-SOC	288.47			1000		460445	220		101000
	INV263792	06/06/20 POOL-SEAL RITE MASK KIT-RES	62.55			1000		460445	220		101000
	0-00007107	06/04/20 POOL-LIFEGUARD TRAINING	76.00*			1000		460445	380		101000
	5633766	06/04/20 FD-UNIVERSAL BATTERY	27.98			1000		420400	240		101000
	1385086132	06/08/20 POOL-OUTSIDE SHOWER HEADS	1,310.43			1000		460445	240		101000
	506954799-	06/05/20 POOL-36 X48 DRY ERASE BOAR	61.99			1000		460445	210		101000
	887649	06/11/20 WTR-DODGE LIGHT BAR BRACKET	65.23			5210		430500	232		101000
	SO-SBP-033	06/11/20 FD-SEAT BELT REPLACEMENT	82.95			1000		420400	232		101000
	455482	06/11/20 FD-ID CARDS FOR FD STAFF	213.10			1000		420400	220		101000
	IS210783	06/12/20 SWR-MOTOR VENT SYSTEM WWTP	275.84			5310		430600	366		101000
	18480605	06/12/20 POOL-UNIFORMS	403.41			1000		460445	226		101000
	18480633	06/12/20 POOL-LANYARDS,WHISTLES	42.39			1000		460445	226		101000
	2641860	06/12/20 POOL-UNIFORMS SHIRTS	33.84			1000		460445	226		101000
	6494655	06/17/20 CRTS-RETURN WEBCAM	-91.18			1000		410360	212		101000
	1737857 R	06/17/20 CRTS-RETURN WEBCAM	-59.99			1000		410360	212		101000
		Total for Vendor:	4,570.25								

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
40711		1892 FLATHEAD COUNTY	75.00					
	5146	06/22/20 OWNERSHIP-SUPER BIG SKY LLC	75.00*			1000 411000	390	101000
		Total for Vendor:	75.00					
40713		22 FLATHEAD COUNTY CLERK & RECORDER	7.00					
	2014000205	06/22/20 LIEN RELEASE YPMA	7.00*			5210 430500	331	101000
		Total for Vendor:	7.00					
40691		3075 FLATHEAD OIL	109.95					
	19-365	06/22/20 STRS-5/1 PHILLIPS 66 DYNALIFE	109.95			2500 430200	231	101000
		Total for Vendor:	109.95					
40674		2263 GCR COLUMBIA FALLS TIRE CENTER	15.00					
	807-40565	06/08/20 SWR-FLAT REPAIR MOWER	15.00			5310 430600	360	101000
		Total for Vendor:	15.00					
40685		1455 GRAINGER	88.29					
	9561018764	06/15/20 SWR-1/4 HP 115V MOTOR	88.29			5310 430600	212	101000
		Total for Vendor:	88.29					
40670		2806 HANSON'S HARDWARE	54.38					
	595163	06/12/20 POOL-3/8 16X 36 ROD	5.49			1000 460445	240	101000
	595219	06/18/20 SWR-MISC SCREWS	1.76			5310 430600	220	101000
	595199	06/16/20 STRS-THREAD ROD	6.99			2500 430200	240	101000
	595206	06/17/20 SWR-MISC SCREWS	0.78			5310 430600	240	101000
	595205	06/17/20 STRS-MISC SCREWS	3.60			2500 430200	240	101000
	595057	06/03/20 POOL-RIVETS	3.49			1000 460445	240	101000
	595140	06/10/20 STRS-CENTER PUNCH, PRK PUNCH	12.48			2500 430200	240	101000
	595268	06/24/20 WTR-CONTAC CLEANER	17.99			5210 430500	220	101000
	595211	06/17/20 STRS-MISC SCREWS	1.80			2500 430200	240	101000
		Total for Vendor:	54.38					
40680		1659 HIGH COUNTRY LINEN SUPPLY	240.05					
	0412912	06/22/20 FAC-FD MATS	29.23			1000 411200	224	101000
	0412911	06/22/20 FAC-CITY HALL, PD,CRTS MATS	210.82			1000 411200	224	101000
		Total for Vendor:	240.05					

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		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object	Proj	Account
40671		2849 J2 BUSINESS PRODUCTS	782.16								
	832653-0	06/16/20 FIN- 65# PAPER, DETERGENT, P	20.76*			1000		410500	210		101000
	832653-0	06/16/20 WTR- 65# PAPER, DETERGENT, P	20.76			5210		430500	210		101000
	832653-0	06/16/20 SWR-65# PAPER, DETERGENT, PA	20.76			5310		430600	210		101000
	832653-0	06/16/20 PLNG-65# PAPER, DETERGENT, P	10.38			1000		411000	210		101000
	832653-0	06/16/20 BLDG-65# PAPER, DETERGENT, P	10.38*			1000		411200	210		101000
	832646-0	06/16/20 FIN-COPY PAPER 8.5 X 11	25.46*			1000		410500	210		101000
	832646-0	06/16/20 WTR-COPY PAPER 8.5 X 11	25.46			5210		430500	210		101000
	832646-0	06/16/20 SWR-COPY PAPER 8.5 X 11	25.46			5310		430600	210		101000
	832646-0	06/16/20 PLNG-COPY PAPER 8.5 X 11	12.73			1000		411000	210		101000
	832646-0	06/16/20 BLDG-COPY PAPER 8.5 X 11	12.73*			1000		411200	210		101000
	832655-0	06/16/20 FIN-AAA BATTERY INDUST	2.30*			1000		410500	210		101000
	832655-0	06/16/20 WTR-AAA BATTERY INDUST	2.30			5210		430500	210		101000
	832655-0	06/16/20 SWR-AAA BATTERY INDUST	2.30			5310		430600	210		101000
	832655-0	06/16/20 PLNG-AAA BATTERY INDUST	1.14			1000		411000	210		101000
	832655-0	06/16/20 BLDG-AAA BATTERY INDUST	1.14*			1000		411200	210		101000
	832879-0	06/17/20 PD-ASSORT CARTRIDGES, CD ENV	253.96*			1000		420100	210		101000
	833354-0	06/22/20 FIN-USB 16GB DRIVES	4.92*			1000		410500	210		101000
	833354-0	06/22/20 WTR-USB 16GB DRIVES	4.92			5210		430500	210		101000
	833354-0	06/22/20 SWR-USB 16GB DRIVES	4.92			5310		430600	210		101000
	833354-0	06/22/20 PLNG-USB 16GB DRIVES	2.46			1000		411000	210		101000
	833354-0	06/22/20 BLDG-USB 16GB DRIVES	2.45*			1000		411200	210		101000
	833508-0	06/23/20 SWR-201X CART GRADY PRINTERS	314.47			5310		430600	210		101000
		Total for Vendor:	782.16								
40679		3089 JASPER'S AUTO GLASS	180.00								
	1299	06/11/20 FD-WINDSHIELD REPLACEMENT	180.00			1000		420400	232		101000
		Total for Vendor:	180.00								
40704		999999 JESSAT, PATRIC	72.92								
		Water Deposit Refund									
		14 Diane Rd Apt B									
	062520B	06/25/20 WTR- Deposit Refund	72.92			5210		214010			101000
		Total for Vendor:	72.92								

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Claim/	Check	Vendor #/Name/	Document \$/	Disc \$							Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object	Proj	Account
40712		3091 JIFFY LUBE	98.97								
	27419992	06/15/20 PD-2014 RAM 1500 OIL CHANGE	98.97*			1000		420100	361		101000
		Total for Vendor:	98.97								
40690		2707 KENCO SECURITY AND TECHNOLOGY	38.50								
	2065797	05/01/20 FAC-MONITORING CIITY HALL	38.50			1000		411200	366		101000
		Total for Vendor:	38.50								
40697		3078 KLJ ENGINEERING LLC	660.04								
	10139102	06/19/20 CF URBAN TRANSP PLAN	660.04			1000		410100	399		101000
		Total for Vendor:	660.04								
40683		2590 L.N. CURTIS & SONS	290.90								
	INV397848	06/17/20 FD-GAS LEAK DETECTION UNIT	290.90			1000		420400	212		101000
		Total for Vendor:	290.90								
40661		1493 MAHUGH FIRE & SAFETY	1,052.00								
	91178	06/11/20 FD-SCBA FIT TESTS/FACEPIECE	50.00*			1000		420400	390		101000
	91187	06/16/20 SWR-FIRE EXT RECHARGE/INSPECT	269.00			5310		430600	212		101000
	91222	05/26/20 STRS-HOSE ENDS FOR CLEAN OUT	83.00			2500		430200	240		101000
	91717	06/22/20 FD-TRUCK CHARGER	325.00			1000		420400	212		101000
	91384	06/19/20 FD-IN-TRUCK CHARGER	325.00			1000		420400	212		101000
		Total for Vendor:	1,052.00								
40664		1999 MEL NORTHEY CO. INC.	2,740.00								
	94173	02/12/20 STRS-ACORN GLOBES	2,180.00			2400		430200	240		101000
	94173	02/12/20 STRS-FINIAL	300.00			2400		430200	240		101000
	94173	02/12/20 STRS-FREIGHT	260.00			2400		430200	240		101000
		Total for Vendor:	2,740.00								
40694		916 MID-AMERICAN RESEARCH CHEMICAL	145.70								
	0903013-IN	06/26/20 SWR-BREAKAWAY OIL, TOWELS	145.70			5310		430600	220		101000
		Total for Vendor:	145.70								

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
40665		147 MILD FENCE COMPANY	497.94					
	42660	06/15/20 POOL-OUTSIDE SHOWERS	497.94			1000 460445	220	101000
		Total for Vendor:	497.94					
40681		2933 MONT. DEPARTMENT OF NATURAL	250.00					
	3053582	06/22/20 LAND USE LICENSE 3053582	250.00			5210 430500	399	101000
		Total for Vendor:	250.00					
40699		3090 MORISAKI STRATEGIC SOLUTIONS,	3,250.00					
	62001	06/23/20 EDA GRANT REVIEW-59.5 HRS	3,250.00			1000 410100	399	101000
		Total for Vendor:	3,250.00					
40708		1247 MURDOCH'S RANCH & HOME KALISPELL	869.88					
	4981	05/26/20 PRKS-ELE PRESSURE WASHERS	399.98			1000 460400	212	101000
	5016	06/03/20 STRS-PROPANE TORCH, HOSE	79.98			2500 430200	212	101000
	4982	05/26/20 STRS-RED SHOP TOWELS	14.97			2500 430200	240	101000
	4979	05/26/20 POOL-BACKPACK SPRAYERS	374.95			1000 460445	212	101000
		Total for Vendor:	869.88					
40706		52 NAPA AUTO PARTS	146.36					
	9277679	06/09/20 STRS-OIL ABSORBING MATS	16.99*			2500 430200	224	101000
	9284885	06/15/20 SWR-LS, CLARF EXHAUST FAN BEL	29.45			5310 430600	240	101000
	9286071	06/16/20 SWR-LS #1 SPARE BELT	20.00			5310 430600	240	101000
	9287061	06/17/20 SWR-LS #6 BELT	79.92			5310 430600	240	101000
		Total for Vendor:	146.36					
40676		2168 NORTH CENTRAL LABORATORIES	99.07					
	440341	06/12/20 SWR-1/8" KIMWIPE,NITRIFICATION	99.07*			5310 430600	222	101000
		Total for Vendor:	99.07					
40717		1437 NORTHWESTERN ENERGY	2,348.18					
	062520	06/25/20 FAC-05/21 TO 06/22/20	336.33			1000 411200	344	101000
	062520	06/25/20 PD-05/21 TO 06/22/20	24.02			1000 420100	344	101000
	062520	06/25/20 FD-05/21 TO 06/22/20	55.19			1000 420400	344	101000
	062520	06/25/20 POOL- 05/21 TO 06/22/20	1,656.03			1000 460445	344	101000
	062520	06/25/20 STRS-05/21 TO 06/22/20	31.00			2500 430200	344	101000

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Claim/	Check	Vendor #/Name/	Document \$/	Disc \$							Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object	Proj	Account
	062520	06/25/20 WTR-05/21 TO 06/22/20	56.06			5210		430500	344		101000
	062520	06/25/20 SWR-05/21 TO 06/22/20	189.55			5310		430600	344		101000
		Total for Vendor:	2,348.18								
40657		2678 O'NEIL PRINTERS, INC	547.00								
	1006	06/08/20 POOL-2020 PUNCH CARDS	119.00*			1000		460445	399		101000
	1009	06/18/20 FIN-WINDOW BUS ENVELOPES	142.67*			1000		410500	210		101000
	1009	06/18/20 WTR-WINDOW BUS ENVELOPES	142.67			5210		430500	210		101000
	1009	06/18/20 SWR-WINDOW BUS ENVELOPES	142.66			5310		430600	210		101000
		Total for Vendor:	547.00								
40710		2816 O'REILLY AUTO PARTS	5.79								
	317179	06/15/20 SWR-KEY HOLDER	5.79			5310		430600	220		101000
		Total for Vendor:	5.79								
40677		999999 OPALKA, BECKY	30.00								
		Refund Lap Pool Pass. Becky is employee.									
	516132	06/15/20 POOL-REFUND LAP PASS, EMPLOYEE	30.00			1000		346030			101000
		Total for Vendor:	30.00								
40688		2129 PAVEMENT MAINTENANCE SOLUTIONS	79,919.00								
	1718	06/08/20 CHIP SEAL CITY STREETS AS BID	79,919.00			2820		430200	399		101000
		Total for Vendor:	79,919.00								
40660		2932 PIONEER CHEMICAL SUPPLY LLC	1,283.07								
	9427	06/04/20 POOL-AQUATICS REAGENT/MISC PAR	131.23*			1000		460445	221		101000
	9278	04/09/20 POOL- AQUATICS STABILIZER, REA	776.50*			1000		460445	221		101000
	9442	06/08/20 POOL-LEVEL SWITCH, CONTACTOR	332.28*			1000		460445	221		101000
	9453	06/10/20 POOL-PISTON FOR VALVE	43.06			1000		460445	240		101000
		Total for Vendor:	1,283.07								
40714		1042 SANDS SURVEYING, INC.	2,366.00								
	33092	06/25/20 PLNG, MILEAGE-05/25 TO 06/24/2	2,366.00			1000		411000	399		101000
		Total for Vendor:	2,366.00								

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
40715		199 SCHELLINGER CONSTRUCTION	208.00					
	114025	06/24/20 PRKS-3/4 LAFARGE RIVER'S EDGE	208.00			4010 460400	930	101000
		Total for Vendor:	208.00					
40689		2755 SHERWIN-WILLIAMS CO	944.18					
	2408-3	06/11/20 STRS-GLSBEAD ADDITIVE TO TRAFF	55.60			2500 430200	243	101000
	2521-3	06/15/20 STRS-125 GAL ACRYLIC TRAF MARK	624.75			2500 430200	243	101000
	2636-9	06/17/20 STRS-ACETONE CROSSWALKS	118.96			2500 430200	220	101000
	2764-9	06/19/20 STRS-PAINT CLOTHS CROSSWALKS	50.99			2500 430200	220	101000
	2637-7	06/17/20 STRS-MIN SPIRITS CROSSWALKS	93.88			2500 430200	220	101000
		Total for Vendor:	944.18					
40666		2890 SPOKANE HOUSE OF HOSE, INC	148.50					
	816111	06/12/20 SWR-CAMLOK ADAPTERS	148.50			5310 430600	240	101000
		Total for Vendor:	148.50					
40707		1653 SUPER 1 FOODS	19.08					
	1037273	06/18/20 SWR-DIST WTR, BORAXO	7.32			5310 430600	220	101000
	1037273	06/18/20 SWR-DIST WTR	11.76*			5310 430600	222	101000
		Total for Vendor:	19.08					
40662		3068 SUPERIOR LAND & LAWN CARE LLC	250.00					
	10100132	06/01/20 FD-05/07,05/27 LAWN MOWING	250.00			1000 420400	399	101000
		Total for Vendor:	250.00					
40698		1644 THE CHEMNET CONSORTIUM	145.00					
	104430	06/24/20 WTR-COLLECTION, LAB TESTS	30.00			5210 430500	399	101000
	104430	06/24/20 SWR-COLLECTION, LAB TESTS	85.00			5310 430600	399	101000
	104430	06/24/20 STRS-COLLECTION, LAB TESTS	30.00			2500 430200	399	101000
		Total for Vendor:	145.00					
40687		2699 THE MAIL ROOM, INC	860.57					
	D100880	06/22/20 CRTS-BAR CODED MAIL	95.69*			1000 410360	310	101000
	D100881	06/22/20 PD-BAR CODED MAIL	10.47			1000 420100	310	101000
	D100881	06/22/20 FIN-BAR CODED MAIL	20.51*			1000 410500	310	101000
	D100881	06/22/20 CRTS-BAR CODED MAIL	3.80*			1000 410360	310	101000

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		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object	Proj	Account
	D100881	06/22/20 WTR-BAR CODED MAIL	365.05			5210		430500	310		101000
	D100881	06/22/20 SWR-BAR CODED MAIL	365.05			5310		430600	310		101000
		Total for Vendor:	860.57								
40663		1623 THE UPS STORE #4515	13.23								
	319809882	06/08/20 SWR-MICROCOM RADIO RETURN	13.23			5310		430600	310		101000
		Total for Vendor:	13.23								
40667		271 TRIPPET'S PRINTING	179.00								
	21796	05/31/20 PD-250 BDAYCARDS/ENVELOPES	179.00			1000		420100	399		101000
		Total for Vendor:	179.00								
40682		523 USA BLUE BOOK	565.17								
	257548	06/04/20 SWR-SENSOR CAP ASSY	565.17			5310		430600	240		101000
		Total for Vendor:	565.17								
40716		2666 UV DOCTOR LAMPS, LLC	40.00								
	13536	06/25/20 SWR-22X25X1257 DOMED BACKORDER	40.00			5310		430600	240		101000
		Total for Vendor:	40.00								
40673	E	1218 VERIZON WIRELESS	1,263.82								
	9856595330	06/12/20 ADMIN-JUN 13-JUL 13,20 CEL	23.12			1000		410400	345		101000
	9856595330	06/12/20 FIN-JUN 13-JUL 13,20 CELL	23.12			1000		410500	345		101000
	9856595330	06/12/20 FD-JUN13-JUL13,20 CELL PHO	63.59			1000		420400	345		101000
	9856595330	06/12/20 FAC-JUN13-JUL13,20 CELL PH	13.12			1000		411200	345		101000
	9856595330	06/12/20 STRS-JUN13-JUL13,20 CELL P	65.59			2500		430200	345		101000
	9856595330	06/12/20 PD-JUN13-JUL13,20 CELL PHO	827.22			1000		420100	345		101000
	9856595330	06/12/20 PRKS-JUN13-JUL13,20 CELL P	18.17			1000		460400	345		101000
	9856595330	06/12/20 WTR-JUN13-JUL13,20 CELL PH	141.18			5210		430500	345		101000
	9856595330	06/12/20 SWR-JUN 13-JUL13, 20 CELL	88.71			5310		430600	345		101000
		Total for Vendor:	1,263.82								
40669		84 WESTERN BUILDING CENTER	398.47								
	4613369	06/12/20 POOL- FASTENERS WASHERS NOZZL	32.52			1000		460445	240		101000
	4613594	06/15/20 POOL-HAMMER BIT/HEX SCREWS	15.09			1000		460445	212		101000
	4613680	06/15/20 POOL-10' STYL R G 1 3/8 WHITE	4.61			1000		460445	240		101000
	4613376	06/12/20 POOL- 3/8 X 6 HAMMER BIT	8.79			1000		460445	212		101000

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
	4614988	06/24/20 WTR-POLY CAP KNEE PADS	18.95			5210 430500	220	101000
	4611933	06/03/20 POOL-RIVET, BOLTS, FASTENERS	7.93			1000 460445	240	101000
	4611911	06/03/20 POOL-RIVETS	10.48			1000 460445	240	101000
	4614245	06/19/20 STRS-DRILL, CUTOFF WHEEL	171.59			2500 430200	212	101000
	4613844	06/16/20 SWR-UTIL KNIFE, HOSE ENDS	64.71			5310 430600	240	101000
	4614012	06/17/20 RIVERS EDGE FISH PND-18" SONO	63.80			1000 460400	225	101000
		Total for Vendor:	398.47					
		# of Claims 60	Total:	133,245.91				
		Total Electronic Claims		6,738.92				
		Total Non-Electronic Claims		126506.99				

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CITY OF COLUMBIA FALLS
Claim from Another Period Cancelled in this Period
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Claim	Check	Invoice #/Inv Date/Description	Vendor #/Name/	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
38539		03140.16-0 12/10/18 WTR/SWR-REFUND	999999 FORD, JAMIE	112.39			5210		214010			101000
38564		00371-06 12/13/18 WTR/SWR REFUND	999999 OSO FOODS	103.88			5210		214010			101000
38713		020519 02/01/19 WTR/SWR REFUND	999999 JONES, BRIAN	158.44			5210		214010			101000
38955		041119 04/10/19 WTR/SWR REFUND	999999 BORST, ROBERT	230.03			5210		214010			101000
38975		041619 04/11/19 CRT-PROSPECTIVE JUROR	999999 EDWARDS, TARA	12.00			1000		410360	390		101000
39637		092019 09/13/19 WTR/SWR REFUND	999999 CELIA, DANIEL	158.36			5210		214010			101000
39639		092019 09/13/19 WTR/SWR REFUND	999999 HARDING, NATHANIEL	218.93			5210		214010			101000
			# of Claims	7	Total:							994.03

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CITY OF COLUMBIA FALLS
Fund Summary for Claims
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Fund/Account	Amount
1000 GENERAL FUND	
101000 CASH/CASH EQUIVALENTS	\$24,378.47
2394 BUILDING CODE ENFORCEMENT FUND	
101000 CASH/CASH EQUIVALENTS	\$1,200.00
2400 SPECIAL LIGHTING DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	\$2,740.00
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	\$2,251.22
2820 GAS TAX FUND	
101000 CASH/CASH EQUIVALENTS	\$79,919.00
4010 CAPITAL PROJECTS FUND - Parks	
101000 CASH/CASH EQUIVALENTS	\$208.00
5210 WATER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$8,329.74
5310 SEWER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$13,225.45
Total:	\$132,251.88

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CITY OF COLUMBIA FALLS
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Council Meeting Date: 06/30/20 batch presented 07/06/20

Claims Submitted to Council: \$ 133,245.91 less CR's of (994.03) = net \$132,251.88

Claims Denied/Withheld by Council Finance Committee: \$ _____ Claim #'s: _____

Prepared By: Sandy Carlson, Finance Director

Sandy Carlson

Approved by Susan M. Nicosia, City Manager

Susan Nicosia

City Council to Approve by motion on consent agenda

The following claims are significant:

- Doyle & Assoc - \$10,600 Billing for FY2019 Audit (Funds 1000,2394,5210 & 5310)
- Pavement Maint Solutions \$79,919.00 Chip Seal City Streets (Fund 2820)

The remaining items are routine.

Please note this batch includes cancelled checks for \$994.03 approved at the 6-15-20 Council Meeting.

If you have any questions, please let me know.

Sandy

07/01/20
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Claim/	Check	Vendor #/Name/	Document \$/	Disc \$					Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund Org Acct	Object Proj	Account	
40721		1700 BRECK LAW OFFICE, PC	6,420.66						
	070120	06/03/20 LEGAL FEES JULY 2020	1,330.67*			1000 411100	350	101000	
	070120	06/03/20 LEGAL FEES JULY 2020	3,400.75*			1000 410365	350	101000	
	070120	06/03/20 LEGAL FEES JULY 2020	532.26*			5210 430500	350	101000	
	070120	06/03/20 LEGAL FEES JULY 2020	532.26*			5310 430600	350	101000	
	070120	06/03/20 LEGAL FEES JULY 2020	266.14*			1000 411000	350	101000	
	070120	06/03/20 LEGAL FEES JULY 2020	107.58*			1000 420100	399	101000	
	070120	06/03/20 LEGAL FEES JULY 2020	23.90*			5210 430500	357	101000	
	070120	06/03/20 LEGAL FEES JULY 2020	35.86*			5310 430600	357	101000	
	070120	06/03/20 LEGAL FEES JULY 2020	47.81*			2500 430200	399	101000	
	070120	06/03/20 LEGAL FEES JULY 2020	143.43*			1000 411100	350	101000	
		Total for Vendor:	6,420.66						
		*** Claim from another period (6/20) ****							
40734		438 FERGUSON WATERWORKS	4,095.96						
	CM060677	06/26/20 WTR-THRM COIL, INSUL PAD	-838.53			5210 430500	230	101000	
	0747548	06/26/20 WTR-COMPUND METER	4,934.49			5210 430500	230	101000	
		Total for Vendor:	4,095.96						
		*** Claim from another period (6/20) ****							
40731		2845 HEARTWOOD TREE SERVICE	1,200.00						
	062920	06/29/20 TREE REMOVAL, CLEANUP,CHIP,HAU	1,200.00			1000 410131	390	101000	
		Total for Vendor:	1,200.00						
		*** Claim from another period (6/20) ****							
40733		3091 JIFFY LUBE	179.96						
	27419537	06/30/20 PD-2016 POLICE INCEP OIL CHA	89.98			1000 420100	361	101000	
	27419543	06/30/20 PD-2017 FORD CAR 18	89.98			1000 420100	361	101000	
		Total for Vendor:	179.96						
40718		2707 KENCO SECURITY AND TECHNOLOGY	82.50						
	2117266	07/01/20 FAC-FIRE HALL	44.00*			1000 411200	366	101000	
	2118668	07/01/20 FAC-CITY HALL	38.50*			1000 411200	366	101000	
		Total for Vendor:	82.50						
		*** Claim from another period (6/20) ****							
40732		2590 L.N. CURTIS & SONS	1,300.00						
	PINV571153	06/30/20 FD-BATTERY PACK G1 RECHARG	1,300.00			1000 420400	212	101000	
		Total for Vendor:	1,300.00						

07/01/20
16:31:12

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 7/20

Page: 2 of 5
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
40724		2749 MJC & MCCA	70.00					
	070120	06/15/20 CRTS-07/20 TO 06/21 RENEWAL	70.00*			1000 410360	335	101000
		Total for Vendor:	70.00					
40729		2999 MMCT & FOA-JENNIFER	50.00					
	BARB STAALAND	2020-2021						
	070120	07/01/20 DUES FOR 2020-2021, B.STAALAND	50.00*			1000 410500	335	101000
		Total for Vendor:	50.00					
40730		1860 MONTANA DEPT. OF LABOR &	93.00					
	4738221	06/23/20 POOL-OPER CERT MTB28360	31.00*			1000 460445	390	101000
	4738272	06/23/20 CTY HALL-OPER CERT MTB25473	31.00*			1000 411200	390	101000
	4738274	06/23/20 CTY HALL-OPER CERT MTB25474	31.00*			1000 411200	390	101000
		Total for Vendor:	93.00					
40728		44 MONTANA LEAGUE OF CITIES AND	2,174.12					
	COLU202006	06/03/20 2020-2021 MEMBERSHIP DUES	2,174.12*			1000 410100	335	101000
		Total for Vendor:	2,174.12					
40725		149 MONTANA MAGISTRATES ASSOCIATION	200.00					
	070120	05/29/20 CRTS-DUES FY 07/20 TO 06/30/21	200.00*			1000 410360	335	101000
		Total for Vendor:	200.00					
40727		2935 MONTANA TAXPAYERS ASSOCIATION	60.00					
	60.00	07/01/20 SUBSCRIPTION DUES 2020-2021	60.00*			1000 410100	335	101000
		Total for Vendor:	60.00					
40723		2758 NORTHWEST SHOOTER	1,200.00					
	118	06/10/20 PD-FAC USE 07/20 TO 06/30/21	1,200.00*			1000 420100	335	101000
		Total for Vendor:	1,200.00					
40720		2017 RAILROAD MANAGEMENT COMPANY III,	517.90					
	420560	06/15/20 SWR-PIPELINE CROSSING	258.95*			5310 430600	390	101000
	420561	06/15/20 WTR-PIPELINE CROSSING	258.95*			5210 430500	390	101000
		Total for Vendor:	517.90					

07/01/20
16:31:12

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 7/20

Page: 3 of 5
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
40726		2868 SAPPHIRE RESOURCE CONNECTION	1,500.00					
	1530	05/25/20 ANN RATE FOR 07/20 TO 06/31/21	1,180.00*			1000 411800	399	101000
	1530	05/25/20 ANN RATE FOR 07/20 TO 06/31/21	108.00*			2500 430200	399	101000
	1530	05/25/20 ANN RATE FOR 07/20 TO 06/31/21	91.00*			5210 430500	399	101000
	1530	05/25/20 ANN RATE FOR 07/20 TO 06/31/21	121.00*			5310 430600	399	101000
		Total for Vendor:	1,500.00					
40722		2705 SONICLEAR	395.00					
	70875	05/14/20 CRTS-SOFTWARE SUPP 07/20-07/21	395.00*			1000 410360	355	101000
		Total for Vendor:	395.00					
		*** Claim from another period (6/20) ****						
40735		1623 THE UPS STORE #4515	12.31					
	1032009094	06/29/20 PD-GRD COMM 2020-00004439	10.32			1000 420100	310	101000
	1032009094	06/29/10 PD-OFFICE SUPPLIES	1.99			1000 420100	210	101000
		Total for Vendor:	12.31					
		*** Claim from another period (6/20) ****						
40737		3063 UTILITIES UNDERGROUND LOCATION	120.89					
	0065065	06/30/20 SWR-UDIG FOR JUNE 2020	40.30			5310 430600	318	101000
	0065065	06/30/20 WTR-UDIG FOR JUNE 2020	40.30			5210 430500	318	101000
	0065065	06/30/20 STRS-UDIG FOR JUNE 2020	40.29			2500 430200	318	101000
		Total for Vendor:	120.89					
		# of Claims	18	Total:	19,672.30			

07/01/20
16:31:12

CITY OF COLUMBIA FALLS
Fund Summary for Claims
For the Accounting Period: 7/20

Page: 4 of 5
Report ID: AP110

Fund/Account	Amount
1000 GENERAL FUND	
101000 CASH/CASH EQUIVALENTS	\$13,445.46
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	\$196.10
5210 WATER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$5,042.37
5310 SEWER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$988.37
Total:	\$19,672.30

07/01/20
16:31:12

CITY OF COLUMBIA FALLS
Claim Approval Signature Page
For the Accounting Period: 7 / 20

Page: 5 of 5
Report ID: AP100A

Council Meeting Date: 07/06/20

Claims Submitted to Council: \$ 19,672.30

Claims Denied/Withheld by Council Finance Committee: \$ _____ Claim #'s: _____

Prepared By: Sandy Carlson, Finance Director

Sandy Carlson

Approved by Susan M. Nicosia, City Manager

Susan Nicosia

City Council to Approve by motion on consent agenda

These claims are routine.

June Claims = \$6,909.12

July Claims = \$12,763.18

Let me know if you have questions.

Sandy

06/26/20
07:16:10

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 06/26/20 to 06/26/20

Page: 1 of 2
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
	-----	-----	-----
ADDL HOURS (Additional)	0.00		409.90
COMA HOURS (Comp Time Accumulated)	4.50		
OVER HOURS (Overtime)	62.00		2,304.32
REG HOURS (Regular Time)	2,728.00		66,443.91
SHFN HOURS (Shift B)	276.00		276.00
SHFQ HOURS (OVT B)	10.00		15.00
SICK HOURS (Sick Time)	15.25		397.39
VACA HOURS (Vacation Time Used)	108.00		2,525.56
 GROSS PAY	 72,372.08	 0.00	
NET PAY	49,236.68	0.00	
NET PAY (CHECKS)	2,576.19		
NET PAY (DIRECT DEPOSIT)	46,660.49		
AFLAC-POSTTAX	64.48	0.00	
AFLAC-PRETAX	65.58	0.00	
CHILD SUPPORT	88.61	0.00	
CHILD SUPPORT P	413.07	0.00	
CITY OF COLUMBI	25.00	0.00	
FIT	4,983.32	0.00	
FLEX ALLEGIANCE	967.00	35.00	
FOP	320.00	0.00	
HEALTHINS/PRE	2,924.27	17,673.20	
MEDICARE	1,005.24	1,005.24	
MT ST FIRE ASSO	26.52	0.00	
NATIONWIDE/CITY	0.00	910.22	
NATIONWIDE/EMP	430.79	0.00	
P.E.R.S.	3,358.92	3,686.30	
PERS/FURS	283.71	380.76	
PERS/POLICE	1,881.27	3,012.13	
SIT	2,958.00	0.00	
SOCIAL SECURITY	2,740.26	2,740.26	
TEAMSTERS DUES	259.00	0.00	
UNEMPL. INSUR.	0.00	318.48	
UNUM LIFE INS.	201.90	0.00	
WA CHILD SUPPOR	138.46	0.00	
WORKERS' COMP	0.00	3,191.89	
WELLS FARGO	988.65	0.00	
CHARLES SCHWAB	1,335.09	0.00	
FIRST INTERSTAT	3,592.52	0.00	
FREEDOM BANK	1,034.27	0.00	
GLACIER BANK KA	5,477.43	0.00	
GLACIER BANK/CF	13,836.54	0.00	
GLACIER BANK/WF	1,537.62	0.00	
PARKSIDE CR U	8,138.69	0.00	
THREE RIVERS	991.77	0.00	
USAA FEDERAL	1,051.57	0.00	
USBANK.	2,043.58	0.00	
VALLEY BANK KAL	350.00	0.00	
VERIDIAN CREDIT	325.00	0.00	

6/26/20
Payroll
\$ 81,404.88
Barb Stadeland

06/26/20
07:16:10

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 06/26/20 to 06/26/20

Page: 2 of 2
Report ID: P130

WELLS FARGO	2,136.58	0.00
WELLS FARGO GA	1,182.44	0.00
WFISH CR UNION	2,638.74	0.00
FIT/SIT BASE	62,460.54	0.00
MEDICARE BASE	69,325.45	0.00
PERS BASE	66,072.49	0.00
SOC SEC BASE	44,197.35	0.00
UN BASE	70,772.08	0.00
WC BASE	71,603.97	0.00

Total	32,953.48
Total Payroll Expense (Gross Pay + Employer Contributions):	105,325.56

Check Summary

Payroll Checks Prev. Out.	\$41,013.79
Payroll Checks Issued	\$5,386.98
Payroll Checks Redeemed	\$41,013.79
Payroll Checks Outstanding	\$5,386.98
Electronic Checks	\$76,017.90

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Social Security	5480.52	5480.52		212260
Medicare	2010.48	2010.48		212260
P.E.R.S.	7045.22	7045.22		212270
Unempl. Insur.	318.48	2098.39	2416.87	212210
Workers' Comp	3191.89	20952.05	24143.94	212220
FIT	4983.32	4983.32		212260
SIT	2958.00	2958.00		212260
AFLAC-PRETAX	65.58	65.58		212230
NATIONWIDE/EMP	430.79	430.79		212280
Teamsters dues	259.00	518.00		212310
PERS/Police	4893.40	4893.40		212240
NATIONWIDE/CITY	910.22	910.22		212280
AFLAC-POSTTAX	64.48	128.96		212230
PERS/FURS	664.47	664.47		212275
MT ST FIRE ASSO	26.52	26.52		212315
HEALTHINS/PRE	20597.47	20597.47	41194.94	212400
CITY OF COLUMBI	25.00	25.00		212450
UNUM LIFE INS.	201.90	201.90	403.80	212400
FLEX ALLEGIANCE	1002.00	1002.00		212285
CHILD SUPPORT	88.61	88.61		212330
CHILD SUPPORT P	413.07	413.07		212330
WA CHILD SUPPOR	138.46	138.46		212330
POP	320.00	320.00		212335
Total Ded.	56088.88	44238.87	32168.20	68159.55

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

02/20
38:55

CITY OF COLUMBIA FALLS
Check Register For Payrolls from 07/01/20 to 07/31/20

Page: 1 of 1
Report ID: W100A

Check #	Payee #/Name	Check Amount	Date Issued	Period Redeemed
-74960	Unempl. Insur. UNEMPLOYMENT INSURANCE D	2098.40	07/02/20	7/20
29394	Workers' Comp MMTA - WC PROGRAM	21032.71	07/02/20	

* denotes missing check number(s)

of Checks: 2

Total: 23131.11

Electronic Checks: 2,098.40
Non-electronic Checks: 21,032.71

Paul Stealand
912 6130
6130

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD JUNE 15, 2020**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Fisher, Karper)

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL: Mayor Barnhart, Councilor Fisher, Councilor Karper, Councilor Lovering, Councilor Piper, Councilor Robinson and Councilor Shepard.

Also present: City Manager Nicosia, City Clerk Staaland, City Attorney Breck and Police Chief Peters.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mayor requested a motion to approve the agenda. Councilor Fisher motioned to approve the agenda, second by Councilor Lovering and the motion carried.

CONSENT AGENDA:

Councilor Karper motioned to approve the consent agenda noting that all claims appeared to be in order with the exception of one signature needed, second by Councilor Fisher with council voting as follows. AYES: Piper, Robinson, Shepard, Fisher, Karper Lovering and Barnhart.

Approval of Claims - June 15, 2020 - \$272,385.05

Approval of Payroll Claims - June 12, 2020 - \$115,192.27

Approval of Council Meeting Minutes - June 1, 2020

Approval of Employee Assistance Program Agreement Modification No. 2 - Sapphire Resource Connection and authorize City Manager to execute.

Approval of Memorandum of Understanding US Marshals Service Short-Term Joint Operations

Approval of DNRC RRGL Agreement - Well Project - \$122,950 and authorize Mayor/Manager to execute.

Approval of 2020 FY Void Outdated Checks

Approval of Utility Billing Bad Debt Account Write-offs 2020 FY

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

Mayor read the following Notice of Public Hearings:

Notice of Hearing - July 6th, 2020:

The Columbia Falls City-County Planning Board held a public hearing for the following item at their regular meeting on Tuesday, June 9th, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on July 6, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings

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

Erik Eckert is requesting a Planned Unit Development overlay for the property located on 7th Street East between 1st and 2nd Avenues East. The PUD takes three existing city lots all zoned CR-5 and reorients them creating four townhouse units. The overall effect is a reduction in units from six to four. No other deviations are requested

through the PUD. The property is described as Lots 8, 9, & 10, Block 46, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

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

Public Hearing - July 6, 2020 - Resort Tax Adoption:

On July 6, 2020, during the 7:00 p.m. regular council meeting, the City Council of the City of Columbia Falls, shall conduct a public hearing for the purpose of adopting Chapter 3.20 Resort Tax in the Columbia Falls Municipal Code.

The City Council will now complete the formal code adoption for the Columbia Falls Resort Tax as approved with the June 2, 2020 election.

The proposed Chapter 3.20 Resort Tax is available for review at the office of the City Clerk, City of Columbia Falls 130 6th Street West, Columbia Falls, MT. Persons may contact the City Clerk or City Manager at 406-892-4391 or 130 6th Street West, Columbia Falls, MT for more information about the hearing.

Notice of Budget Hearings - 2020-21 FY beginning July 15, 2020:

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

Preliminary Budget

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

Special Assessments

Consideration of the adoption of the Street Lighting District and Street Maintenance District assessments for FY2020/2021. Council will hear any objections to the final adoption of the resolution levying special assessments for FY 2020/2021. Special Assessments are estimated as follows:

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

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

Permissive Medical Levy

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

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

NEW BUSINESS:

2021 FY Council Goal Setting – City Council reviewed their 2021FY goals as part of the budget preparation. Nicosia noted that the Council usually holds this exercise earlier in the spring but due to COVID restrictions, it had not been completed. Each council member went through their list of priorities for the upcoming fiscal year:

Continue 2020 FY Parks projects and downtown development.

Review annexation/expansion of City Limits. Nicosia noted that Council will be reviewing and updating the City's Extension of Services Plan this year.

Maintain and Increase Affordable Housing.

Pinewood Park BB Court repair/possibly add pickleball at that location.

Complete Pit to Park. Nicosia noted that the Public Works Director has met with Weyerhaeuser to discuss closure.

Update the City video.

Pedestrian Lighting on Nucleus. Nicosia noted that this is the next project for the Columbia Falls Community Foundation and that the City will be asked to assist with the project, through TIF funding, as per the testimony during the TIF budget hearing process in January.

Complete Hwy 2 Lighting at 3rd Ave E. Nicosia reported that the Public Works Director is getting prices for the lighting.

Complete installation of the irrigation system by Hungry Horse News/S. Nucleus for Coming Alive and trees to be planted in place of concrete barrier. Nicosia noted that this project was approved in January with the TIF budget adoption.

Traffic Signal Light at Mike's Conoco. Nicosia said we are about to embark on our first comprehensive transportation plan that may conclude that a traffic light is needed.

Complete Railroad Street Sidewalk. Nicosia said it is included in our recently submitted Build Grant, noting that without grant funding the City does not have the funding for the sidewalk.

Legislative Working Group. Shepard noted that as both the representative and senator for Columbia Falls will be newly elected, city officials will need to work with them.

Depot Park Development – Chamber office/bathroom.

Welcome Park Bathroom.

Complete park signage for all parks.

Nicosia thanked Council for their input and stated that these priorities will be taken into consideration during the budget process.

ORDINANCES / RESOLUTIONS:

Resolution # 1820 - A Resolution of the City Council of the City of Columbia Falls, Montana, Approving an Application for a Conditional Use Permit for a Dog Kennel to be Located at 443 Rogers Road, More Particularly Described as Tract 4 COS 20092, Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Motion made by Councilor Shepard to approve Resolution # 1820, Second by Councilor Robinson, with council voting as follows. Ayes: Mayor Barnhart, Councilor Fisher, Councilor Karper, Councilor Robinson, Councilor Lovering, Councilor Piper and Councilor Shepard.

Resolution # 1821 - A Resolution of the City Council of the City of Columbia Falls, Montana, Amending Fund 2394 Building Code Enforcement Fund Budget Revenues and Appropriations for the Fiscal Year Ending June 30 2020. City Manager Nicosia said when we set our budget we anticipate building revenue based on prior years and planned projects. The City has sold more permits than anticipated for FY 19-20. Due to the increase in revenue from permits sold, there is a corresponding increase in expenditures for contracted services and operational costs.

Councilor Lovering motioned to approve Resolution # 1821, second by Councilor Shepard with council voting as follows. Ayes: Councilor Shepard, Councilor Fisher, Councilor Karper, Councilor Lovering, Councilor Piper, Councilor Robinson and Mayor Barnhart.

Resolution # 1822 - A Resolution Expressing the Support of the Columbia Falls City Council for the Flathead County Board of Commissioners to Refer the Flathead Communications Center Mill Levy to a Vote Pursuant to the Terms of Title 7, Chapter 11, Part 10 MCA (2019).

City Manager Nicosia said the Flathead County Commissioners requested formal support from the Council regarding the Commission calling for a mill levy election to fund the Flathead Emergency Communication Center. Nicosia noted that the other two cities have already adopted a resolution very similar to #1822. Shepard reported that the Funding Committee recommended the mill levy election after exploring alternatives.

Councilor Shepard motioned to approve Resolution # 1822, second by Councilor Lovering.

Mayor Barnhart said after reading through the Resolution, he did not see that the city and county governments would reduce their current levies if this levy was passed. He would like to see savings to the taxpayers. Nicosia noted that the Council would address that issue when they adopt their budget if this election passed and a special levy funded the center instead of the City's General Fund.

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

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor Piper gave thanks to the community for supporting the veterans with the parade at the Veterans' Home, it meant a lot to the residents. Piper also thanked the Columbia Falls Police Officers that helped out at the Veterans Home a few weeks back.

Councilor Shepard said the weeds and grass complaints need to be enforced. Chief Peters said they have received calls and they are making contact with the residents. Councilor Shepard said he is proud of our Police Department and supports them 100%.

Councilor Lovering thanked the City for the use of the bleachers for the CFHS graduation ceremony. Lovering said the closed park signs are still up at River's Edge Park and thought we should remove them if the park is not closed. Lovering said 1st Ave. E. and 4th Ave. E. is not a controlled intersection, there is a camper and a truck parked in the way and asked if the City officials can look at it. There is a lot of revving of engines in the city throughout the night.

Councilor Fisher also noticed the River's Edge Park closed signs still up but people were at the park. Fisher said he is pleased the resort tax passed. It's nice to see the community stepping up supporting emergency services and education. Fisher thanked the Committee, Council and staff members that did the research on the resort tax. Mayor Barnhart said he was in contact with Mike Sands to complete the Fire Chief Memorial Board in the Fire Hall but he is no longer in business so we need to get something done online. Barnhart noted that he is very busy and would like to turn the project over to the Fire Chief. Mayor Barnhart said the City missed the timeline to burn the pit to park grounds so requested that the City get it mowed. Mayor Barnhart reported that the contractor that did the water hook up for Swan Mtn. Outfitters left a big hole next to the curb that is dangerous and it needs to be repaired as soon as possible. Mayor Barnhart thanked the community for their support on the resort tax. He said the letter from Kelly Hamilton carried a lot of weight and was well written.

CITY MANAGER REPORT

Nicosia said the city pool opened today under phase 2 guidelines, with no more than 50 people, social distancing and thorough cleaning. We may be able to add swim lessons in phase 3 depending on guidelines.

The 3rd Well Project is proceeding as all the parties are getting contract documents and permits in order.

The service line program letters were sent out as well as a letter from the City explaining the program.

Nicosia noted that the finance department will prepare a June 30th claims batch due to year-end. Council will see the claims on the July 6th agenda. Nicosia also reported that she received an email regarding community participation in the census and Columbia Falls is still less than 50%.

Nicosia requested meetings with the Parks and Salary committees. Nicosia noted that the Parks Committee will take a deep-dive into parks projects and the Salary Committee will look at Dept. Head and Manager pay. After discussing dates, Council agreed to set the meetings for Monday June 22, 2020 6:30 pm starting with the Salary Committee followed by the Park Committee.

Nicosia also mentioned that the City did not cancel Heritage Days. The Heritage Days Committee reviewed the current situation and made the decision to cancel based on the response from the various organizations that hold events during that weekend. Nicosia noted that the Chamber had already decided to move the 3 on 3 Basketball tournament to August so it was not on the same weekend as Polson's tournament.

CITY ATTORNEY REPORT

City Attorney Breck said the City has settled the Badger case at the mediation hearing. He has not received the release of claims from the other party; once we receive it signed in place the attorneys' office can give more details as requested by the Hungry Horse News. While we were not made whole, the City is happy to have the case completed and not spend additional funds going to trial. Breck noted that the case started in 2015 which occurred due to a 2011 project.

OTHER REPORTS

Chief Peters said thanks to the community and council for their support. It has been a long couple days with community members with what is going on around the world.

Mayor Barnhart would like to formally show support of the Police Department and have council approve. Nicosia recommended a Resolution of Support on the next agenda and council concurred.

MISCELLANEOUS

REPORTS:

Finance - May

Police - May Activity

Correspondence

ADJOURN

Councilor Lovering motioned to adjourn, second by Councilor Fisher and the meeting adjourned at 8:21 p.m.

Mayor

City Clerk

EMPLOYMENT AGREEMENT

This agreement is made and entered in to this 1st day of July 2020, by and between the CITY OF COLUMBIA FALLS, a municipal corporation, with offices at 130 Sixth Street West, Columbia Falls, Montana 59912, hereinafter referred to as “City” and SUSAN M. NICOSIA, 635 7th Ave West, Columbia Falls, MT 59912, hereinafter referred to as “Employee”.

WHEREAS, the City wishes to employ the services of Employee as City Manager of the City of Columbia Falls; and

WHEREAS, the City and Employee desire to provide for certain procedures, benefits, and requirements regarding the employment of Employee by the City; and

WHEREAS, Employee wishes to accept employment as City Manager of said City under the terms and conditions cited herein.

WITNESSETH:

IN CONSIDERATION of the mutual covenants and agreements herein contained, the parties hereto agree as follows:

1. **Duties:**

The City agrees to employ Susan M. Nicosia as the City Manager of the City of Columbia Falls, to perform all duties as specified by law and ordinance and to perform such other proper duties as assigned by the Columbia Falls City Council. Employee warrants that she will perform such duties with the highest degree of skill and judgment in accordance with accepted standards for the profession.

2. **Salary and Compensation:**

Unless otherwise modified by the parties in writing, City shall pay Employee a base salary, on a bi-weekly basis, that is computed on an annualized salary of:

- A. Ninety-two thousand three hundred eighty two dollars (\$92,382) for the period commencing July 1, 2020 and ending June 30, 2021;
- B. A contribution to the City’s deferred compensation plan in the amount of \$6,345 for the period commencing July 1, 2020 and ending June 30, 2021;
- C. The City Council grants approval to carry over excess vacation leave earned pursuant to state statute and will consider compensation in lieu of forfeit of any remaining excess hours.
- D. For each year thereafter, the City Council and Employee shall agree upon salary and compensation.

3. **Term of Employment:**

- A. Employee's term of employment under this Agreement shall begin on July 1, 2020 and continue indefinitely thereafter.
- B. Nothing in the Agreement or in any Ordinance or Resolution of the City of Columbia Falls shall prevent, limit, or otherwise interfere with the right of the City Council to terminate the services of Employee at any time either for the City's convenience or for the default of Employee, subject only to the provisions set forth in Section 4 of this Agreement.
- C. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of Employee to resign at any time from her position with the City, subject only to the provisions set forth in Section 5 of this Agreement.
- D. To the extent any Ordinance, Resolution, Policy or Procedure of the City of Columbia Falls provides that Employee shall be entitled to a hearing prior to termination, Employee expressly and knowingly waives her right to any such hearing, if terminated without cause.

4. **Termination by City:**

The City may terminate the employment of Employee by giving written notice of termination to Employee by certified or registered mail, return receipt requested. In the event the City terminates such employment without cause, the Employee shall be entitled to receive twelve (12) months' severance pay at the rate of salary which then applies. In addition to severance pay, Employee shall be entitled to receive accrued vacation and the applicable portion of sick leave accumulations to effective date of termination. Any such compensation shall be payable within thirty (30) days after Employee's effective date of termination.

5. **Termination by Employee:**

Employee may terminate her employment with the City by directing written notice of termination to the City by certified or registered mail, return receipt requested. In the event of such termination, Employee shall not be entitled to receive any severance pay. Except, however, Employee shall be entitled to receive accrued vacation and the applicable portion of sick leave accumulations to effective date of resignation in accordance with City's employment policy. Employee shall provide the City with at least two (2) weeks written notice of such termination.

6. **Performance Reviews:**

The City Council may conduct an annual review of Employee's performance.

7. Retirement Benefits:

The City will contribute to Employee's PERS account at the same rate then existing for City employees under the PERS program.

8. Insurance Benefits:

The City shall provide full group insurance benefits for Employee and her dependents as provided for other City employees.

9. Vacation and Sick Leave:

The Employee shall accrue sick leave and vacation leave at the same rate as other City employees in accordance with State Statute.

10. Vehicle Use:

The Employee may use a City vehicle for carrying out City business related activities if such vehicle is available.

11. City Residence:

Employee shall be required to live within the city limits of Columbia Falls.

12. Memberships:

The City shall pay Employee's:

- A. Professional dues, membership fees, and subscription fees as required for the Employee's professional development and certification.
- B. Registration, travel, lodging, and subsistence expenses incurred by Employee in connection with Employee's attendance at appropriate Conferences and professional development in accordance with City policy and state statutes.

13. General Conditions of Employment:

In addition to the benefits cited herein, the City shall provide the Employee with any and all benefits that apply to other employees.

14. Confidential Information:

Employee agrees that for and during the entire term of this Agreement, any and all personnel matters, documents, and information, all privileged documents or information, and all other confidential information, however denominated, shall be considered and kept as confidential and privileged and will not be divulged by Employee except as may be required or allowed by State Law. Further, upon termination of this Agreement for any cause, Employee agrees that she will

continue to treat as private, confidential, and privileged all such information and will not disclose or release any such information to any person, firm, corporation, or other entity, either by statement, deposition, or as a witness, or otherwise, except upon direct written authority of the City Council or as may be ordered by a Court of competent jurisdiction.

15. Review of Employment:

This Employment Agreement shall be reviewed by the Parties in one year and annually thereafter. No changes, amendments or modifications of any kind to the Terms and conditions hereof shall be valid unless reduced to writing and signed by both parties.

16. Applicable Law:

This Agreement shall be governed in all aspects by the laws of the State of Montana.

17. Attorney's Fees:

In the event legal action, including litigations, is undertaken to interpret or enforce any aspect of this Agreement, the prevailing party shall be entitled to attorney's fees and court costs.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed.

EMPLOYER:
CITY OF COLUMBIA FALLS

EMPLOYEE:
SUSAN M. NICOSIA

DON BARNHART, MAYOR

SUSAN M. NICOSIA

Date

Date

**SHORT FORM AGREEMENT BETWEEN OWNER AND
HDR ENGINEERING, INC. FOR PROFESSIONAL SERVICES**

THIS AGREEMENT is made as of this 1 day of July, 2020, between the City of Columbia Falls, MT (“OWNER”), with principal offices at 130 6th Street West, Columbia Falls, MT, and HDR ENGINEERING, INC., (“ENGINEER”) a Nebraska corporation with principal offices at 700 SW Higgins Avenue, Suite 200, Missoula, MT 59803 for services in connection with the project known as Cedar Creek Dam – 5 Year Inspection (“Project”);

WHEREAS, OWNER desires to engage ENGINEER to provide professional engineering, consulting and related services (“Services”) in connection with the Project; and

WHEREAS, ENGINEER desires to render these Services as described in SECTION I, Scope of Services.

NOW, THEREFORE, OWNER and ENGINEER in consideration of the mutual covenants contained herein, agree as follows:

SECTION I. SCOPE OF SERVICES

ENGINEER will provide Services for the Project, which consist of the Scope of Services as outlined on the attached Exhibit A.

SECTION II. TERMS AND CONDITIONS OF ENGINEERING SERVICES

The HDR Engineering, Inc. Terms and Conditions, which are attached hereto in Exhibit B, are incorporated into this Agreement by this reference as if fully set forth herein.

SECTION III. RESPONSIBILITIES OF OWNER

The OWNER shall provide the information set forth in paragraph 6 of the attached “HDR Engineering, Inc. Terms and Conditions for Professional Services.”

SECTION IV. COMPENSATION

- Compensation for ENGINEER’S services under this Agreement shall be on the basis of Direct Labor Costs times a factor of 3.20 for the services of ENGINEER’S personnel engaged on the Project, plus Reimbursable Expenses, estimated to be \$8,146.

The amount of any sales tax, excise tax, value added tax (VAT), or gross receipts tax that may be imposed on this Agreement shall be added to the ENGINEER’S compensation as Reimbursable Expenses.

Compensation terms are defined as follows:

Direct Labor Cost shall mean salaries and wages, (basic and overtime) paid to all personnel engaged directly on the Project. The Direct Labor Costs and the factor applied to Direct Labor Costs will be adjusted annually as of the first of every year to reflect equitable changes to the compensation payable to Engineer.

Reimbursable Expense shall mean the actual expenses incurred directly or indirectly in connection with the Project for transportation travel, subconsultants, subcontractors, technology charges, telephone, telex, shipping and express, and other incurred expense. ENGINEER will add ten percent (10%) to invoices received by ENGINEER from subconsultants and subcontractors to cover administrative expenses and vicarious liability.

SECTION V. PERIOD OF SERVICE

Upon receipt of written authorization to proceed, ENGINEER shall perform the services described in Exhibit A within a reasonable period of time.

Unless otherwise stated in this Agreement, the rates of compensation for ENGINEER'S services have been agreed to in anticipation of the orderly and continuous progress of the project through completion. If any specified dates for the completion of ENGINEER'S services are exceeded through no fault of the ENGINEER, the time for performance of those services shall be automatically extended for a period which may be reasonably required for their completion and all rates, measures and amounts of ENGINEER'S compensation shall be equitably adjusted.

SECTION VI. SPECIAL PROVISIONS

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

"OWNER"

BY: _____

NAME: _____

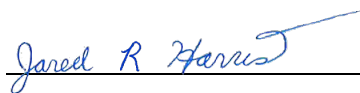
TITLE: _____

ADDRESS: _____

HDR ENGINEERING, INC.

"ENGINEER"

BY: _____



NAME: Jared Harris

TITLE: Vice President

ADDRESS: 970 S 29th St West
Billings, MT 59102

EXHIBIT A
SCOPE OF SERVICES

Project Understanding

Cedar Creek Dam – 5 Year Inspection

HDR Engineering, Inc. (HDR) has been requested by the City of Columbia Falls (City) to submit a proposal to provide engineering inspection services to complete the requirements of the 5 year inspection as set forth by the Montana Department of Natural Resources and Conservation (DNRC). Project tasks including descriptions, responsibilities, assumptions, schedule, and deliverables are detailed below.

Scope of Work

Task 1: Project Management and Administration

Coordination with the City, DNRC, and the HDR team. Supervise the HDR team, monitor project status, and prepare invoices.

Task 1.1: Project Team Management

The project management goals are intended to demonstrate that HDR understands the scope of the project so that we meet schedule and budget requirements. The project manager will be the HDR point of contact and will be responsible for preparing and maintaining the project schedule, coordinating and approving QA/QC reviews, managing HDR project resources, invoicing, and participation in conference calls and review meetings.

Task 1.2 – Quality Management System

A Quality Management Plan (Plan) will be developed for the project to deliver technical quality from conceptual plan to project close out. The Plan is developed to provide project coordination and Quality Management System (QMS) reviews are completed for technical disciplines performing work on this project.

The Project Quality Management Plan developed for this project will revolve around four principal elements. The first, owner participation, must be a planned process that solicits input from the City into the project and is continuous throughout the project. The second, team resources, is centered on a dedicated team of experienced personnel that begin the project and remains throughout the life of the project. Thirdly, project controls enable the project manager to program and monitor the delivery of the project in regards to project schedule and project budget. Finally, the technical approach is a systematic approach that has defined senior review and scheduled times for client impact and review.

The following list highlights the reviews that will take place.

HDR QC Reviews:

- Inspection Notes/Report

ASSUMPTIONS:

- Project management effort is a function of the project duration and is based on the schedule included with this scope of services. Notice to Proceed is anticipated in July 2020, with work to be completed at the submittal of the final Technical Memorandum in September 2020.
- Time and costs for Quality Control reviews are included in subtasks for Task 2.

DELIVERABLES:

- Monthly invoices and project status updates including scope items completed, scope items currently addressing, upcoming schedule and budget summary.

Task 2: Inspection and Reporting

Conduct a visual inspection of the Cedar Creek Dam. The intention of the inspection is to provide the City with a physical inspection of the Cedar Creek Dam and its appurtenances in order to meet DNRC's Dam Safety requirements for the 5 year inspection.

Task 2.1: Data Review

Review of available information for the project including:

- Historical design and as-built drawings,
- Previous inspection reports,
- Discussion of current issues with the City, and
- Identification of changes in normal operations and changes in maintenance practices.

Task 2.2: Inspection

HDR will provide two (2) engineers to review the dataset for key features present in the data, but cannot verify the accuracy. If anomalies in the datasets are identified, these issues will be presented to the City prior to proceeding further. HDR will inspect the dam and surrounding / associated appurtenances as recommended by the DNRC's Five-Year Engineer's Inspection Task List and Report Template. Condition of the facilities will be based on visual observations, surface measurements, and any other readily available information such as photos or anecdotal evidence. New photos will be taken to continue the historical records contained in the NRCS report. Measurements will be taken when appropriate to confirm that structures and surfaces are not moving. Seepage locations, if present, will be noted and the amount of surface flow estimated. Particular attention will be paid to the 28 items noted in the NRCS report.

Task 2.3: Inspection Report

The report will be patterned after the NRCS 2015 report and will serve as an update of that information. New issues will be included if found and the level of documentation will be similar to that found in the NRCS 2015 report along with any recommendations for further investigation.

HDR will coordinate with the City to arrange a time for HDR to present and discuss highlights from the report with the City and to address any questions the City might have. Revisions will be noted and incorporated into a final version of the report to be submitted to the City.

ASSUMPTIONS:

- The inspection will be based on the extent of inspection performed for the NRCS 2015 report and recommendations by the DNRC's Five-Year Engineer's Inspection Task List and Report Template.
- The inspection will be performed in a single site visit.
- Investigations will not include any subsurface explorations.
- The report will be provided as a draft for review. One set of revisions will be incorporated into the draft report.

MEETINGS:

- One conference call to discuss project criteria will be held with the City.
- One virtual meeting with HDR's PM and the City is assumed to discuss the results of the inspection and review comments regarding the Draft Inspection Report. The meeting will be scheduled after the City's review of the draft deliverable is complete.

DELIVERABLES:

- Electronic copy of the Draft Inspection Report outlining the data sources, inspection, approach, and recommendations.
- Electronic copy of the Final Technical Memorandum outlining the data sources, inspection, approach, and recommendations, and incorporating the City's review comments.

Project Budget

Estimated fee to complete the scope of services is shown below:

- Cedar Creek Dam Inspection (Tasks 1 and 2) = \$8,146

EXHIBIT B
TERMS AND CONDITIONS

HDR Engineering, Inc. Terms and Conditions for Professional Services

1. STANDARD OF PERFORMANCE

The standard of care for all professional engineering, consulting and related services performed or furnished by ENGINEER and its employees under this Agreement will be the care and skill ordinarily used by members of ENGINEER's profession practicing under the same or similar circumstances at the same time and in the same locality. ENGINEER makes no warranties, express or implied, under this Agreement or otherwise, in connection with ENGINEER's services.

2. INSURANCE/INDEMNITY

ENGINEER agrees to procure and maintain, at its expense, Workers' Compensation insurance as required by statute; Employer's Liability of \$250,000; Automobile Liability insurance of \$1,000,000 combined single limit for bodily injury and property damage covering all vehicles, including hired vehicles, owned and non-owned vehicles; Commercial General Liability insurance of \$1,000,000 combined single limit for personal injury and property damage; and Professional Liability insurance of \$1,000,000 per claim for protection against claims arising out of the performance of services under this Agreement caused by negligent acts, errors, or omissions for which ENGINEER is legally liable. If flying an Unmanned Aerial System (UAS or drone), ENGINEER will procure and maintain aircraft unmanned aerial systems insurance of \$1,000,000 per occurrence. OWNER shall be made an additional insured on Commercial General and Automobile Liability insurance policies and certificates of insurance will be furnished to the OWNER. ENGINEER agrees to indemnify OWNER for third party personal injury and property damage claims to the extent caused by ENGINEER's negligent acts, errors or omissions. However, neither Party to this Agreement shall be liable to the other Party for any special, incidental, indirect, or consequential damages (including but not limited to loss of use or opportunity; loss of good will; cost of substitute facilities, goods, or services; cost of capital; and/or fines or penalties), loss of profits or revenue arising out of, resulting from, or in any way related to the Project or the Agreement from any cause or causes, including but not limited to any such damages caused by the negligence, errors or omissions, strict liability or breach of contract.

3. OPINIONS OF PROBABLE COST (COST ESTIMATES)

Any opinions of probable project cost or probable construction cost provided by ENGINEER are made on the basis of information available to ENGINEER and on the basis of ENGINEER's experience and qualifications, and represents its judgment as an experienced and qualified professional engineer. However, since ENGINEER has no control over the cost of labor, materials, equipment or services furnished by others, or over the contractor(s)' methods of determining prices, or over competitive bidding or market conditions, ENGINEER does not guarantee that proposals, bids or actual project or construction cost will not vary from opinions of probable cost ENGINEER prepares.

4. CONSTRUCTION PROCEDURES

ENGINEER's observation or monitoring portions of the work performed under construction contracts shall not relieve the contractor from its responsibility for performing work in accordance with applicable contract documents. ENGINEER shall not control or have charge of, and shall not be responsible for, construction means, methods, techniques, sequences, procedures of construction, health or safety programs or precautions connected with the work and shall not manage, supervise, control or have charge of construction. ENGINEER shall not be responsible for the acts or omissions of the contractor or other parties on the project. ENGINEER shall be entitled to review all construction contract documents and to require

that no provisions extend the duties or liabilities of ENGINEER beyond those set forth in this Agreement. OWNER agrees to include ENGINEER as an indemnified party in OWNER's construction contracts for the work, which shall protect ENGINEER to the same degree as OWNER. Further, OWNER agrees that ENGINEER shall be listed as an additional insured under the construction contractor's liability insurance policies.

5. CONTROLLING LAW

This Agreement is to be governed by the law of the state where ENGINEER's services are performed.

6. SERVICES AND INFORMATION

OWNER will provide all criteria and information pertaining to OWNER's requirements for the project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations. OWNER will also provide copies of any OWNER-furnished Standard Details, Standard Specifications, or Standard Bidding Documents which are to be incorporated into the project.

OWNER will furnish the services of soils/geotechnical engineers or other consultants that include reports and appropriate professional recommendations when such services are deemed necessary by ENGINEER. The OWNER agrees to bear full responsibility for the technical accuracy and content of OWNER-furnished documents and services.

In performing professional engineering and related services hereunder, it is understood by OWNER that ENGINEER is not engaged in rendering any type of legal, insurance or accounting services, opinions or advice. Further, it is the OWNER's sole responsibility to obtain the advice of an attorney, insurance counselor or accountant to protect the OWNER's legal and financial interests. To that end, the OWNER agrees that OWNER or the OWNER's representative will examine all studies, reports, sketches, drawings, specifications, proposals and other documents, opinions or advice prepared or provided by ENGINEER, and will obtain the advice of an attorney, insurance counselor or other consultant as the OWNER deems necessary to protect the OWNER's interests before OWNER takes action or forebears to take action based upon or relying upon the services provided by ENGINEER.

7. SUCCESSORS, ASSIGNS AND BENEFICIARIES

OWNER and ENGINEER, respectively, bind themselves, their partners, successors, assigns, and legal representatives to the covenants of this Agreement. Neither OWNER nor ENGINEER will assign, sublet, or transfer any interest in this Agreement or claims arising therefrom without the written consent of the other. No third party beneficiaries are intended under this Agreement.

8. RE-USE OF DOCUMENTS

All documents, including all reports, drawings, specifications, computer software or other items prepared or furnished by ENGINEER pursuant to this Agreement, are instruments of service with respect to the project. ENGINEER retains ownership of all such documents. OWNER may retain copies of the documents for its information and reference in connection with the project; however, none of the documents are intended or represented to be suitable for reuse by OWNER or others on extensions of the project or on any other project. Any reuse without written verification or adaptation by ENGINEER for the specific purpose intended will be at OWNER's sole risk and without liability or legal exposure to ENGINEER, and OWNER will defend, indemnify and hold harmless ENGINEER from all claims, damages, losses and expenses, including attorney's fees,

arising or resulting therefrom. Any such verification or adaptation will entitle ENGINEER to further compensation at rates to be agreed upon by OWNER and ENGINEER.

9. TERMINATION OF AGREEMENT

OWNER or ENGINEER may terminate the Agreement, in whole or in part, by giving seven (7) days written notice to the other party. Where the method of payment is "lump sum," or cost reimbursement, the final invoice will include all services and expenses associated with the project up to the effective date of termination. An equitable adjustment shall also be made to provide for termination settlement costs ENGINEER incurs as a result of commitments that had become firm before termination, and for a reasonable profit for services performed.

10. SEVERABILITY

If any provision of this agreement is held invalid or unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any provision, term or condition shall not be construed by the other party as a waiver of any subsequent breach of the same provision, term or condition.

11. INVOICES

ENGINEER will submit monthly invoices for services rendered and OWNER will make payments to ENGINEER within thirty (30) days of OWNER's receipt of ENGINEER's invoice.

ENGINEER will retain receipts for reimbursable expenses in general accordance with Internal Revenue Service rules pertaining to the support of expenditures for income tax purposes. Receipts will be available for inspection by OWNER's auditors upon request.

If OWNER disputes any items in ENGINEER's invoice for any reason, including the lack of supporting documentation, OWNER may temporarily delete the disputed item and pay the remaining amount of the invoice. OWNER will promptly notify ENGINEER of the dispute and request clarification and/or correction. After any dispute has been settled, ENGINEER will include the disputed item on a subsequent, regularly scheduled invoice, or on a special invoice for the disputed item only.

OWNER recognizes that late payment of invoices results in extra expenses for ENGINEER. ENGINEER retains the right to assess OWNER interest at the rate of one percent (1%) per month, but not to exceed the maximum rate allowed by law, on invoices which are not paid within thirty (30) days from the date OWNER receives ENGINEER's invoice. In the event undisputed portions of ENGINEER's invoices are not paid when due, ENGINEER also reserves the right, after seven (7) days prior written notice, to suspend the performance of its services under this Agreement until all past due amounts have been paid in full.

12. CHANGES

The parties agree that no change or modification to this Agreement, or any attachments hereto, shall have any force or effect unless the change is reduced to writing, dated, and made part of this Agreement. The execution of the change shall be authorized and signed in the same manner as this Agreement. Adjustments in the period of services and in compensation shall be in accordance with applicable paragraphs and sections of this Agreement. Any proposed fees by ENGINEER are estimates to perform the services required to complete the project as ENGINEER understands it to be defined. For those projects involving conceptual or process development services, activities often are not fully definable in the initial planning. In any event, as the project progresses, the facts developed may dictate a change in the services to be performed, which may alter the scope. ENGINEER will inform OWNER of such situations so that changes in scope and adjustments to the time of performance and compensation can be made as required. If such change, additional services, or suspension of services results in an increase or decrease in the cost of or time required for performance

of the services, an equitable adjustment shall be made, and the Agreement modified accordingly.

13. CONTROLLING AGREEMENT

These Terms and Conditions shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice-to-proceed, or like document.

14. EQUAL EMPLOYMENT AND NONDISCRIMINATION

In connection with the services under this Agreement, ENGINEER agrees to comply with the applicable provisions of federal and state Equal Employment Opportunity for individuals based on color, religion, sex, or national origin, or disabled veteran, recently separated veteran, other protected veteran and armed forces service medal veteran status, disabilities under provisions of executive order 11246, and other employment, statutes and regulations, as stated in Title 41 Part 60 of the Code of Federal Regulations § 60-1.4 (a-f), § 60-300.5 (a-e), § 60-741 (a-e).

15. HAZARDOUS MATERIALS

OWNER represents to ENGINEER that, to the best of its knowledge, no hazardous materials are present at the project site. However, in the event hazardous materials are known to be present, OWNER represents that to the best of its knowledge it has disclosed to ENGINEER the existence of all such hazardous materials, including but not limited to asbestos, PCB's, petroleum, hazardous waste, or radioactive material located at or near the project site, including type, quantity and location of such hazardous materials. It is acknowledged by both parties that ENGINEER's scope of services do not include services related in any way to hazardous materials. In the event ENGINEER or any other party encounters undisclosed hazardous materials, ENGINEER shall have the obligation to notify OWNER and, to the extent required by law or regulation, the appropriate governmental officials, and ENGINEER may, at its option and without liability for delay, consequential or any other damages to OWNER, suspend performance of services on that portion of the project affected by hazardous materials until OWNER: (i) retains appropriate specialist consultant(s) or contractor(s) to identify and, as appropriate, abate, remediate, or remove the hazardous materials; and (ii) warrants that the project site is in full compliance with all applicable laws and regulations. OWNER acknowledges that ENGINEER is performing professional services for OWNER and that ENGINEER is not and shall not be required to become an "arranger," "operator," "generator," or "transporter" of hazardous materials, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA), which are or may be encountered at or near the project site in connection with ENGINEER's services under this Agreement. If ENGINEER's services hereunder cannot be performed because of the existence of hazardous materials, ENGINEER shall be entitled to terminate this Agreement for cause on 30 days written notice. To the fullest extent permitted by law, OWNER shall indemnify and hold harmless ENGINEER, its officers, directors, partners, employees, and subconsultants from and against all costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court or arbitration or other dispute resolution costs) caused by, arising out of or resulting from hazardous materials, provided that (i) any such cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or injury to or destruction of tangible property (other than completed Work), including the loss of use resulting therefrom, and (ii) nothing in this paragraph shall obligate OWNER to indemnify any individual or entity from and against the consequences of that individual's or entity's sole negligence or willful misconduct.

16. EXECUTION

This Agreement, including the exhibits and schedules made part hereof, constitute the entire Agreement between ENGINEER and OWNER, supersedes and controls over all prior written or oral understandings. This Agreement may be amended, supplemented or modified only by a written instrument duly executed by the parties.

17. ALLOCATION OF RISK

OWNER AND ENGINEER HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING ENGINEER'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE RISKS, SO, TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF ENGINEER (AND ITS RELATED CORPORATIONS, SUBCONSULTANTS AND EMPLOYEES) TO OWNER AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE LESSER OF \$1,000,000 OR ITS FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF ENGINEER'S SERVICES OR THIS AGREEMENT REGARDLESS OF CAUSE(S) OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY.

18. LITIGATION SUPPORT

In the event ENGINEER is required to respond to a subpoena, government inquiry or other legal process related to the services in connection with a legal or dispute resolution proceeding to which ENGINEER is not a party, OWNER shall reimburse ENGINEER for reasonable costs in responding and compensate ENGINEER at its then standard rates for reasonable time incurred in gathering information and documents and attending depositions, hearings, and trial.

19. NO THIRD PARTY BENEFICIARIES

No third party beneficiaries are intended under this Agreement. In the event a reliance letter or certification is required under the scope of services, the parties agree to use a form that is mutually acceptable to both parties.

20. UTILITY LOCATION

If underground sampling/testing is to be performed, a local utility locating service shall be contacted to make arrangements for all utilities to determine the location of underground utilities. In addition, OWNER shall notify ENGINEER of the presence and location of any underground utilities located on the OWNER's property which are not the responsibility of private/public utilities. ENGINEER shall take reasonable precautions to avoid damaging underground utilities that are properly marked. The OWNER agrees to waive any claim against ENGINEER and will indemnify and hold ENGINEER harmless from any claim of liability, injury or loss caused by or allegedly caused by ENGINEER's damaging of underground utilities that are not properly marked or are not called to ENGINEER's attention prior to beginning the underground sampling/testing.

21. UNMANNED AERIAL SYSTEMS

If operating UAS, ENGINEER will obtain all permits or exemptions required by law to operate any UAS included in the services. ENGINEER's operators have completed the training, certifications and licensure as required by the applicable jurisdiction in which the UAS will be operated. OWNER will obtain any necessary permissions for ENGINEER to operate over private property, and assist, as necessary, with all other necessary permissions for operations.

22. OPERATIONAL TECHNOLOGY SYSTEMS

OWNER agrees that the effectiveness of operational technology systems ("OT Systems") and features designed, recommended or

assessed by ENGINEER are dependent upon OWNER's continued operation and maintenance of the OT Systems in accordance with all standards, best practices, laws, and regulations that govern the operation and maintenance of the OT Systems. OWNER shall be solely responsible for operating and maintaining the OT System in accordance with applicable industry standards (i.e. ISA, NIST, etc.) and best practices, which generally include but are not limited to, cyber security policies and procedures, documentation and training requirements, continuous monitoring of assets for tampering and intrusion, periodic evaluation for asset vulnerabilities, implementation and update of appropriate technical, physical, and operational standards, and offline testing of all software/firmware patches/updates prior to placing updates into production. Additionally, OWNER recognizes and agrees that OT Systems are subject to internal and external breach, compromise, and similar incidents. Security features designed, recommended or assessed by ENGINEER are intended to reduce the likelihood that OT Systems will be compromised by such incidents. However, ENGINEER does not guarantee that OWNER's OT Systems are impenetrable and OWNER agrees to waive any claims against ENGINEER resulting from any such incidents that relate to or affect OWNER's OT Systems.

23. FORCE MAJEURE

ENGINEER shall not be responsible for delays caused by factors beyond ENGINEER's reasonable control, including but not limited to delays because of strikes, lockouts, work slowdowns or stoppages, government ordered industry shutdowns, power or server outages, acts of nature, widespread infectious disease outbreaks (including, but not limited to epidemics and pandemics), failure of any governmental or other regulatory authority to act in a timely manner, failure of the OWNER to furnish timely information or approve or disapprove of ENGINEER's services or work product, or delays caused by faulty performance by the OWNER's or by contractors of any level or any other events or circumstances not within the reasonable control of the party affected, whether similar or dissimilar to any of the foregoing. When such delays beyond ENGINEER's reasonable control occur, the OWNER agrees that ENGINEER shall not be responsible for damages, nor shall ENGINEER be deemed in default of this Agreement, and the parties will negotiate an equitable adjustment to ENGINEER's schedule and/or compensation if impacted by the force majeure event or condition.

NOTICE OF PUBLIC HEARING

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, June 9th, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on July 6, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings

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

Erik Eckert is requesting a Planned Unit Development overlay for the property located on 7th Street East between 1st and 2nd Avenues East. The PUD takes three existing city lots all zoned CR-5 and reorients them creating four townhouse units. The overall effect is a reduction in units from six to four. No other deviations are requested through the PUD. The property is described as Lots 8, 9, & 10, Block 46, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

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

DATED this 19th day of May, 2020

Susan Nicosia

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

Publish: [Daily Interlake Sunday May 24rd 2020](#)

**ZONE CHANGE REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION
GREENHAVEN TOWNHOMES - PLANNED UNIT DEVELOPMENT
CITY OF COLUMBIA FALLS STAFF REPORT # CPUD-20-02
May 28, 2020**

Changes made per the Planning Board meeting are highlighted in yellow.

A report to the Columbia Falls City County Planning Board regarding a request for a Planned Unit Development overlay (PUD) on property zoned CR-5 (Two Family Residential).

BACKGROUND INFORMATION

A. PETITIONERS

Erik Eckert (Greenhaven Builders Inc.)
P.O. Box 222
Peninsula, OH 44264

B. PETITIONER'S TECHNICAL ASSISTANCE

Same

C. LOCATION/DESCRIPTION

The property is located on 7th Street East between 1st and 2nd Avenues East. The property is not developed and is located midway up the steep bank the separates Mosquito Flats from downtown Columbia Falls. The property is described as Lots 8, 9, & 10, Block 46, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County

D. REQUEST

The proposed PUD takes three existing city lots all zoned CR-5 (Two Family Residential) and reorients them creating four townhouse units. The overall effect is a reduction in potential units from six to four. No other deviations are requested through the PUD. The applicant is using the PUD to cluster the units in the more accessible and buildable section of the property thereby avoiding more sensitive portions of the site. The application shows each unit with a footprint of 20' by 36' which is fairly small. The two story units will be approximately 1440 square feet in size including a single car garage.

Note: The PUD standards require that the City Council determine that a parcel has unique character in order to approval a PUD of less than two acres.

Zoning Deviations requested with the PUD:

The only deviation is clustering the density into the southeast corner of the property. The clustering takes the three existing city lots which could support six units and distills them down to a four unit townhome project. The net result is removal of two units of density and preserving approximately 76% of the property in green space.

E. REASON FOR REQUEST

The applicant is using the PUD to cluster the units in the more accessible and buildable section of the property thereby avoiding more sensitive portions of the site. The application shows each unit with a footprint of 20' by 36' which is fairly small. The two story units will be approximately 1440 square feet in size including a single car garage.

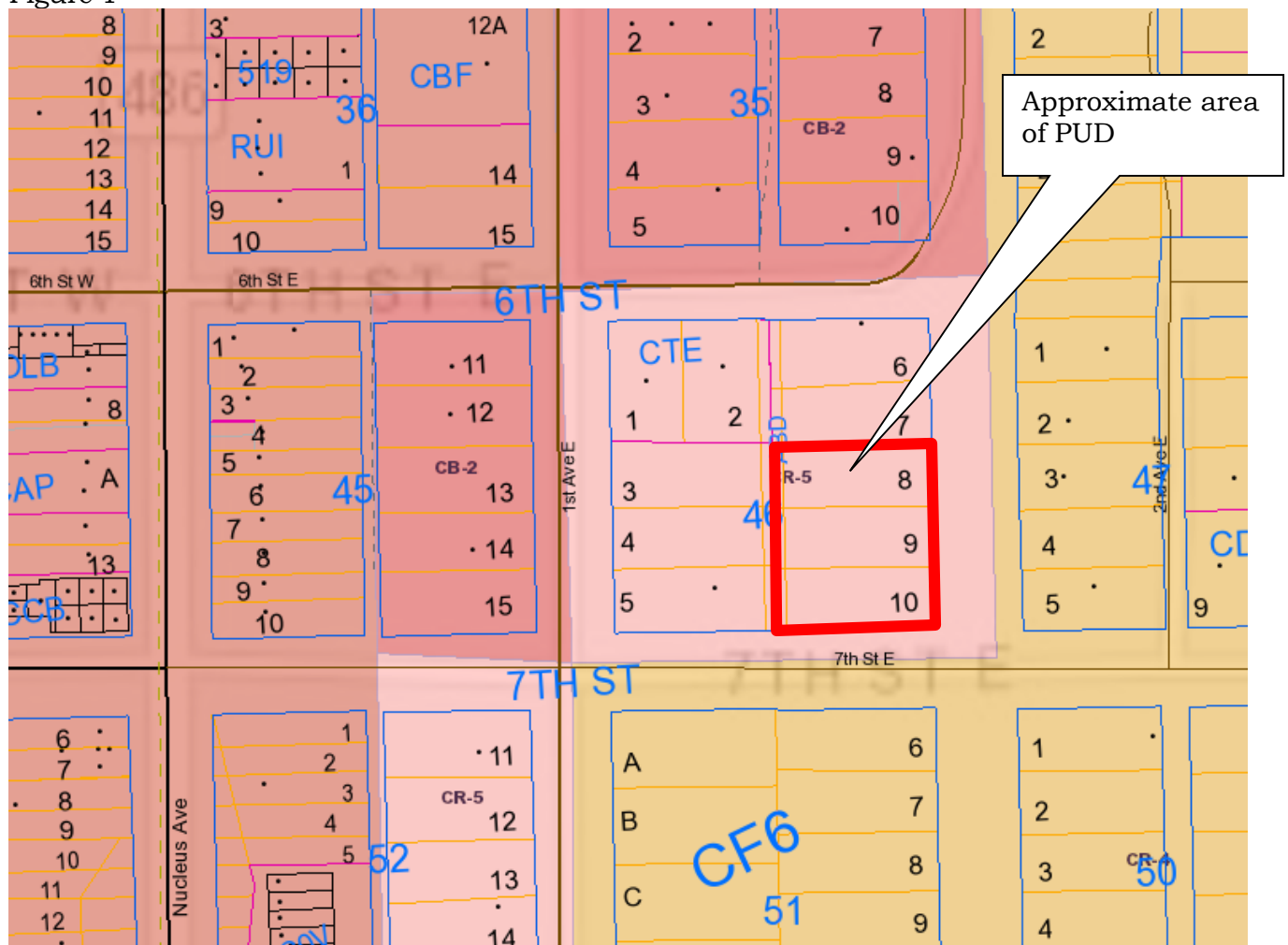
F. EXISTING LAND USE

The subject property is currently vacant.

G. ADJACENT ZONING AND LAND USE:

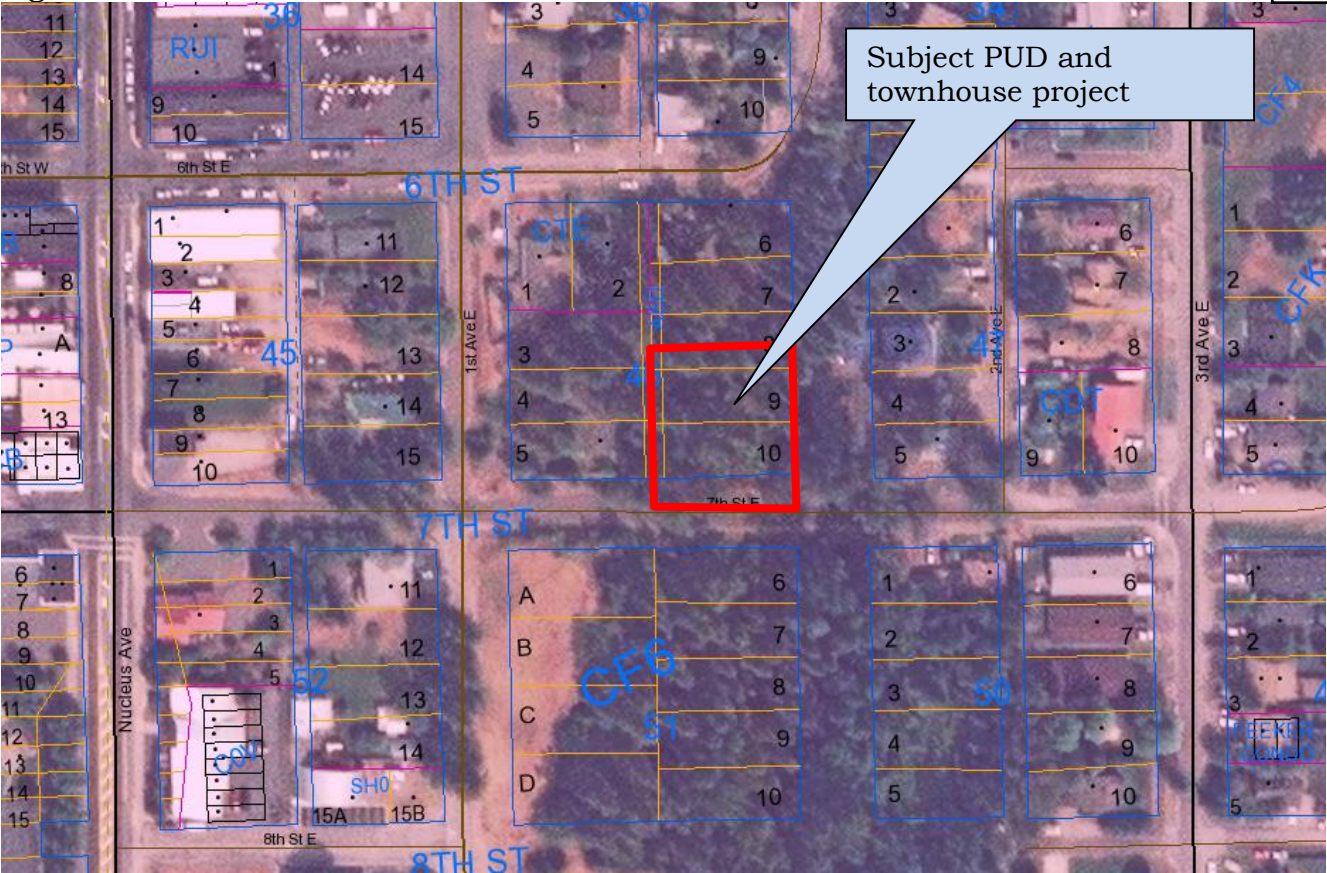
	Zoning	Existing Land Use
North	CR-2	Residential – Single Family Home
South	CR-4	Undeveloped
East	CR-4	Residential – Single Family Home
West	CR-5	Residential - Single Family Home

Figure 1



Source – Flathead County GIS – Zoning Layer

Figure 2

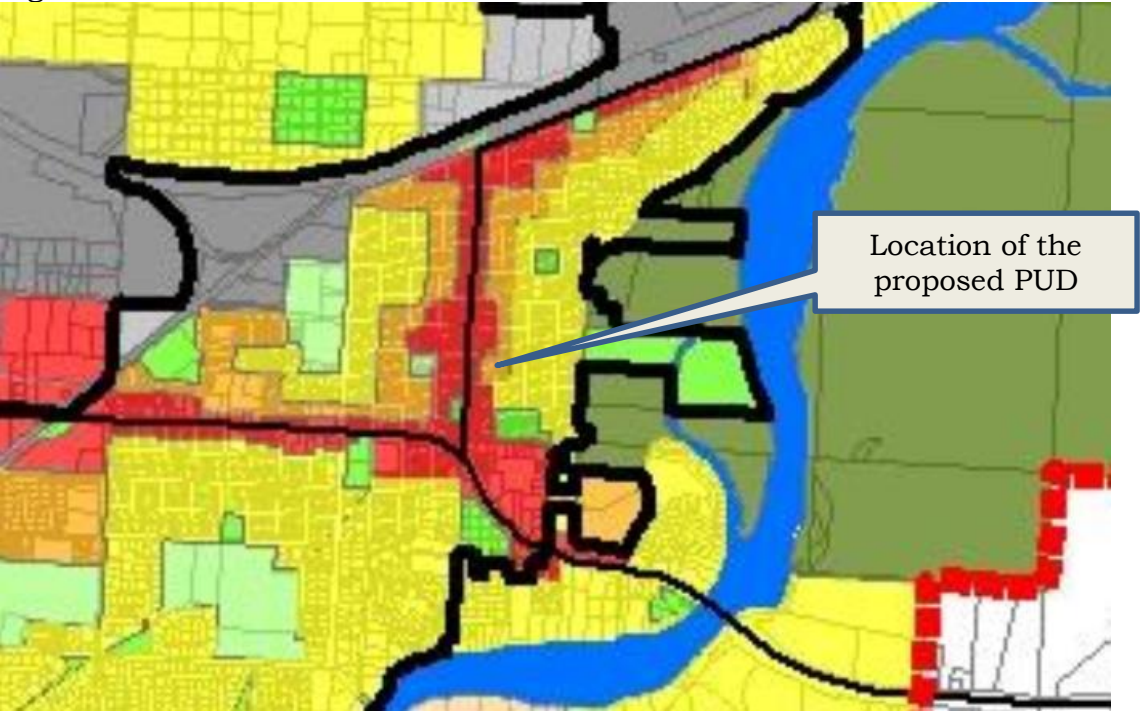


Source: Flathead County GIS – Photo Layer

H. GROWTH POLICY DESIGNATION

The Growth Policy map (Figure 3) shows the property within the Multi-Family Residential designation.

Figure 3



The yellow designation on the Columbia Fall Growth Policy Map is Urban Residential supporting between 2 and 8 units per acre. The range designation is Multi-Family supporting densities of 8 or more units per acre.

The property is approximately ½ acre in size so the proposed density is approximately 8 units per acre and in compliance with the Growth Policy

I. UTILITIES/SERVICES

The property is located inside the City limits of Columbia Falls.

<u>Water</u>	Columbia Falls Municipal Water
<u>Sewer</u>	Columbia Falls Municipal Sewer
<u>Fire Protection</u>	Columbia Falls City Fire Department
<u>Police Protection/</u>	Columbia Falls City Police
<u>Electricity</u>	Flathead Electric

J. LOT SIZE DETAILS

The site is made up of three of the original Columbia Falls Townsite lots and an abandoned alley which when combined measures 131-feet by 150-feet. The total square footage of the property is 19,650. The CR-5 zoning allows a duplex dwelling (two units) per lot of record. Setbacks in CR-5 zone are 20-feet on the front, 5-feet on the side, and 20-feet in the rear. The proposed development will meet the setbacks, height, and density of the CR-5 zoning.

EVALUATION BASED ON STATUTORY CRITERIA

This request is reviewed pursuant to the criteria set forth in Section 76-2-304, M.C.A.; and as stated by the Montana Supreme Court; Chapters 18.348, Planned Unit Development Standards. The following findings are made:

1. Does the requested zone comply with the Growth Policy?

The Growth Policy map (Figure 3) shows the property within the Multi-Family Residential designation. The yellow designation on the Columbia Fall Growth Policy Map is Urban Residential supporting between 2 and 8 units per acre. The range designation is Multi-Family supporting densities of 8 or more units per acre.

The property is approximately ½ acre in size so the proposed density is approximately 8 units per acre and in compliance with the Growth Policy

2. Is the requested zone designed to lessen congestion in the streets?

The parcel is located one block off Nucleus Avenue and within walking distance of grocery, restaurant, and numerous services. The proposed PUD is taking three City lots each of which could have a duplex and reducing the density to four dwellings. Of course the clustering is due to the physical constraints of the property. Given the proximity and the fact that our Growth Policy supports density downtown, and the fact the density could potentially be higher, the proposed PUD is addressing congestion in the streets.

3. Will the requested zone secure safety from fire, panic, and other dangers?

The project is considered an infill project within the City and it will connect to all City Services. Fire hydrants are located nearby and the property is only a couple blocks from the fire station and police station. If the PUD is approved, the applicant will be required to submit building plans to the Building Department for review and approval. As part of that process the Columbia Falls Fire Marshall also reviews the plans for fire code.

Because this subdivision predates any current regulations of stormwater standards, Staff is requesting a condition that requires that the applicants provide an engineered stamped drainage plan to the Columbia Falls Public Works Department for review and approval prior or issuance of a building permit. The base of the hill in this area has always accumulated water and this project should not increase the run-off to the downhill properties. The drainage plan will look to manage post development run-off to pre-development rates and also not direct water to areas where it has not historically gone.

4. Will the requested change promote the health and general welfare?

The site is located outside of any floodplains or wildland urban interface.

The property is located on a steep slope which is the primary reason this property has never been developed. Included with the application is a letter from a Geotechnical Engineer, Slopeside Engineering, stating that the initial investigation indicates that the soils are suitable for construction. However the letter goes on to state that subsurface explorations and analysis is recommended and that this analysis will allow the engineer to provide recommended construction requirements for the foundation, drainage, and site work. Staff will request that the full geotechnical exploration and analysis be provided to the City Public Works Department and Building Department prior to issuance of a building permit. The intent of this condition is to not only protect the future residents of this project but to also protect the neighbors' located up-slope and down-slope of the project.

The applicant also had the site investigated for any wetlands. Core Water Consulting dug a test pit and analyzed the soils, presence of water, and searched for wetland indicator plant. The investigation determined that there are no jurisdictional wetlands on the subject property.

5. Will the requested zone provide for adequate light and air?

The site is zoned CR-5 which is a two-family residential zoning district. The zoning has minimum setback standards, maximum height standards, and maximum lot coverage standards. As the only deviation in the project is to cluster the density, the project actually only covers 24% of the property with impervious surfaces leaving 76% of the property as yard and open area. The proposed PUD will provide adequate light and air.

6. Will the requested zone prevent the overcrowding of land?

The property is zoned CR-5 (two-family residential) which in this case would allow a duplex on each of the three existing lots. The proposed PUD is reducing the density of the site from six units to four units by clustering the development along the 7th Street frontage. The PUD will prevent the overcrowding of the land.

7. Will the requested zone avoid undue concentration of people?

As stated previously the existing zoning anticipates up to six dwelling units on the property. The proposed PUD is only proposing four units.

8. Will the requested zone facilitate the adequate provision of transportation, wastewater, sewerage, schools, parks and other public requirements?

The property is located along 7th Street East which is a local, city maintained street. This particular block of 7th Street East is also the location of the steep grade that goes from the upper bench of Columbia Falls down to the lower area known as Mosquito Flats in this part of town. As the street is at a steep grade, care will need to be taken in the grading of the buildings, driveways and guest parking areas.

The section of 7th Street East has no on-street parking or sidewalks. To address parking, the applicant is providing three parking spaces per unit: one garage space, one space in front of the garage, and one space for guests.

To address pedestrian access, rather than have the applicant construct a small segment of sidewalk along his frontage which will not connect to any existing pedestrian walk, staff is requesting that the applicant provide cash-in-lieu of sidewalk for the frontage. The City will hold the funds in a separate account that will be used for a sidewalk or pedestrian trail in this neighborhood.

9. Does the requested zone give reasonable consideration to the peculiar suitability of the property for particular uses?

The proposed PUD does give consideration to the suitability of the property. By cluster a reduced density to the less sensitive area of property the project is considering site suitability. By locating the units along the 7th Street frontage where there is ready access to the City street, sewer, and water infrastructure the applicant is giving consideration to site suitability. A less sensitive approach would be to cut driveways back into stacked duplexes.

10. Does the requested zone give reasonable consideration to the character of the district?

The character of the neighborhood is mostly single family residential detached. However the townhome development is considered single family attached dwelling as each unit is separated by a firewall and each unit can be sold individually. The unique location of this property shields it from most of the adjacent neighbor views. By clustering the project to the southeast corner of the site, the project will preserve the thick stands of trees on the northern and western sides of the property. The project does give consideration to the neighborhood character.

11. Will the new zoning affect property values?

Developing a high quality townhome building should fit in with the neighborhood and protect neighboring property values.

12. Will the requested zone encourage the most appropriate use of the land throughout the municipality?

The property is designated in the Columbia Falls Growth Policy as "Multi-Family Residential" and the zoning of CR-5 (two-family residential) would indicate that this is generally an appropriate location for this development. However, as stated previously this site provides challenges to development. The steep slopes and drainage concerns require the submittal of geotechnical and engineered drainage reports before the applicant can move forward with any earthwork. The conditional approval of the PUD will insure that these items are followed through by the applicant.

SUMMARY

Item No.8.

The PUD request conforms to the Columbia Falls City Growth Policy, and complies with the underlying CR-5 zoning designation. The project will be fully served by Municipal services. The site does create challenges to development and requires additional reports from the Geotechnical Engineer and the Civil Engineer providing the drainage report. The requested PUD does cluster the development to the less sensitive area of the site and it preserves approximately 76% of the property in green space.

RECOMMENDATION

The Columbia Falls City-County Planning Board and Zoning Commission adopt Columbia Falls Planning Office Staff Report #CPUD-20-02 as findings of fact and recommend approval of the requested zones subject to the following conditions and amendments:

1. The City Council approves a PUD for a project area less than two acres.
2. The Greenhaven Townhomes PUD will allow the following deviation:
 - Clustering the four units to the southeast corner of the properties.
3. The applicant's surveyor shall produce an amended plat using the townhouse exemption for review by the City Staff and said Amended Plat shall be filed with the Flathead County Clerk and Recorder prior to issuance of Certificates of Occupancy for any of the units.
4. The applicants shall provide an engineered stamped drainage plan to the Columbia Falls Public Works Department for review and approval prior to any dirt work and issuance of a building permit. The drainage plan shall address all site improvements and site work during construction and post construction.
5. The applicant shall provide a stamped set of the full geotechnical exploration and analysis to the City Public Works Department and Building Department prior to any dirt work and issuance of a building permit. The geotechnical analysis shall address all site development and construction including site grading, retaining walls, and the building.
6. The development of the site shall conform to the plans and footprints submitted in the PUD Application dated April 20, 2020.
7. The applicant shall pay a cash-in-lieu of sidewalk payment to the City of Columbia Falls. The payment will be in-lieu of a five foot wide sidewalk the length of the applicant's 7th Street East frontage at the time of Building Permit. Columbia Falls Public Works will verify the lineal foot cost.
8. 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.
9. In the event springs are encountered during the geotechnical analysis or during construction, the applicant and his engineer shall provide a plan on how they will address foundation dewatering without impacting any neighboring properties downslope.



Planning Department

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

PHONE (406) 892-4391

FAX (406) 892-4413

RECEIVED

APR 29 2020

CITY OF COLUMBIA FALLS

Item No.8.

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

Project Name: **Greenhaven Townhomes (4)**
Name of Applicant: **Erik Eckert (Greenhaven Builders Inc)**
Mailing Address: **P.O Box 222**
City/State/Zip: **Peninsula, Oh 44264** Phone: **406-270-0157**
Name and address of owner if different than applicant:
Name: _____
Mail Address: _____
City/State/Zip: _____ Phone: _____
Technical Assistance: _____
Mail Address: _____
City/State/Zip: _____ Phone: _____
If there are others who should be notified during the review process, please list those.

Check One:

☒ Initial PUD Proposal

☐ Amendment to an existing PUD

Property Address: **Lots 8,9,10 in Block 46 Columbia Falls, MT 59912**

Total Area of Property: **19,685 SF**

Legal description including section, township, range: **SE1/4SE1/4 SEC.8, T .30N., R.20W., P.M.,M., Flathead County , Montana**

The present zoning of the above property is: **CR-5 Two Family Residential**

Please provide the following information in a narrative format with supporting drawings or other format as needed:

- 1) An overall description of the goals and objectives for the development of the project.
- 2) In cases where the development will be executed in increments, a schedule showing the time within phases will be completed.
- 3) The extent to which the plan departs from zoning and subdivision regulations including but not limited to density, setbacks and use, and the reasons why such departures are or are not deemed to be in the public interest;
- 4) The nature and extent of the common open space in the project and the provisions for maintenance and conservation of the common open space; and the adequacy of the amount and function of the open space in terms of land use, densities and dwelling types proposed in the plan;

- 5) The manner in which services will be provided such as water, sewer, storm water management, schools, roads, traffic management, pedestrian access, recreational facilities and other applicable services and utilities;
- 6) The relationship, beneficial or adverse, of the planned unit development project upon the *neighborhood in which it is proposed to be established*;
- 7) How the plan provides reasonable consideration to the character of the neighborhood and the peculiar suitability of the property for the proposed use;
- 8) Where there are more intensive uses or incompatible uses planned within the project or on the project boundaries, how will the impacts of those uses be mitigated;
- 9) How the development will further the goals, policies and objectives of the Columbia Falls Growth Policy;
- 10) Include site plans, drawings and schematics with supporting narratives where needed that include the following information:
 - a. Total acreage and present zoning classifications;
 - b. Zoning classification of all adjoining properties;
 - c. Density in dwelling units per gross acre;
 - d. Location, size height and number of stories for buildings and uses proposed for buildings;
 - e. Layout and dimensions of streets, parking areas, pedestrian walkways and surfacing;
 - f. Vehicle, emergency and pedestrian access, traffic circulation and control;
 - g. Location, size, height, color and materials of signs;
 - h. Location and height of fencing and/or screening
 - i. Location and type of landscaping
 - j. Location and type of open space and common areas;
 - k. Proposed maintenance of common areas and open space;
 - l. Property boundary locations and setback lines;
 - m. Special design standards, materials and/or colors;
 - n. Proposed schedule of completions and phasing of the development, if applicable;
 - o. Covenants, conditions and restrictions;
 - p. Any other information that may be deemed relevant and appropriate to allow for adequate review.

If the PUD involves the division of land for the purpose of conveyance, a preliminary plat shall be prepared in accordance with the requirements of the subdivision regulations.

Please note that the approved final plan, together with the conditions and restrictions imposed, shall constitute the zoning for the district. No building permit shall be issued for *any structure within the district unless such structure conforms to the provisions of the approved plan.*

The signing of this application signifies that the aforementioned information is true and correct and grants approval for the City of Columbia Falls staff to be present on the property for routine monitoring and inspection during review process.

 _____ Applicant Signature	 _____ Date
 _____ Owner Signature	 _____ Date

Erik Eckert
P.O. Box 222
Peninsula, Oh 44264
406-270-0157

4/20/2020

PUD APPLICATION INFORMATION

Lots 8,9,10 Block 46

1. The goal and objective of this project is as follows:
 - The goal of this project is to build four high quality and aesthetically appealing townhomes that complement the neighborhood and current growth of the community.
 - The objective of this project is to develop the four townhomes with individual permanent parcel numbers. This will allow them to augment the communities current rental inventory or be sold individually for private ownership.
2. The project is planned to be completed in a single phase
3. The current layout of the property is three (3) separate duplex lots. The approx. size of each lot is ~ 50'x 131'. I would like to conjoin the three duplex lots into one lot 150'x131'. Instead of building the six (6) units as duplexes, I would like to reduce the density to four (4) conjoined townhomes. This will better suit the contour of the land, maximize green space for the tenants/owners, and allow for a more aesthetic and appropriate design to fit this specific lot.
4. The current zoning of these lots as three (3) separate duplex lots greatly reduces the opportunity to create green space with the required building footprint, driveways, parking and sidewalks.
By reducing the allowable density from Six (6) units to four (4) the opportunity to create significant green space is increased. Almost 70% of the lot will become greenspace as opposed to approximately 10-15% per duplex lot.
5. The lot will be serviced by use of the existing sewer main in front of the lot. The water will be serviced by a water main extension, provided by the owner, from the closest main to the east that is determined to be suitable by the utility department. Power is provided from a pole mounted transformer across the street. The gas will be provided by the line in front of the lot. Storm water will be contained on the lot with a stone drywell in the backyard of the townhomes.
Each unit will enjoy a single car, attached and enclosed garage. Additionally, each unit will have one allocated outside parking space to the west of the buildings. Paved concrete walkways create access for all users to access their units.
An HOA will be established and share equally the costs for the green space maintenance and common parking area. The rear yard will be graded and seeded to accommodate a mow able lawn area to the toe of the slope to the west. This will create a pleasant common area to be utilized the occupants

6&7 The intent for the design of these townhomes is to meld into the current neighborhood that has multifamily and single residences, while also bringing the feel of the new downtown development due to its proximity to Nucleus Ave.

I engaged a Core Water Consulting, a wetland consultant to do a site and test hole analysis to confirm this is not a jurisdictional wetland. It was determined this is a NON-WETLAND location. I have attached the full report and highlighted the two references to verify this is a non wetland location. Please see the attached 13-page report from Core Water Consultants

I have had Josh from Slopeside Geotechnical do a site visit to determine options for engineered fill and stabilization. Josh and I discussed multiple options, and believe the site could most likely be balanced with some imported fill and compacted under an engineers supervision. The engineers design for the fill method and material, will be designed and submitted when the plans are submitted for approval with the City.

8. The contour of the property dictates the building be built to the allowable 5ft side yard setback. The overhangs of the eastern side of the building, will be designed to be less than the required 1/3 encroachment into the side yard setback
9. The project will further benefit the city through an increased modern building inventory, high quality and appealing design to increase neighboring property values and increased property tax income to benefit the schools and services.
10. (Please see attached site plan for inclusions).

Respectfully,
Erik Eckert, (Owner)



Greenhaven Builders Inc.
USGBC LEED AP
406-270-0157
greenhavenbuilders@yahoo.com



February 14, 2020

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

Re: Lot 8 thru 10 of Block 46 in Columbia Falls on COS 18057

To Whom it May Concern:

On February 13, 2020, Mikel Siemens assessed the site characteristics of the property described as Lot 8 thru 10 of Block 46 in Columbia Falls on COS 18057 in the SE1/4 of the SE1/4 Section 8, T30N R20W, P.M.,M. Flathead County, Montana. The purpose of the visit was to characterize the soil conditions in a test pit that was hand dug to 36" below ground surface (bgs). The property was being considered for real estate purchase by Erik Eckert with Greenhaven Builders, Inc. for a multi-family housing project, a site plan was not provided only conceptual idea proposed.

The site has significant elevation changes from the west to the east; 7th Street East extends along the southern border and no culvert was observed under the roadway. Vegetation near the lower elevations on the parcel included cottonwoods, red-dosier dogwood, and equisetum species that can (at times) be associated to a wetland. The property is near a topographic low north of 7th Avenue so water could have been present since the Flathead Valley had days over freezing in the last month which melted and compressed snow. Water was not observed pooling at the property.

To determine the property wetland status during the wintertime conditions, a test pit was hand dug near the elevation that would be proposed as the furthest extent of excavation toward the east. The pit was dug to 36" bgs and the soil characterized to determine if the hydric soil conditions were present. The profile included three layers:

0" – 7": 10YR3/2 – loam
7"-15" 10YR4/3 – loam
15"-36" 10YR4/3 – very fine sand

In the soil profile there was no indications of hydric conditions throughout the profile to the bottom of the test pit, so this is a non-wetland location. Also, the soils below 15-inches were noted as very fine sand and have high infiltration rates that would convey water both vertically and laterally. A photographic journal is attached to show the site conditions of the test pit area.

Trimble GPS surveyed the test pit location, along with two corner pins to locate the properties and test pit relative to the Flathead County 2009 geo-referenced lidar contours. Development at this elevation contour would be non-wetland for this property. The site map identifies the location of the pit relative to the 2-ft contours.

If you have any questions, please feel free to contact me.

Best regards,



Mikel Siemens
Environmental Specialist

Attached: Photographic Journal

COS 18057

Site Map

cc: Erik Eckert, Greenhaven Builders, Inc.





Photo 1. Top pile is the surface soil to 7" bgs; lower pile is transitional zone which has similar color to the lower soil profile, but had a loam consistency instead of very fine sand. The middle loam profile extended about to a depth about 15" bgs.





Photo 2. Soil profiles that are very consistent to one another with no changes in characteristics as the profile got deeper. Each pile was reviewed to see if hydric conditions appeared at depth, but there was no indications.





Photo 3. Deeper samples in the pit, but similar and consistent to prior layer.





Photo 4. Deeper samples in the pit (left to right), but similar and consistent to prior layer.





Photo 5. Profile of test pit focused on the upper 18" to determine wetland status – this is non-wetland based upon soils.





Photo 6. Soil presentation in photo is not as precise as prior photo but the tape measure gives reference to the depths.





Photos 7. Soil profile that attempts to capture the transition between the surface loam and the very fine sand that initiates at 15" bgs.





Photo 8. Test pit location, showing the shovel in the bottom on the pit. No high groundwater was observed, and the soil profile consisted of very fine sand which would readily convey water vertically and horizontally.





Photo 9. View looking south to 7th Avenue from the test pit location. The site was snow covered so reliance upon soil description heavily weighted during the site visit. No water was pooled in the 36" deep test pit, nor did it have hydric characteristics. Upper left of photo has willow (salix sp).





Photo 10 Area adjacent to the test pit.

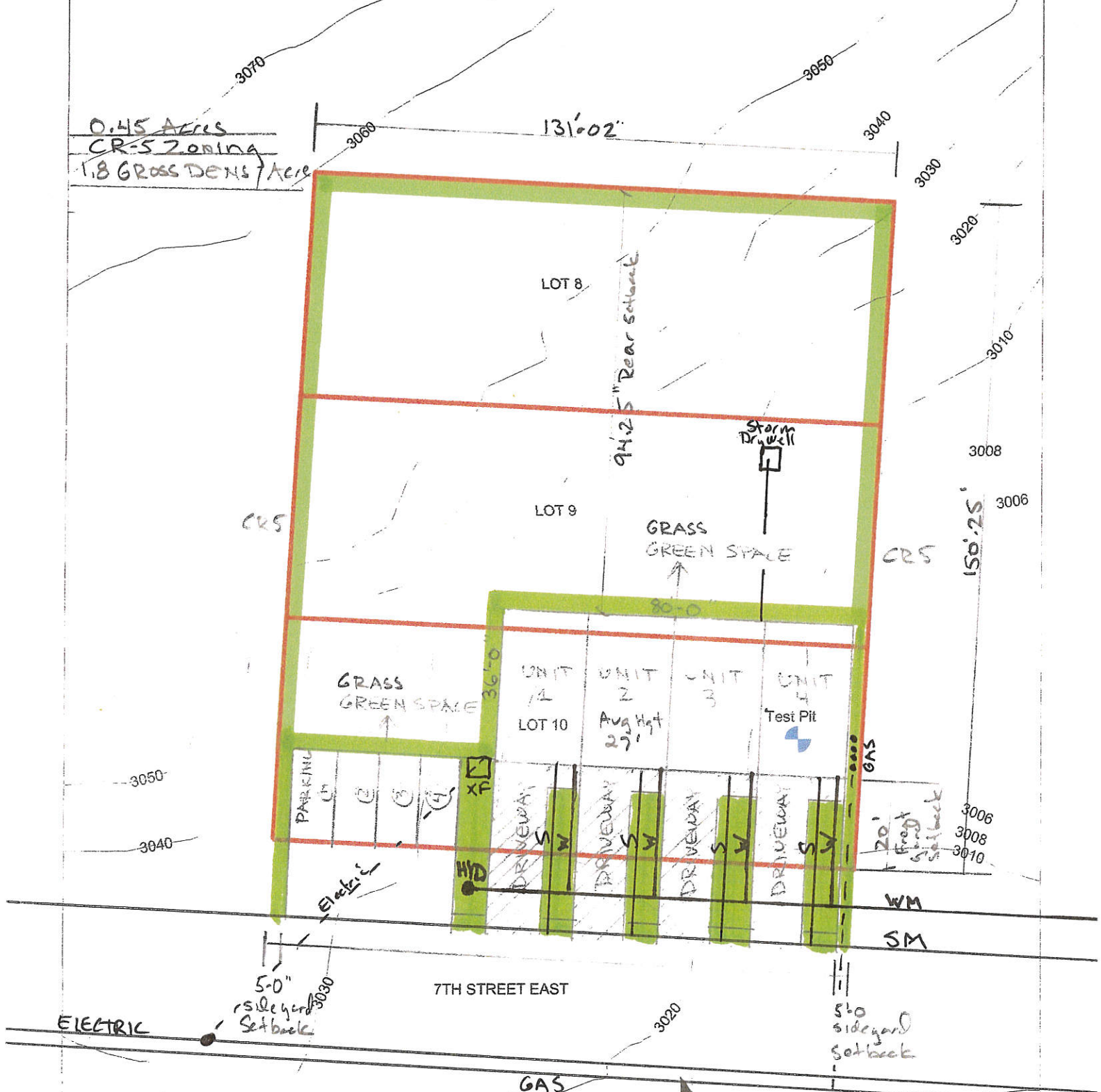




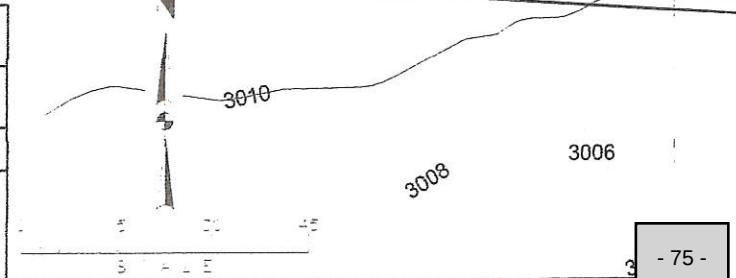
Photo 11. General property conditions observed on February 12, 2020.



Lots 8-10 of COS 18057 (Block 46 of Columbia Falls Plat) in Section 8,
Township 30 North, Range 20 West, P.M.,M., Flathead County, Montana.



 Core Water Consulting 490 E. Montana St, Ste 2 Kalispell, MT 59901 (406) 890-2073	Sheet Title	Scale
	Lots 8-10, Blk 46, C. Falls Site Map	As Noted
	(Sec. 8, T30N, R20W, Flathead Co.)	Date
	Project Title	02/14/2020
	Eckert Wetland Assessment	Project Manager
		Mikel Siemens
		File
		Eckert.dwg
		Figure
		1



- N. Water storage facilities.
Ord. 523 § 1(part), 1989)

18.328.040 Bulk and dimensional requirements.

The bulk and dimensional requirements for the CR-4 district are as follows:

- A. Minimum lot area: seven thousand two hundred (7,200) square feet;
- B. Minimum lot width: sixty (60) feet;
- C. Minimum yard requirements:
 - 1. Front: twenty (20) feet;
 - 2. Side: five (5) feet each;
 - 3. Side corner: fifteen (15) feet;
 - 4. Rear: twenty (20) feet;
- D. Maximum height: thirty-five (35) feet; licensed amateur radio operators antennae-seventy-five (75) feet;
- E. Permitted lot coverage: thirty-five (35) percent;
- F. Maximum fence height:
 - 1. Front: three (3) feet;
 - 2. Side: six (6) feet;
 - 3. Rear: six (6) feet;
- G. Off-street parking: See Chapters Parking and Loading 18.500.
(Ord. 523 § 1(part), 1989)

Chapter 18.330 CR-5 TWO-FAMILY RESIDENTIAL

18.330.010 Definition.

A residential district with minimum lot areas. Development within the district will require all public utilities, and all community facilities. Two-family dwellings are allowed in this district. (Ord. 523 § 1(part), 1989)

18.330.020 Permitted uses.

The permitted uses in the CR-5 district are as follows:

- A. Accessory building or use;
- B. Automobile parking in conjunction with permitted uses;
- C. Day care home;
- D. Dwelling, single family;
- E. Dwelling, two family;
- F. Parks;
- G. Public transportation shelter stations;
- H. Public utility service installations.

(Ord. 523 § 1(part), 1989)

18.330.030 Conditional uses.

The conditional uses for the CR-5 district are as follows:

- A. Bed and breakfast establishment (see Chapter 18.35);
- B. Boat marinas and sale of boating supplies and fuel;
- C. Churches and other places of worship;

- D. Community center building, gymnasium, swimming pool, beach, and other similar activities operated by a public agency, neighborhood or homeowners association;
- E. Day care center (see Chapter 18.37);
- F. Dwelling, cluster development;
- G. Electrical distribution station;
- H. Golf courses;
- I. Home occupations (see Chapter Special Provisions 18.400);
- J. Mobile home parks;
- K. Orphanage and charitable institutions;
- L. Retirement home;
- M. Schools, public or private elementary, junior high, and senior high;
- N. Swimming pools and beaches, public or semiprivate;
- O. Temporary buildings or structures;
- P. Water storage facilities.

(Ord. 615 § 2(part), 1999; Ord. 523 § 1(part), 1989)

18.330.040 Bulk and dimensional requirements.

The bulk and dimensional requirements for the CR-5 district are as follows:

- A. Minimum lot area: five thousand four hundred (5,400) square feet;
- B. Minimum lot width: forty-five (45) feet;
- C. Minimum yard requirements:
 - 1. Front: twenty (20) feet;
 - 2. Side: five (5) feet each;
 - 3. Side corner: fifteen (15) feet;
 - 4. Rear: twenty (20) feet;
- D. Maximum height: thirty-five (35) feet; licensed amateur radio operators antenna-seventy-five (75) feet;
- E. Permitted lot coverage: forty (40) percent;
- F. Maximum fence height:
 - 1. Front: three (3) feet;
 - 2. Side: six (6) feet;
 - 3. Rear: six (6) feet;
- G. Off-street parking: See Chapters Parking and Loading 18.500.

(Ord. 523 § 1(part), 1989)

Chapter 18.332 CRA-1 RESIDENTIAL APARTMENT

18.332.010 Definition.

A district to provide areas for multi-family use and for nonresidential uses which support or are compatible with the primarily residential character. This district is intended as a buffer between residential districts and other denser, noncompatible districts. This district is intended to apply throughout the planning area. (Ord. 523 § 1(part), 1989)

18.332.020 Permitted uses.

The permitted uses in the CRA-1 district are as follows:

- A. Accessory building or use;



April 29, 2020

Greenhaven Builders Inc.
Kalispell, Montana, 59901

**Subject: Geotechnical Investigation
 Lots 8-10, Block 46
 Columbia Falls, Montana
 Job No. 20-415**

Dear Mr. Erik Eckert,

At your request, Slopeside Engineering, LLC (Slopeside), is providing Geotechnical Engineering consultation for the planned townhomes on Lots 8-10 of Block 46 in Columbia Falls, Montana. At this time, Slopeside has visited the project site and reviewed the current plans for the project. Subsurface explorations and analysis have not been completed at this time; however, in the event the soils encountered at the site are as anticipated, in our opinion, the soils will be suitable for the planned construction.

Slopeside will be conducting subsurface explorations, settlement analysis of the underlying soils, and a slope stability assessment of the nearby slope. Recommendations for construction will be provided in a letter report. The recommendations will include foundation requirements, anticipated settlements, subsurface drainage, Structural Fill requirements, and earthwork requirements. In addition, recommendations will be provided to reduce the risk of adversely affecting the nearby steep slope.

Please contact Slopeside Engineering, LLC, if you have any questions or concerns regarding this letter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joshua Smith", with a long horizontal flourish extending to the right.

Joshua Smith, P.E.
Principal Geotechnical Engineer



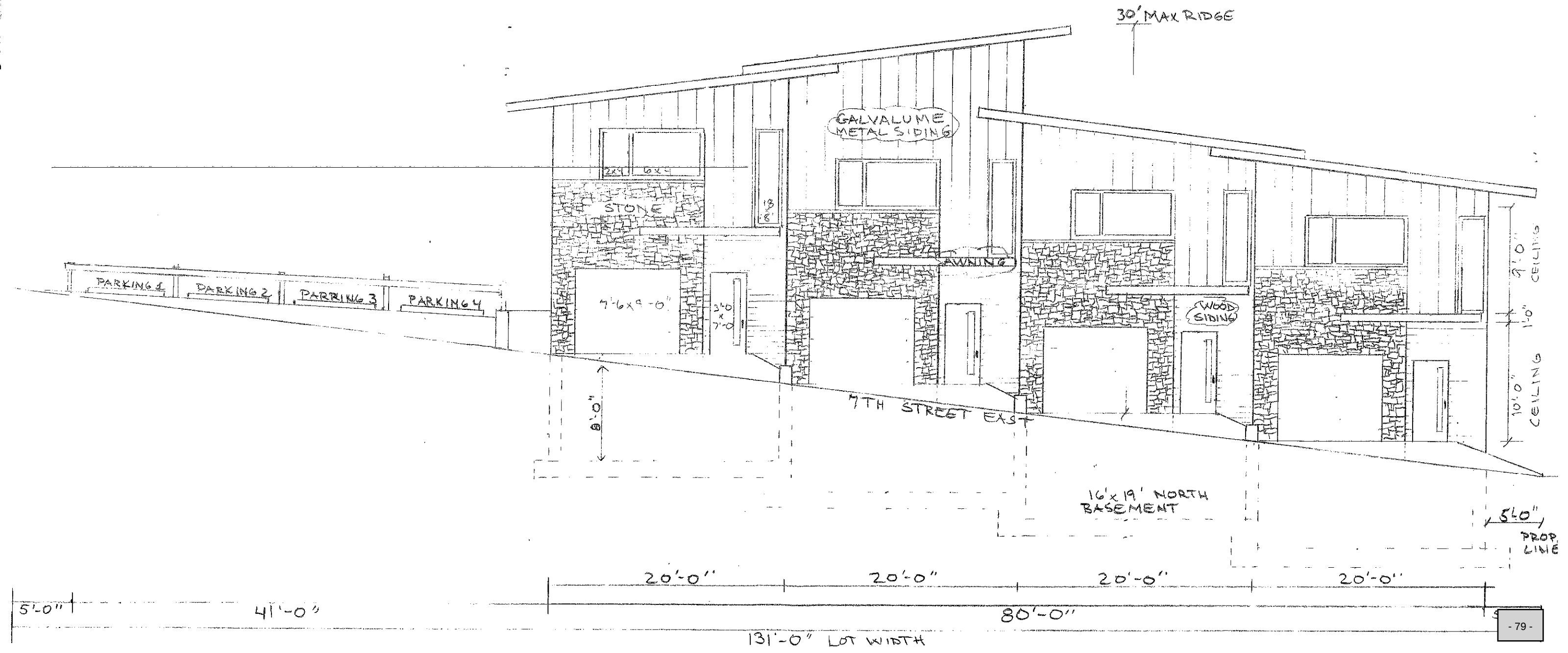
slopesideeng@gmail.com

406-270-3480

*181 Deerfoot Trail
Kalispell, MT, 59901*

LOTS 8-10, BLOCK 46, COLUMBIA FALLS, MN
 GREENHAVEN BUILDERS INC. Item No. 8.
 ERIK ECKERT
 406-270-0157
 greenhavenbuilders@yahoo.com
 (4) TOWNHOMES

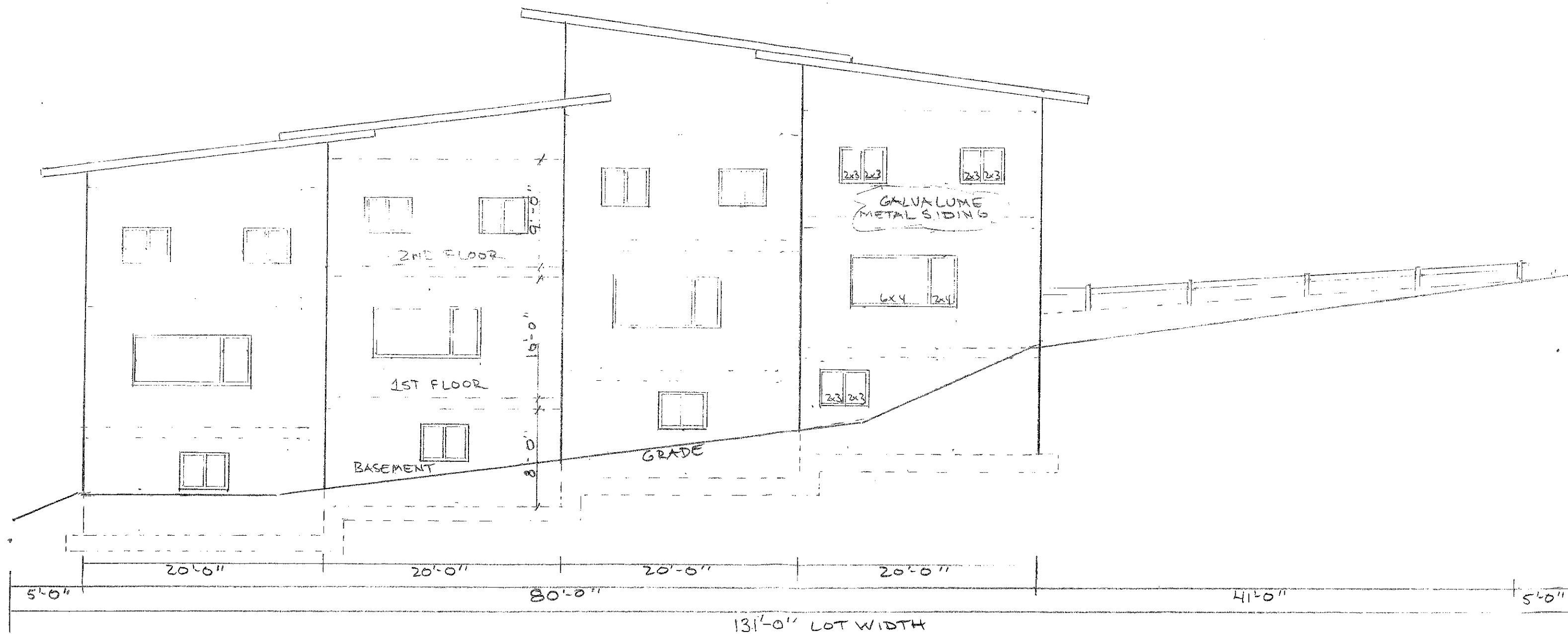
SOUTH ELEVATION
 $\frac{1}{8}" = 1'-0"$



LOTS 8-10, BLOCK 46 COLUMBIA FALLS, MT
 GREENHAVEN BUILDERS INC. Item No. 8.
 ERIC ECKERT
 406-270-0157
 greenhavenbuilders@yahoo.com
 (4) TOWNHOMES

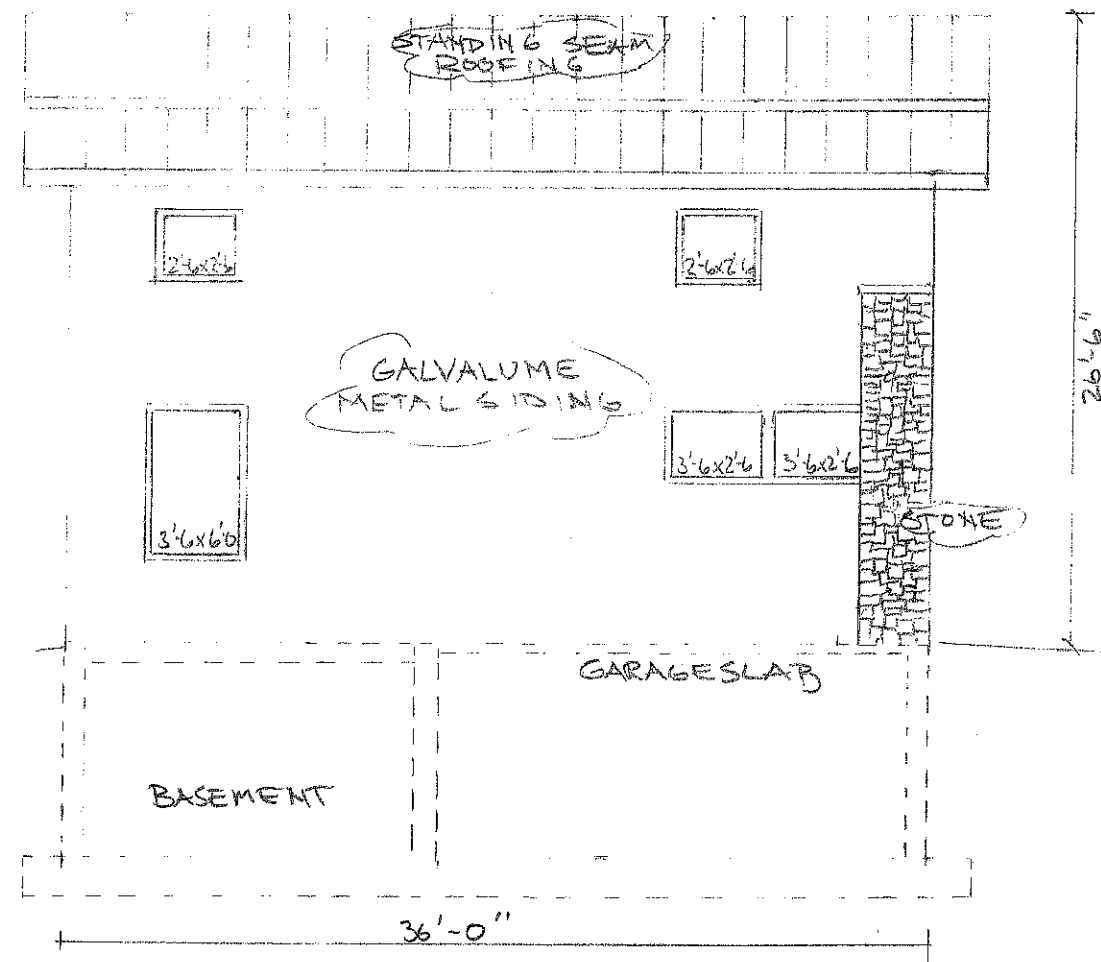
NORTH ELEVATION

$\frac{1}{8}" = 1'-0"$

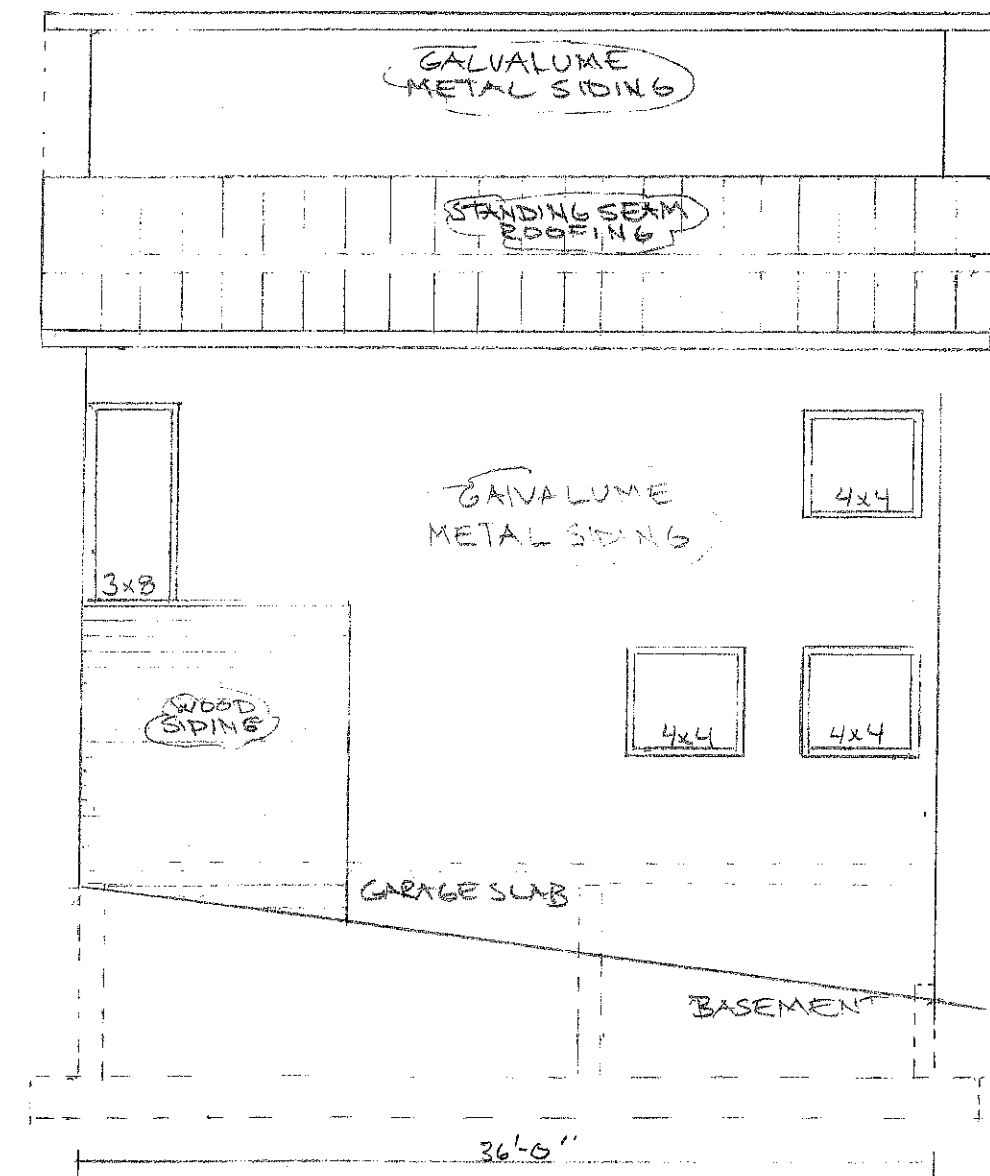


LOTS 8-10, BLOCK 46, COLUMBIA FALLS, MT
 GREENHAVEN BUILDERS
 ERIK ECKERT
 406-270-0157
 greenhavenbuilders@yahoo.com
 (4) TOWNHOMES

Item No. 8.



WEST ELEVATION
 $\frac{1}{8}" = 1'-0"$



EAST ELEVATION
 $\frac{1}{8}" = 1'-0"$

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING
The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, June 9th, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on July 6, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings. Request to establish a Planned Unit Development in the Columbia Falls Zoning Jurisdiction.

Erik Eckert is requesting a Planned Unit Development overlay for the property located on 7th Street East between 1st and 2nd Avenues East. The PUD takes three existing city lots all zoned CR-5 and reorients them creating four townhouse units. The overall effect is a reduction in units from six to four. No other deviations are requested through the PUD. The property is described as Lots 8, 9, & 10, Block 46, Columbia Falls Township in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County. Persons are allowed to attend the hearing(s), subject to the most recent public gathering restrictions enacted by County and State agencies at or prior to the time of the hearing. Persons are encouraged to submit written comments prior to the meeting. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed conditional use, please call Eric Mulcahy, Columbia Falls City Planner at 755-6481.
DATED this 19th day of May, 2020

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

May 24, 2020
ANAXLP

STATE OF MONTANA

FLATHEAD COUNTY

AFFIDAVIT OF PUBLICATION

MARY BOOTH BEING DULY
SWORN, DEPOSES AND SAYS: THAT SHE IS THE LEGAL
CLERK OF THE **DAILY INTER LAKE** A DAILY
NEWSPAPER OF GENERAL CIRCULATION, PRINTED AND
PUBLISHED IN THE CITY OF KALISPELL, IN THE
COUNTY OF FLATHEAD, STATE OF MONTANA, AND
THAT **NO. 27050**

LEGAL ADVERTISEMENT WAS PRINTED AND
PUBLISHED IN THE REGULAR AND ENTIRE ISSUE OF
SAID PAPER, AND IN EACH AND EVERY COPY THEREOF
ON THE DATES OF MAY 24, 2020

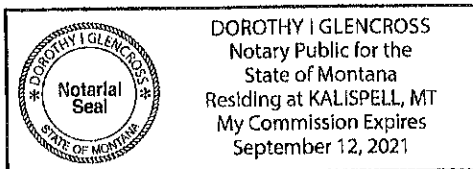
AND THE RATE CHARGED FOR THE ABOVE
PRINTING DOES NOT EXCEED THE MINIMUM
GOING RATE CHARGED TO ANY OTHER
ADVERTISER FOR THE SAME PUBLICATION,
SET IN THE SAME SIZE TYPE AND PUBLISHED
FOR THE SAME NUMBER OF INSERTIONS.

Mary Booth

Subscribed and sworn to
Before me this, May 24, 2020

Dorothy I. Glencross
Dorothy I. Glencross

Notary Public for the State of Montana
Residing in Kalispell
My commission expires 9/12/2021



RECEIVED
MAY 28 2020
CITY OF COLUMBIA FALLS

Barb Staaland

From: Joe <sullivan.joseph.t@gmail.com>
Sent: Monday, June 8, 2020 8:02 PM
To: Barb Staaland
Subject: Public Comment for Today's Town Hall

Dear Barbara Staaland,

This letter is my written public comment concerning the PUD ("Proposed Project") requested by Erik Eckert, and a response to the Letter from Eric Mulcahy, City Planner, sent May 19, 2020, which notified property owners within 150 ft of the Proposed Project.

Please distribute my letter during the public hearing on Tuesday June 9th, 2020, which I plan to attend, and include it in the public record.

I am the owner of the property at 211 7th Street, with a house on lots 4 and 5, directly below, and East of the "Proposed Site" (described as Lots 8, 9, 10, block 46, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County).

I am concerned about the impact the Proposed Project will have on water drainage, flooding, and erosion at the Proposed Site and neighboring properties. Specifically, there are multiple natural springs on the hillside of the Proposed Site that intermittently cause flooding in properties below the Proposed Site. My property in particular is directly below the Proposed Site, and flooding from the springs negatively affects my property annually. All of the lots in the neighborhood are in a federally recognized flood plane.

Furthermore, the steepness of the terrain at the Proposed Site is concerning. Erosion is likely, which could potentially affect multiple neighboring properties.

Therefore I am requesting that a hydrologist and geologist submit reports outlining the environmental impact of the development and how it could affect neighboring properties. I also request that hydrology and geology reports are made available for review by the owners of the properties within 150 feet of the development.

In summary, I currently cannot support the approval of this PUD, which carries so much uncertainty about how it will affect flooding/water damage to my property.

What additional steps will Erick Eckert take to ensure the Proposed Project will not impact my property? Furthermore, what steps will the City of a Columbia Falls take to protect my property from damage resulting from the Proposed Project- and in the event of damage- will the City be held accountable for approving the project?

Sincerely,
Joe Sullivan

Barb Staaland

From: M.... <mhutch_2000@yahoo.com>
Sent: Sunday, May 31, 2020 5:19 PM
To: staalandb@cityofcolumbiafalls.com
Subject: Letter on PUD on 7th St. East Columbia Falls

Hello Eric H. Mulcahy,

I Matt Hutcheson owner of property 227 7th St. East am emailing my concerns from the letter I received. I understand that such property is already zoned CR-5 which the PUD meets the zoning requirements.

In 1992 or 1993 timeline we the property owners here in the mosquito flats district had a neighborhood concerns meeting with a city council member about the future development of properties, mosquito's, and traffic if this area. The residents @ that time overwhelmingly stated that we did not want any more townhouse units/ two story apartments built like the one on 3rd Ave as that had already been build. We felt that this style of housing would devalue our own property and compromise the single family home atmosphere of our neighborhood. The city council member agreed with our concerns and said that he would present/change the plat record to be residential so that would not happen again. Evidentially that never happened and we as property owners of this area were not told the truth. I see that we have the apartment manor @ the south end of 3rd which I assumed it fell out of the zone agreed to be townhouse unit/ apartment free.

I **appose** this PUD for the record. Because it will only open the door for more townhouse units and or apartments to come in this area, directly effect my property tax, deal with the increased traffic, Security issue, along with more trash ending up in yard. I value my home, as I am sure that my neighbors do also the way it is. The property of the PUD is well known for flooding from springs and snow melt run off most every spring that the city has not ever done anything about when it was considered to be 2nd Ave., the city's property. **BIG CONCERN;** What is going to happen so the water is not altered in the path of our homes?

Enough said as I am sure I as effected property owner do have more concerns not listed. I would like to know what does **CTE and CDT** mean stamped on the lot diagram, as my property is one of them in the letter sent to me?

Matt Hutcheson
227 7th St. East
Columbia Falls
property owner

Att: Eric H. Mulcahy Re: Pubic hearing notice for a PUD for Erik Eckert of Greenhaven Townhomes.

Thank you for allowing me the opportunity to voice my concerns about the above PUD. As the property owner of 611 2nd Street E. these are my concerns. My property is #4 directly across from #8 which is listed as part of the PUD.

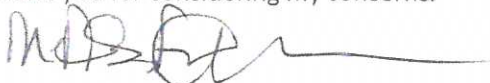
As I have not had the opportunity to see exactly how the townhomes layout is to be placed on the property my concerns and questions are fairly basic but I would like to receive assurance that they will be addressed and guaranteed remedies put into place before proceeding with this PUD.

1. The city property to the west of my home is heavily treed and very steep. What will the removal of dirt and trees and general construction to the south and west do to destabilize the city property putting myself, my home and neighbors homes in danger?
2. Removal of trees – Sunday morning's storm was very reassuring when, other than a few minor branches, there was no tree damage behind mine and my neighbors' houses. It is well known that when tree thinning is done it destabilizes the remaining trees as was made very obvious with the amount of damage done to the remainder of the valley especially those areas with slopes such as the Happy Valley area. What will be guaranteed by this developer to mitigate soil loss without the trees and shrubs to stabilize the slope between 1st and 2nd Avenue.
3. Water – this area is well known for the springs that dot the slope – there is actually one spring on the property line that I share with my neighbors to the north. I am spending a small fortune in mitigating any potential future water damage to my home – what will the developer do to ensure a safe passage for water to flow without flooding neighborhood homes? What guarantees will be placed for covering any costs occurred with flooded homes.
4. Because of the water flow I would like to make sure that the developer uses non-contaminated fill if fill is proposed. We certainly don't want contaminated water seeping thru the area.
5. Noise – this is a very quiet neighborhood with mostly single family homes. To add 4 townhomes into this neighborhood will change it completely. I have no doubt that if allowed these townhomes will be sold as investment properties to be used as short term vacation rentals with the usual noise and partying changing this little area from a family, residential part of the city into any other vacation spot. If the project goes thru ensure that the units will only be for 30 day plus rental.

I bought my little house in December and have put a lot of money into improvements and as I am in my late seventies this is the last home I hope have. I love Columbia Falls and the Mosquito Flats area – I can walk to downtown, and to the Rivers Edge Park waving to neighbors as I pass by them. This area is quiet and peaceful as any noise from Nucleus Avenue passes overhead as does the traffic noise.

When I moved to Whitefish in 1973 and watched the changes in that town become overwhelming in the last 15 years and was so glad when the opportunity arose for me to move to back to Columbia Falls which still has the charm of a small town. Please don't rush to change it too much.

Thank you for considering my concerns.



Margaret-Anne (Myni) Ferguson, P.O.Box 3285, Columbia Falls, MT 59912. (406) 862-5443.
mferguson88@centurylink.net

RECEIVED

JUN 03 2020

CITY OF COLUMBIA FALLS

Public
Comment

Item No.8.

Barb Staaland

From: Penny Hansonl <phansonl@live.com>
Sent: Wednesday, June 3, 2020 3:37 PM
To: staalandb@cityofcolumbiafalls.com
Subject: Fw: Cfalls City Planner PUD Erik Eckert Greenhaven Townhouses Adjacent Lot
Attachments: cfalls lot back tree slanting unstable.JPG; cfalls lot middle trees slanting unstable.JPG; cfalls lot slumping area in yard.JPG; cfalls lot standing water w snow draught.JPG; cfalls lot water running down street.JPG

From: Penny Hansonl <phansonl@live.com>
Sent: Wednesday, June 3, 2020 3:33 PM
To: staalandb@cityofcolumbiafa <staalandb@cityofcolumbiafa>
Subject: Fw: Cfalls City Planner PUD Erik Eckert Greenhaven Townhouses Adjacent Lot

From: Penny Hansonl
Sent: Wednesday, June 3, 2020 3:30 PM
To: staalandb@cityofcolumbiafa <staalandb@cityofcolumbiafa>
Subject: Cfalls City Planner PUD Erik Eckert Greenhaven Townhouses Adjacent Lot

June 1, 2020

Eric Mulcahy - City Planner:

RE: To be included with the Planning Board Packet - PUD Erik Eckert Greenhaven Townhouse Units

As an adjacent property owner, I have many concerns over the development of this lot. We are a single-family area, with all the new housing complexes going in; do we need another one in such a nice neighborhood? A townhouse complex will decrease the neighboring property values. It is not clear if it is one townhouse or several being planned.

The lot has gone up for sale several times and has been re-sold due to not being able to be developed. One of the previous owner's is a land developer throughout several states, he abandoned the lot when he wasn't able to develop it, leaving an eyesore of a slash pile.

The previous developer cut a road in along the bottom edge of the slope leaving a large slump-indentation in my yard. The trees are at a slant and unstable threatening to pull the hill down. More destabilization could result in property damage, personal loss, and loss of life. Columbia Falls is close to the fault line that runs from

Yellowstone National Park to Bowman Lake in Glacier National Park. The hill has enough soil volume to bury the house(s) built below in an earthquake or other destabilization.

There is an active spring on the lot that remains wet throughout the summer, with standing water every year. The prior developer abandoned the lot when he ran into a spring and feared flooding the neighbor's homes. There is a rumor of a cease and desist on the prior owner/developer or the threat of one from a lawyer. When I spoke to the City Manager regarding this, she was not able to find one, she also stated that the lot was zoned for a single-family unit. When was the zoning changed?

Is re-orienting the lots is to create smaller lots? With the 15-foot setback on the property boundaries it leaves a very small footprint for parking, most houses need two spaces for parking, plus visitor parking. Backing out, or pulling out, on to the street will be dangerous; as well as parking on the hill, as it is a steep slope.

The full alley easement was given to the local pastor (John) decades ago. The title company originally had the full alley in my name, as the prior owner had all the alley in his name, upon not being able to find the paperwork it was removed. I would ask for it to be given back to my lot/me as my fence, lilacs, cherry tree, wishing well, and shed are all in it.

Pch

Sincerely,
Adjacent Property Owner
Penny Hanson

cc: File

Attached Pictures: Slope Slumping, Water on lot, Trees leaning, Rain runoff downhill on street











Barb Staaland

Public
comment

Item No.8.

From: Leslie Riser <riserleslie@gmail.com>
Sent: Thursday, June 4, 2020 4:17 PM
To: staalandb@cityofcolumbiafalls.com
Subject: Columbia Falls PUD

After packets
prepared

This letter is in regards to a PUD overlay in Columbia Falls on 7th St E, between 1st and 2nd Avenues E. I live on property adjacent to the project and have a number of concerns. First of all, I would like to state that I have lived in the Flathead Valley for almost 15 years, and fully support smart and sustainable growth and development in Columbia Falls.

I am concerned that the proposed development will:

- A. Affect the natural springs in the area. This is a wetland ecosystem and development requires a wetland delineation.
- B. Affect runoff and drainage. Water naturally drains in this area and development could potentially put homeowners at further risk of flooding.
- C. Erosion from cutting into the hillside could affect root systems of the large trees, which again, put homeowners at increased risk.
- D. This is a quiet neighborhood and construction of 4 townhouses will be extremely loud. We are all families, old and very young, and construction on these less than ideal lots will require a massive undertaking to take down the large trees and level off the steep hillside to make these plots suitable for building.
- E. This existing green space is a natural corridor for wildlife and adds to aesthetics and quietude that this neighborhood currently experiences.

Overall, I strongly feel that this is a poor plot of land to develop and will negatively impact the neighborhood and adjacent landowners. Thank you for your considerations.

Sincerely,

Leslie Riser

Sent from my iPhone=

vissotzkya@cityofcolumbiafalls.com

From: Barb Staalnd <staalndb@cityofcolumbiafalls.com>
Sent: Tuesday, June 16, 2020 7:15 AM
To: vissotzkya@cityofcolumbiafalls.com; 'Susan Nicosia'
Subject: FW: Public comment for Eckert PUD

For the PUD file.

From: Jenny Lovering [mailto:jennyloving@gmail.com]
Sent: Monday, June 15, 2020 9:48 PM
To: Barb Staalnd
Subject: Public comment for Eckert PUD

Our property is adjacent to the PUD applicant's to the north. We are in support of the proposed development. Any concerns we have had about destabilization and erosion of the slope and water concerns have been addressed by the Planning Board. We have lived on our property for twenty years, and while everyone would like property near them to remain undeveloped, the fact is that this a private piece of property near the downtown of a city whose proposed development fits within the existing zoning regulations. There are at least three other multi family units that exist nearby. We appreciate the owner's efforts to be considerate about noise concerns, green building, density and aesthetics beyond what he is required by law. While we have personal concerns about the wildlife corridor (mountain lions, bear, deer) we understand that this is a city property, and there are no regulations that the owner has to follow in that regard. We do hope the owner will consider wildlife movement to the best of his ability.

We would also like to suggest the owner keep as much of the existing greenery as possible that separates the neighboring properties, for both wildlife and privacy reasons.

Sincerely,
Jenny and Eric Lovering
128 6th Street East

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JUNE 09, 2020**

CALL TO ORDER AND ROLL CALL at 6:35PM

PRESENT

Russ Vukonich
Mike Shepard
Kurt Nelson
Robert Smith
Sam Kavanagh

ABSENT

Claudette Byrd-Rinck
Steve Hughes
Patti Singer
Steve Duffy

Also present were City Manager Susan Nicosia, City Planner Eric Mulcahy, City Attorney Justin Breck via Zoom, and Public Works Clerk Alex Vissotzky.

APPROVAL OF MINUTES:

Minutes of the May 12, 2020 Planning Board - Motion made by Kavanagh, seconded by Nelson to approve the minutes as read. Voting Yes: Vukonich, Shepard, Nelson, Smith, Kavanagh.

VISITOR OR PUBLIC COMMENT: None.

PUBLIC HEARING AND ACTION:

Chairman Vukonich read the notice of hearing and asked for staff report presentation:

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

Erik Eckert is requesting a Planned Unit Development overlay for the property located on 7th Street East between 1st and 2nd Avenues East. The PUD takes three existing city lots all zoned CR-5 and reorients them creating four townhouse units. The overall effect is a reduction in units from six to four. No other deviations are requested through the PUD. The property is described as Lots 8, 9, & 10, Block 46, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Planner Mulcahy presented Staff Report CPUD-20-02 to the Board. The proposed PUD consists of three lots and around 1.5 acres in the CR-5 two family residential zone. This PUD is less than two acres and requires the Council's consent. A large slope runs through the properties preventing them from being easily developed as platted. Four, two story townhomes are planned on the PUD while 76% of the property will remain undeveloped. The applicant has had a wetland study preformed and an initial geotechnical report performed. A more in-depth geotechnical report will be done if the PUD is approved. Public Works Director Tyler Bradshaw has requested a professional engineer stamped drainage plan prior to the building permit being issued. This is a city infill building project, and the area is not within Mosquito Flats Neighborhood Plan. City Staff recommends approval with 8 Conditions.

CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JUNE 09, 2020

Chairman Vukonich asked the Board if they had questions for staff. Kavanagh asked if this fell under the large building standards. Mulcahy stated it was less than 10,000 sq.ft and therefore did not qualify. Smith asked if vacation rentals would be allowed. Mulcahy said they are permitted if an Administrative Conditional Use Permit is obtained. Vukonich asked how property values were estimated, there was a written public comment concerning them. Mulcahy stated it is subjective. City Planning Staff uses assumptions similar to that of a real estate agent would make on such development. The valuation is based on zoning, geography, etc. There was a short discussion on house values and recent Columbia Falls trends. Shepard asked if Planner Mulcahy had any comments about the public comment received after the packets were delivered. Mulcahy said in the initial meeting with the applicant, Staff voiced concerns over wetlands and the slope. A wetland study was performed, the Public Works Director will review the drainage plan, and a more thorough geotechnical report will be performed. 76% of the lot will remain intact. These lots have always been private, platted property. The noise that will exist will mostly be during the construction of the homes. Nelson questioned outcome of the wetland study and why it was performed in the winter months. He stated he was there this week and it is very wet and that there is abundant vegetation because it is so wet. Mulcahy replied that the study looks at soil, type, vegetation, and surface moisture. Kavanagh said the current surface water appears to be within the platted 2nd Ave E Right of Way. Kavanagh noted that Condition 5 could contain that the Geotech report will be stamped by a professional engineer. Mulcahy agreed with the stamped Geotech report in Condition 5 and will add that the drainage report includes the entire site to Condition 4. Kavanagh noted that many toe of slope areas have organic matter build up that retains ground water longer than the soil underneath might.

Chairman Vukonich asked for the applicant's presentation. Erik Eckert of Greenhaven Homes, 309 Lupfer Ln, Whitefish. He discussed his building and development background. He designed the townhomes to have minimal impact to the lot. Each townhome will have three bedrooms, small office, basement, and a single car garage. His plan is to have one of the houses will be his personal home. He discussed how he designed the townhouses. The majority of the building will be below the toe of the slope and the type of terraced foundation built should bolster the slopes stability. He designed the townhomes specifically for this site. There will be no decks, storage, or rear access to the homes, preventing increased noise to the neighborhood. The front will have wood and natural stone. He stated a dry well will be installed below the toe of the slope at the rear of the homes to help mitigate drainage. These homes are designed for families and they should enhance the surrounding property values. A fire hydrant will be installed for the property when the water main is extended.

Chairman Vukonich opened the Public Hearing at 7:36 pm.

Myni Ferguson, 611 2nd Ave E, Columbia Falls, MT. She noted that she had provided written testimony to the Board.

Joe Sullivan, 211 7th St E. he owns the property to the southeast. The area has water issues during high ground water years. There are springs in the area. He is encouraged by the design, but skeptical about the actual construction.

Leslie Riser, 621 2nd Ave E, Columbia Falls, MT 59912. She noted that she had provided written testimony to the Board.

Matt Hutchenson, 227 7th St E. He noted that he had provided written testimony to the Board.

CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JUNE 09, 2020

Chairman Vukonich asked if anyone had any additional comments. Applicant Erik Eckert addressed the noise concern, noting that he is considering having panelized walls made which would reduce noise from framing and speed the process of the build. He described how he has mitigated springs on past projects. He will assess the 2nd Ave E drainage problem with this project. The sewer is already available. The water line is will be extended and he will pay for that as the developer.

Chairman Vukonich closed the Public Hearing at 7:55 pm.

Motion made by Nelson to adopt Staff Report CPUD-20-02 as findings of fact, Seconded by Shepard.

Kavanagh motioned to amend condition 5 to read: The applicant shall provide a stamped set of the full geotechnical exploration and analysis to the City Public Works Department and Building Department prior to any dirt work and issuance of a building permit. The geotechnical analysis shall address all site development and construction including site grading, retaining walls, and the building. Seconded by Shepard. Voting Yes: Vukonich, Shepard, Nelson, Smith, Kavanagh

Shepard stated that Condition 4 drainage plan should also include all site improvements and site work. Eric Mulcahy stated that Condition 4 text will be clarified accordingly.

Mulcahy expanded on the geotechnical report process. Vukonich asked to clarify the references in the letter and if adding a condition stating that no development prior to the spring issues being addressed was in the Boards' purview. Mulcahy stated it was not and that it is the City Staff that enforces the conditions before the project is too far into the process. Kavanagh noted that subsurface water is a complicated set of regulations. He proposed adding a condition stating that in the event groundwater is encountered during the build, the applicant will show the city a mitigation plan.

Motion made by Kavanagh, seconded by Shepard to add Condition 9: In the event springs are encountered during the geotechnical analysis or during construction, the applicant and his engineer shall provide a plan on how they will address foundation dewatering without impacting any neighboring properties downslope. Voting Yes: Vukonich, Shepard, Nelson, Smith, Kavanagh

Motion made by Nelson to adopt Staff Report CPUD-20-02 as findings of fact, as amended. Seconded by Shepard. Voting Yes: Vukonich, Shepard, Nelson, Smith, Kavanagh

Motion made by Kavanagh to recommend approval of CPUD-20-02 with Conditions, as amended, to City Council, seconded by Shepard. Voting Yes: Vukonich, Shepard, Nelson, Smith, Kavanagh

ADJOURNMENT: Motion by Nelson to adjourn at 8:10 p.m., seconded by Smith.

Chairman

Alex Vissotzky | Public Works Clerk



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

Planning Department

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.8.

May 19, 2020

Re: Public hearing notice for a PUD for Erik Eckert of Greenhaven Townhomes

Dear Adjacent Property Owner:

Our records indicate that you are the owner of property within 150-feet of the proposed project.

As the Planning Staff for the Columbia Falls Planning Jurisdiction, I am writing to provide you with a notice of a public hearing for a Planned Unit Development overlay located on 7th Street East between 1st and 2nd Avenues East. The PUD takes three existing city lots all zoned CR-5 and reorients them creating four townhouse units. The overall effect is a reduction in units from six to four. The proposed development otherwise conforms to all of the zoning requirements. The property is described as Lots 8, 9, & 10, Block 46, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

If you have questions or comments concerning this matter, please call, visit or write me at City Hall. For written comment to be included in the Planning Board packet, it needs to be submitted to the City Clerk, 130 6th Street West, Columbia Falls, MT 59912 no later than Thursday June 4, 2020 or by email: staalandb@cityofcolumbiafalls.com. Written or emailed comment may be provided up to 5:00 pm on the day of the hearing; it will just be emailed and/or passed out at the hearing.

Sincerely,

Eric H. Mulcahy, City Planner



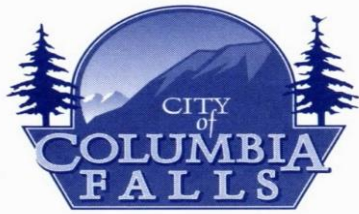
CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, June 9th, 2020 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on July 6, 2020 starting at 7:00 p.m. in the same location. Both hearings will be conducted in accordance with the most current recommended and/or required public health and safety protocols in place at the time of the hearing. The City website, <https://cityofcolumbiafalls.org>, will contain updated information if there is any change to the planned hearings.

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

Erik Eckert is requesting a Planned Unit Development overlay for the property located on 7th Street East between 1st and 2nd Avenues East. The PUD takes three existing city lots all zoned CR-5 and reorients them creating four townhouse units. The overall effect is a reduction in units from six to four. No other deviations are requested through the PUD. The property is described as Lots 8, 9, & 10, Block 46, Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

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



130 6th STREET WEST
ROOM A
COLUMBIA FALLS, MT 59912

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

**NOTICE OF PUBLIC HEARING
RESORT TAX CODIFICATION**

On July 6, 2020, during the 7:00 p.m. regular council meeting, the City Council of the City of Columbia Falls, shall conduct a public hearing for the purpose of adopting Chapter 3.20 Resort Tax in the Columbia Falls Municipal Code.

The City Council will now complete the formal code adoption for the Columbia Falls Resort Tax as approved with the June 2, 2020 election.

The proposed Chapter 3.20 Resort Tax is available for review at the office of the City Clerk, City of Columbia Falls 130 6th Street West, Columbia Falls, MT. Persons may contact the City Clerk or City Manager at 406-892-4391 or 130 6th Street West, Columbia Falls, MT for more information about the hearing.

Responses to the public hearing may be in writing addressed to the City Clerk at 130 6th Street West, Columbia Falls, MT 59912 or delivered in person to the City Council during the hearing.

DATED THIS 15th day of June, 2020

Barb Staaland
City Clerk

Publish: Daily Interlake Sunday July 5th and Sunday July 12th

PROPOSED ORDINANCE LANGUAGE

CHAPTER 3.20

RESORT TAX

3.20.110: DEFINITIONS:

LUXURIES, MEDICAL SUPPLIES AND MEDICINE: Defined as set forth in Montana code 7-6-1501, and further in section [3.20.310](#) of this chapter.

RESORT TAX AND TAX: The resort tax passed by the electorate of the city and as enacted by this chapter.

3.20.210: RESORT TAX IMPOSED:

A. Tax Imposed: Pursuant to the election held on June 2, 2020, there is imposed a resort tax on the retail value of all goods and services sold, except for goods and services sold for resale, within the city by the following establishments:

1. Hotels, motels and other lodging or camping facilities;
2. Restaurants, fast food stores and other food service establishments;
3. Taverns, bars, nightclubs, lounges and other public establishments that serve beer, wine, liquor or other alcoholic beverages by the drink;
4. Destination ski resorts and other destination recreational facilities;
5. Establishments that sell luxuries shall collect a tax on such luxuries.

B. Rate Of Tax:

1. The exact rate of the resort tax is three percent (3%).
2. The duration of the resort tax is twenty (20) years from its effective date, said effective date being October 1, 2020, and will expire September 30, 2040.

C. Duty To Collect: It is the duty of each operator of any of the establishments mentioned in this chapter to collect, upon sale, the tax herein imposed.

3.20.310: LUXURIES TAX:

Each business subject to the tax shall collect the same on the retail value of all goods and services sold, except goods and services sold for resale, within the city by the establishments set forth in subsection [3.20.210](#) A of this chapter. All luxuries shall be taxed, and "luxuries" shall mean any gift item, luxury item or other item normally sold to the public or to transient visitors or tourists; but the

term does not include food purchased unprepared or unserved, medicine, medical supplies and services, appliances, hardware supplies and tools or any necessities of life. The term luxuries shall be defined to include, but shall not be limited to:

Hotels, Motels and Other Lodging or Camping Facilities:

All goods and services sold
 Conference, convention or event room or space rentals
 Lodging based on rental periods of less than thirty (30) days
 Lodging for which the state bed tax is payable:
 Bed and breakfasts
 Campgrounds and RV parks
 Condominium rentals
 Hotels and motels

Luxuries:

Attractions:
 Bowling alleys – limited to liquor/food
 Concerts

Golf courses:

Cart rentals
 Green fees
 Memberships
 Merchandise sales
 Movie and live theaters
 Rodeos

Rentals:

Automobiles, trucks, trailers, RVs, jeeps, etc.
 Conference, convention or event room or space rentals
 Golf, ski and sports equipment
 Motorcycles, bicycles, ATVs, etc.
 Snowmobiles, boats, jet skis, etc.

Retail sales of goods (excluding sales for resale) of:

New and Used Books of local interest
 Cameras and supplies
 Candles
 Clothing limited to logo wear, recreational clothing, gear and accessories that have been screen printed, embroidered, or otherwise imprinted with designs depicting or containing words such as Montana, Columbia Falls, Flathead County/Valley, Glacier Park or any combination thereof
 Finished craft items, including those sold at arts and crafts fairs, other than those that are household furnishings
 Jewelry and art including decorative dishes and dishwares not used for meals
 Mail order and catalog sales
 Motorcycles, snowmobiles, jet skis, etc.
 Pictures and picture frames, posters, prints, handcrafted cards
 Secondhand stores and antiques
 Souvenir, imprinted and gift items with logos

Sporting goods including sold as used or on consignment, except when sold at a garage sale:

Bicycles except stationary fitness or exercise bicycles

Supermarket nonfood items:

Tobacco and tobacco products and nicotine delivery systems (aka vaping)

Services:

Guides and outfitters:

Hunting, fishing, rafting, horseback rides, etc.

Recreational services and labor

Restaurants, Fast Food And Other Food Service Establishments:

All goods and services sold, including delivery charges, but not tips

Foodstuffs intended for immediate human consumption

Fraternal organizations which provide food and beverages or rent their facilities to the public and nonmembers

Soda pop, gum and candy, including individual, bulk, and packaged candy quantities

Vending machines

Taverns, Bars, Nightclubs, Lounges And Other Public Establishments Serving Beer, Wine, Liquor Or Other Alcoholic Beverages By The Drink:

All alcoholic beverages, including beer and wine, sold by the drink or at retail

All goods and services sold

Private liquor stores

3.20.410: EXEMPTIONS TO TAX:

Notwithstanding section [3.20.310](#) of this chapter, sale or rental of the following goods and services shall be exempt from the tax:

Appliances:

Computers and computer supplies including webcams

Electronic communication and entertainment devices

Kitchen counter devices (mixers, toasters, etc.)

Stoves, refrigerators, freezers, washers, dryers, dishwashers, trash compactors

Telephone equipment

Vacuum cleaners

Food Purchased Unprepared Or Unserved:

Food items eligible for purchase with food stamps (except soda pop or candy)

Food items not purchased for immediate consumption; including a loaf of bread, noncarbonated

drinks, fitness drinks for later consumption
Vitamins

Hardware Supplies and Tools:

Implements and supplies used in the construction, improvement, maintenance or repair of buildings and their furnishings
Lawn and garden equipment and supplies

Hotels, Motels And Other Lodging Or Camping Facilities:

Lodging based on rental periods in excess of thirty (30) days

Medicine, Medical Supplies And Services:

Doctors, dentists, chiropractors, opticians
Medical supplies, items sold to be used for curative, prosthetic or medical maintenance purposes including exercise or fitness bicycles, fitness balls
Medicine, substances sold for curative or remedial properties, including nonprescription drugs
Psychologists, counselors, social workers
Therapeutic massage

Necessities Of Life:

Funeral directors
Supermarket nonfood items:
Baby and child care products:
Disposable diapers, powder, lotion, etc.
Cleaning supplies
Deodorant
Laundry detergent and bleach
Paper products
Personal hygiene:

Combs, brushes, sunblock, lip balm
Dietary supplements
Feminine hygiene: Kotex, tampax, douche
Soap and shampoo, lotions
Toilet paper
Toothpaste and mouthwash
Vitamins

Utilities:

Public and private including propane, heating oil, garbage, power, telephone, internet and cell phones

Other Items and Services:

Auto mechanical parts
Automotive accessories

Building contractors and tradesmen:

Plumbers, electricians, carpenters, roofers, drywallers, painters, masons, pest control, paving, excavating, HVAC, well drillers
Charcoal

Computer services

Contractor and homeowner equipment including vacuums and floor cleaners
Craft items and supplies including posterboard
Dishes and dishwares used for meals or cooking
Furniture and home furnishings including lawn and patio furniture and used furniture
Gambling revenues
Gasoline
Housewares and sundries
Lawn, garden, landscaping supplies and compost
Light bulbs
Motor oil
New and used car and truck sales
Newspapers
Nonprofit and charitable events:
Fraternal organizations which provide food and services only to members
Nonprofit fundraisers
School sports events

Other business and professional services:

Appliance repair
Auto repair and related services
Bank charges and interest
Car wash, towing
Hair salons and barbers
Health clubs
House cleaning and janitorial services
Insurance agents:
Health, life, auto, bonds
Interior decorators
Landscaping, snow removal and lawn care
Laundry, drycleaning and laundromats
Movers and ministorage units
Photo developing
Preschools and childcare
Printers and publishers

Professional services:

Lawyers, architects, accountants, appraisers, engineers, tax services, surveyors
Real estate commissions
School bus services
Security brokers and financial managers
Shipping agents (UPS)
Taxidermist
Taxis & Ride Sharing Services
Travel agent fees
Upholstery shops
Veterinarians

Safe deposit boxes
 School supplies
 Stationery and office supplies
 Street legal motorcycles
 Tires
 Wholesale merchandise purchased for resale at retail

3.20.510: PAYMENT OF TAX:

A. Remittance:

1. The taxes collected by businesses ~~in any month~~ each quarter are to be remitted to the city on or before the twentieth day of the following month at the end of each quarter, or if such day falls on a Saturday, Sunday or holiday, then on the next business day.

2. For good cause shown in a written request of a taxpayer who would pay less than five dollars (\$5.00) a ~~month~~ quarter, the city manager may extend the time for making returns and paying tax due.

3. For purposes of this tax, the quarters are as follows: 1st Quarter – July – September, 2nd Quarter – October – December, 3rd Quarter – January – March and 4th Quarter – April – June.

4. The resort tax will not be collected until the 2nd Quarter beginning October 1, 2021. The City Council delayed the collection of the resort tax for one year due to COVID-19.

B. Collection Duties And Responsibilities:

1. The officers responsible for receiving and accounting for the resort tax receipts are the city clerk and finance director.

2. The city manager and his agents shall be responsible for enforcing the collection of the resort tax and shall be responsible for overseeing the methods and procedures to be used in enforcing the collection of the resort tax. The city manager shall be entitled to use all lawful methods and procedures in enforcing the collection of resort taxes, including, but not limited to, random audits, correspondence demanding prompt payment, civil suits, initiating criminal prosecution and revocation of city business licenses.

C. Administrative Fee: Each collecting merchant shall be entitled to withhold five percent (5%) of the resort tax collected to defray its cost for the administration of the tax collection. The administration fee may be withheld by the business at the time of remitting the tax to the city. Failure to withhold the fee shall constitute the waiver and forfeiture of the same.

3.20.610: RECORDS AND TAX FORMS:

A. Forms; Confidentiality: The city shall provide each business in the city responsible for tax collection with the proper forms for reporting and remittance to the city. Remittance to the city of the resort tax shall be tabulated and accounted for on forms prescribed and furnished to the business by the city. The records and forms held by the city shall be confidential, and shall not

be open to inspection by the public unless so ordered by the city council or a court of competent jurisdiction.

- B. Preservation Of Records: Every business required to collect and remit the resort tax shall keep and preserve for a period of not less than three (3) years all records necessary to determine the verity of the taxes remitted and shall make the same available for audit or inspection at all reasonable times.

3.20.710: AUDITS:

Periodic random audits shall be conducted under the direction of the city manager or his designated representative and all business operators shall cooperate in all respects in the conduct of the audits. Failure to cooperate shall constitute a violation of the provisions of this chapter. There is nothing in this chapter that prevents routine analysis of the reported information to be verified by the Finance Director or City Clerk.

3.20.810: USE OF TAX MONIES:

The tax monies derived from the resort tax may be appropriated by the city council only for those activities, in those proportions, set forth below:

- A. Property tax reduction for taxpayers residing in the city in an amount equal to twenty five percent (25%) of the three percent (3%) resort tax revenues derived during the preceding fiscal year;
- B. Provision for the operational and capital funding of the City's Public Safety programs, in an amount equal to fifty five percent (55%) of the resort tax revenues derived during the preceding fiscal year;
- C. Infrastructure capital improvements, such as parks, streets, water and sewer, in an amount equal to fourteen percent (14%) of the resort tax revenues derived during the preceding fiscal year;
- D. Provision for an amount equal to one percent (1%) of the resort tax revenues derived during the preceding fiscal year to be used for direct city administrative costs such as software and audit.
- E. Cost of administering the resort tax in an amount equal to five percent (5%) of the three percent (3%) resort tax per year (as provided in subsection [3.210.510](#) C of this chapter).

3.20.910: PROPERTY TAX RELIEF FUND:

In the event the city receives more resort tax revenues than had been included in the annual municipal budget, it shall establish a municipal property tax relief fund, and all resort tax revenues received in excess of the budget amount must be placed in the fund. The entire fund must be used to replace municipal property taxes in the ensuing fiscal year.

3.20.1010: QUESTIONS AND INTERPRETATION:

The city manager and his agents shall be responsible for answering questions regarding those goods and services that are subject to the resort tax, and for interpreting the terms of this chapter. In order to provide consistency, the city manager and his agents shall maintain a written file of all answers provided and interpretations rendered. The city manager, in his discretion, may seek advice and/or guidance from the city attorney or the city council.

3.20.1110: APPEALS:

Any business may appeal to the city council any assessment of penalty or interest; provided that notice of appeal in writing is filed with the city clerk within thirty (30) days of the serving or mailing of the determination of the amount of penalty and interest due. The city council shall, at the next regular city council meeting, fix the time and place for hearing the appeal and the city clerk shall cause notice in writing to be personally served by a peace officer upon the operator. The findings and decision of the city council shall be final and conclusive and shall be served upon the appellant in the manner prescribed for service of notice of hearing or by certified mail directed to the business operator's last known address. Any amount found to be due shall be immediately payable upon service of the findings and decision.

NOTICE OF PUBLIC HEARINGS

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

Preliminary Budget

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

Special Assessments

Consideration of the adoption of the Street Lighting District and Street Maintenance District assessments for FY2020/2021. Council will hear any objections to the final adoption of the resolution levying special assessments for FY 2020/2021. Special Assessments are estimated as follows:

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

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

Permissive Medical Levy

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

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

DATED THIS 15th DAY OF JUNE, 2020

s/Barb Staaland, City Clerk

Publish: Sunday July 5th and Sunday July 12th

RESOLUTION NO. 1823

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING FUND 3536 SID 36 FUND BUDGET REVENUES AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING JUNE 30 2020.

WHEREAS, the City received a payoff from a taxpayer for SID 36 outstanding amount; and

WHEREAS, SID 36 makes payments to the Water Fund for the Talbot & 4th Avenue Water Main; and

WHEREAS, the payoff amount was properly remitted to the Water Fund to pay principal on SID 36; and

WHEREAS, Section 7-6-4006, MCA provides for the adjustment of appropriations by the governing body for previously unbudgeted revenue that will fund the appropriations; and

WHEREAS, Fund 3536 SID 36 would reflect an increase of assessment revenue in the amount of \$1,992 and debt service principal expense in the amount of \$1,992.

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

Section One: Fund 3536 SID Fund of the City of Columbia Falls is hereby amended as follows:

Revenues	Increase	Amended Total
3536-363020 Special Assessments – Bond P & I	\$1,992	\$5,793
Expenditures (Appropriations)		
3536-490300-610 Principal	\$1,992	\$4,869
Total Appropriations		\$5,793

Section Two: The City Council hereby authorizes the City Finance Director to make the itemized Fund 3536 SID 36 Fund appropriation and revenues amendments for the 2019-20 fiscal year.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 6th DAY OF JULY, 2020, THE COUNCIL VOTING AS FOLLOWS:

AYES:
NOES:
ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 6th DAY OF JULY, 2020.

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 1824

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, FIXING THE LIMITS OF THE SALARY AND COMPENSATION OF CERTAIN CITY OFFICIALS AND EMPLOYEES PURSUANT TO TITLE 7, CHAPTER 4, PART 42, M.C.A., FOR THE FISCAL YEAR 2020/2021

WHEREAS, the City of Columbia Falls, Montana wishes to establish the salaries and compensation for certain city officials and non-union employees for the fiscal year 2020-2021 effective July 1, 2021.

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

Section One: The salaries and compensation of the named city officials and employees for the fiscal year beginning July 1, 2020 are hereby established as set out on Exhibit "A", attached hereto and which, by this reference, is made a part hereof.

Section Two: This Resolution shall be in full force and effect as regularly provided by law. All salaries and compensation provided for herein will be paid effective July 1, 2020.

Section Three: All prior salary and compensation resolutions or parts of resolutions pertaining to the salaries, compensation and benefits for said officials and employees in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 6th DAY OF JULY, 2020, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 6th DAY OF JULY, 2020.

Mayor

ATTEST:

City Clerk

Exhibit “A”

2020-2021 SALARY/BENEFITS

EXEMPT EMPLOYEES:	WAGE
City Manager	Per contract
Chief of Police	\$89,750/annum
Public Works Director	\$80,054/annum
Fire Chief	\$73,500/annum*
Finance Director	\$74,048/annum
City Clerk	\$31.14 per hour
City Judge (part-time/.8FTE)	\$57,513/annum

*3% COLA July 1, 2020 - equivalent STEP increase applied on anniversary date

All non-union hourly employees shall be paid on the Wage Schedule, attached as Exhibit “B”, excluding Seasonal pool workers whose wages are set according to attached “Exhibit “C.”

ELECTED OFFICIALS

Mayor	Elected	\$400.00/month
Council (6)	Elected	\$200.00/month

Exhibit C

2021 Pool Season
(June, July and August 2021)

Pool Manager \$16.80/hour (DOE/returning)

Assistant Pool Manager(s) \$13.65/hour (DOE/returning)

Lifeguard and/or Instructor \$9.75/hr - \$10/hr DOE/Cert. New Hire
\$10.25 - \$12.00/hr Returning DOE/Cert.

Monitor \$9.25 - New Hire
or Cashier \$9.75 - \$10.50/hr Returning

(Note: Wages will be automatically updated if the State Minimum wage is increased during the 2021 FY; effective - 1/1/20 - \$8.65; and established to be competitive with other summer employment opportunities)

Current year	Non-Union Exhibit B Resolution 1824																
	20-21																
Grade	Entry	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Step 12	Step 13	Step 14		
9	17.43	17.78	18.14	18.50	18.87	19.25	19.63	20.02	20.42	20.83	21.25	21.67	22.11	22.55	23.00		
10	19.26	19.64	20.03	20.44	20.84	21.26	21.69	22.12	22.56	23.01	23.47	23.94	24.42	24.91	25.41		
11	21.08	21.50	21.93	22.37	22.82	23.28	23.74	24.22	24.70	25.20	25.70	26.21	26.74	27.27	27.82		
12	22.91	23.37	23.83	24.31	24.80	25.29	25.80	26.31	26.84	27.38	27.93	28.48	29.05	29.63	30.23		
Grade	Step 15	Step 16	Step 17	Step 18	Step 19	Step 20	Step 21	Step 22	Step 23	Step 24	Step 25	Step 26	Step 27	Step 28	Step 29	Step 30	
9	23.46	23.93	24.41	24.90	25.39	25.90	26.42	26.95	27.49	28.04	28.60	29.17	29.75	30.35	30.96	31.57	
10	25.92	26.44	26.96	27.50	28.05	28.61	29.19	29.77	30.37	30.97	31.59	32.22	32.87	33.53	34.20	34.88	
11	28.37	28.94	29.52	30.11	30.71	31.33	31.95	32.59	33.25	33.91	34.59	35.28	35.99	36.71	37.44	38.19	
12	30.83	31.45	32.08	32.72	33.37	34.04	34.72	35.42	36.12	36.85	37.58	38.34	39.10	39.88	40.68	41.50	

RESOLUTION NO. 1825

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA ESTABLISHING FEES FOR EXCAVATION AND ENCROACHMENT PERMITS

WHEREAS, the City of Columbia Falls recently updated the Columbia Falls Municipal Code and amended the code to set all fees by resolution; and

WHEREAS, the City of Columbia Falls issues Excavation Permits pursuant to Columbia Falls Municipal Code 12.32 Excavations; and

WHEREAS, the City Public Works Director also reviews and approves applications for encroachment on city right of way; and

WHEREAS, the City of Columbia Falls deems it to be in the best interest of the City and residents to establish the fees for such excavation and encroachment permits.

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 fees for both Excavation and Encroachment Permits at \$50 per application, non-refundable.

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 6th DAY OF JULY, 2020, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 6th DAY OF JULY, 2020.

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 1826

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS
EXPRESSING THEIR CONTINUED SUPPORT OF THE CITY’S POLICE
DEPARTMENT

WHEREAS, on June 15, 2020 the Columbia Falls City Council voiced support and appreciation for the City’s Police Department during their Regular Council Meeting; and

WHEREAS, the City Council wished to formally express their continued support; and

WHEREAS, the Columbia Falls City Council has considered a resolution of support to be in the best interests of the residents and visitors of the City of Columbia Falls.

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

SECTION 1. The City Council of the City of Columbia Falls hereby formally expresses their continued support and appreciation of the City’s Police Department.

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS THIS 6th DAY OF JULY, 2020. THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 6th DAY OF JULY, 2020.

Mayor

ATTEST:

City Clerk

FIRST READING

ORDINANCE NO.802

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING THE COLUMBIA FALLS ZONING MAP TO ALLOW THE DEVELOPMENT OF A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY ON PROPERTY DESCRIBED AS LOTS 8,9 AND 10 OF BLOCK 46 OF COLUMBIA FALLS TOWNSITE IN SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA

WHEREAS, Erik Eckert, 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 CR-5 Two-Family Residential located on 7th Street East between 1st and 2nd Avenues East, described as Lots 8, 9 and 10 of Block 46 of Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana; and

WHEREAS, the Columbia Falls Planning Department, on May 28, 2020, in Staff Report CPUD-20-02, recommended approval of the requested Planned Unit Development (PUD) 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 June 9, 2020, at which the Board adopted Staff Report CPUD-20-02 with revisions and recommended approval of the requested 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, July 6, 2020, 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 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.

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-20-02, dated May 28, 2020, as amended by the Columbia Falls City-County Planning Board on June 9, 2020, 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 CR-5 Two-Family Residential will

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the owner to cluster the development into the more accessible and buildable southeast corner of the property described as Lots 8, 9 and 10 of Block 46 of Columbia Falls Townsite in Section 8, Township 30 North, Range 20 West, P.M.M., 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 18.348 of the Columbia Falls Area Zoning Regulations, and that the cluster development provides development on the less sensitive area of the site and it preserves approximately 76% of the site in green space.

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 ____ DAY OF JULY, 2020, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS ____ DAY OF JULY, 2020.

Mayor

ATTEST:

City Clerk

FIRST READING

EXHIBIT A

1. The City Council approves a PUD for a project area less than two acres.
2. The Greenhaven Townhomes PUD will allow the following deviation:
 - Clustering the four units to the southeast corner of the properties.
3. The applicant's surveyor shall produce an amended plat using the townhouse exemption for review by the City Staff and said Amended Plat shall be filed with the Flathead County Clerk and Recorder prior to issuance of Certificates of Occupancy for any of the units.
4. The applicants shall provide an engineered stamped drainage plan to the Columbia Falls Public Works Department for review and approval prior to any dirt work and issuance of a building permit. The drainage plan shall address all site improvements and site work during construction and post construction.
5. The applicant shall provide a stamped set of the full geotechnical exploration and analysis to the City Public Works Department and Building Department prior to any dirt work and issuance of a building permit. The geotechnical analysis shall address all site development and construction including site grading, retaining walls, and the building.
6. The development of the site shall conform to the plans and footprints submitted in the PUD Application dated April 20, 2020.
7. The applicant shall pay a cash-in-lieu of sidewalk payment to the City of Columbia Falls. The payment will be in-lieu of a five foot wide sidewalk the length of the applicant's 7th Street East frontage at the time of Building Permit. Columbia Falls Public Works will verify the lineal foot cost.
8. 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.
9. In the event springs are encountered during the geotechnical analysis or during construction, the applicant and his engineer shall provide a plan on how they will address foundation dewatering without impacting any neighboring properties downslope.

July 6, 2020

To: Mayor & Council

From: City Manager Nicosia

RE: Manager's Report/Project Update

1. Parks Committee met on June 22nd to review the 2021 FY planned projects, review current projects and Council Goals. The Parks Committee will meet again to review the proposed priority projects in the parks and recreation budget before the Council hearing on July 20th. Committee had the opportunity to review the current grant projects: Community Pond Grant/NWMR Grant – kiosk project that is nearing completion at River's Edge Park. PWD Bradshaw reviewed the DOC Tourism Grant project – bathroom at River's Edge Park. The City is in the process of obtaining necessary building and floodplain permitting. Tyler will also be sending out RFQ for the utility work. The bathroom site had to be modified due to floodplain elevations which slowed the project. The RTP Grant contract has not yet been sent to the City but they sent an email saying the contract shall be out soon. During the committee meeting, Tyler reviewed the approved trails project.

2. Salary Committee also met on June 22nd and reviewed the department head and manager salary and compensation for the 20-21 FY. The salary resolution and manager's contract reflect the committee's approval. The City had completed a salary survey prior to negotiating with Teamsters and FOP and the City made changes to the pay scales to remain competitive with similar cities and to meet the City's goals: attract good candidates, retain employees and motivate employees. The Salary Committee reviewed the City's policies on establishing pay and did not recommend changing the current policy.

3. The City Pool was down all last week as the storm on Saturday 27th caused a power outage. When the circulation pump tried to come back on, it shorted and burned up the motor. The pump was dropped off for repairs and the shop ordered a next-day pump which was to be delivered on Wednesday. Due to a shipping error, the pump went back and forth from Denver to Billings and did not arrive in Columbia Falls. The pump is scheduled to arrive and be installed on Monday. We plan on opening on Tuesday, July 7th.

We received good news from the Flathead County Health Department this week. The City can increase pool participation from the current 50. We will step up to 75 and if distancing is possible, we can go to 100. We must maintain all of our current procedures – locker room and changing rooms closed, cleaning and monitoring on-going, close for deep clean between sessions, continued training for staff, etc. We will still limit groups to 10 to ensure distancing with others. We don't want to have to return to the 50 limit. We will survey patrons to see if there is any interest in being open for the afternoon swim session on Sundays (same hours as Saturday). Historically, we closed on Sundays due to lack of patrons. We may find that with people staying home this summer we could successfully operate on Sundays. Bad weather and limited capacity have reduced pool revenues so far this year.

4. Building and planning activities have remained busy. We issued \$16,698 in bldg./mechanical/plumbing and electrical permits in June. YTD was \$179,070. 2019 FY permits totaled \$113,858. We will review the details (type/# of permits) in the near future. Based on applications, Planning Board will be meeting each month at least through September. Planning Fees totaled \$23,000 in the 2020 FY compared to \$11,481 in the prior year.

5. The City worked with the FC Health Clinic to provide a Columbia Falls location for the COVID-19 asymptomatic individuals to be tested. After reviewing the City's parks and access and their requirements with Exec. Director Mary Sterhan, they will utilize the overflow parking behind the Chamber building at Marantette Park. They will utilize that location beginning Wednesday, July 8th from 1 pm – 6 pm. This program will be reimbursed by the state as part of the Governor's Gateway Community program. While the program is intended for first-line employees anyone can be tested at the location.

6. The City just completed another successful health challenge with 25 individuals actively participating. City Clerk Staland and Dep. Clerk Gunther set up three teams and determined team and individual prizes. Lots of good competition and healthy employees and officials!

7. I have put out the call for individuals interesting in serving on the Transportation Plan Project Advisory Committee. We would like to add 4-5 citizens in addition to city staff, council reps and Planning Board rep. The committee will meet 6-7 times in the process, beginning in August. Tyler and I had a "kick off" meeting with KLJ representatives. Council will make the appointments at the July 20th council meeting. The tentative schedule for completing our first comprehensive Transportation Plan is as follows:

Task	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	Apr	May
Task 1 - Project Management	<i>Kickoff</i>											
Project Advisory Committee (PAC)			x	x	x		x	x		x	x	
Task 2 - Existing Conditions												
Data Collection			x	x	x							
Background Report	x	x	x	x	x							
Task 3 - Projected Conditions			x	x	x	x	x					
Task 4 - Systems Analysis						x	x	x	x			
Task 5 - Multimodal Analysis							x	x	x			
Task 6 Policy Plan									x	x		
Task 7 - Project Identification & Financial Plan									x	x	x	
Task 8 Public Involvement				<i>Phase 1 - Listening Sessions</i>						<i>Phase 2 - Draft Plan</i>		
Task 9 - Deliverables				<i>Background Report</i>	<i>Public Input Summary</i>					<i>Draft Plan</i>		<i>Final Plan</i>

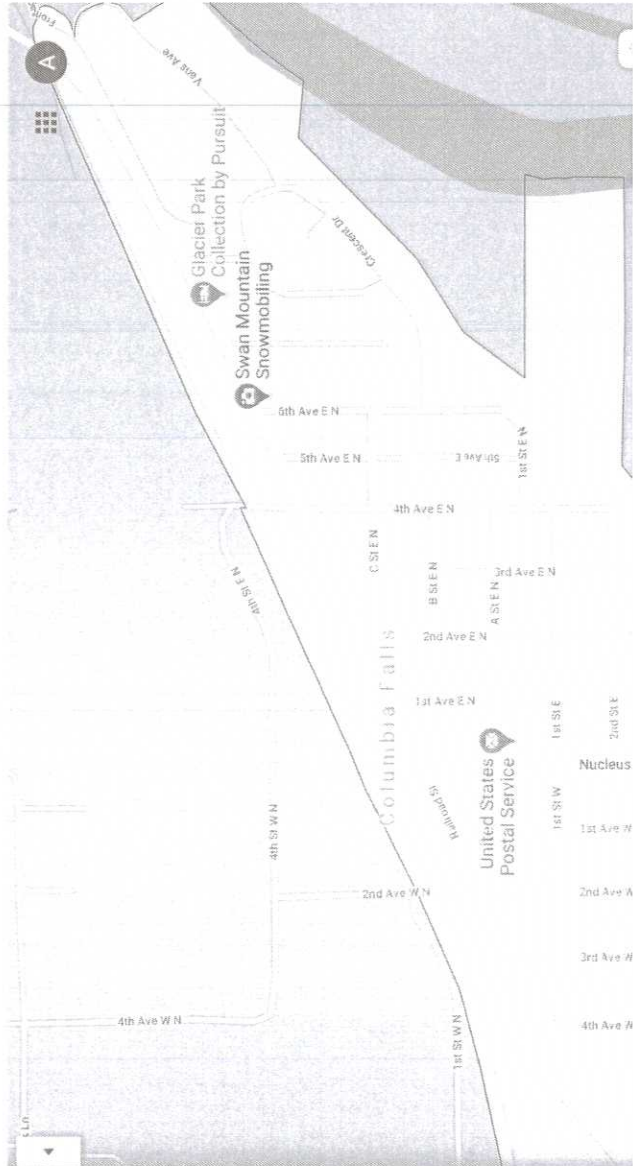
8. I am also advertising for an opening on the Board of Adjustment. Jon Ludviksen recently resigned as he was moving out of the area. His position expires December 31, 2020 and can be either Planning Jurisdiction or City limits.

Susan Nicosia

From: andrew anten <andrew.anten@outlook.com>
Sent: Monday, June 22, 2020 11:59 PM
To: nicosias@cityofcolumbiafalls.com
Subject: Proposal for Train Quiet Zone for Select Area in Columbia Falls

Ms. Nicosia,

I'm contacting you today to get some information and to submit a proposal to create a Train Quiet Zone in the Columbia Falls locality. The area of interested is located along the North Fork Road and railroad street, as indicated in the below map. The recent changes in our lifestyles (COVID) has caused me to realize the sheer amount of train traffic along this corridor. Trains frequent this railway as it is a main artery within our transportation system and the amount of traffic is at all times of the day. Early morning, mid afternoon, evening, and even as late as 11PM in some cases. As a courtesy to those that live in this area, likely over 100 to 200 families, it would be greatly appreciated if the noise from the train could be mitigated.



Factors that are increasing the disturbance from the trains on this particular section of railway

- Multiple crossings one at 2nd ave W N and one at 4th St E N.

- Due to the FTA guidelines these trains are required to sound off for around 30 seconds when approaching these crossings, depending on conductor those time could be longer.
- The sheer number of trains is increasing, and as population grows, train traffic will also grow, leading to more and more disturbance to the residence of this area.
 - Trains seem to move through this section of railway into late hours of the night and into the early morning, sounding their horns and disturbing the peace of our daily lives.

Safety precautions

- Both streets that provide passage across the railway are equipped with safety gates and lights to prevent automotive passage during train approach
- There are other guidelines that need to be met before implementing a quiet zone, however I am not aware of the status of the crossing equipment, I was hoping you or someone in the local government could help determine the eligibility of these two crossing to become quiet crossings.
- If people think it is unsafe because pedestrian traffic could be at risk, the rail way is off limits and it is trespassing to be on that soil. However, to further prevent issue, a gate could be constructed if need be on the resident side of the railway to prevent issue, this could be done with minimal cost.

The other side

In today's world there is always difference of opinion, however in this case, it is my strong belief that even if you like the sound of trains... you probably don't like the sound of trains waking you up in the early morning or keeping you awake in the late night, or disturbing the mandatory work from home protocol that now inhabits our society.

All that being said, I have been a resident of the flathead valley for over 7 years now and have proudly owned a home in Columbia falls on 7th Ave E N for the past two years. I love my community and only wish to make this place a more enjoyable place to live for both me and my neighbors.

Please consider this request and if you are not the correct person to reach out to, please forward this information to the correct party.

I look forward to hearing back from the Columbia Falls government regarding this matter.

Thank you for your time,

Andrew Anten
486 7th Ave E N Columbia Falls
406-291-9158

Jennifer, David and Trajan Elden

550 Pine Avenue
Whitefish, MT 59937
406-471-6423
jen@whitefishmassagetherapy.com
david@sopeshop.com

RECEIVED
JUN 27 2020
CITY OF COLUMBIA FALLS

June 27, 2020

TO: Flathead County Commissioners, City Councils of Whitefish, Columbia Falls, Kalispell

Dear Flathead County and City Leaders,

I am writing to you with deep concern for the spread of **COVID19** in our communities and to urge you to **immediately and concertedly, mandate a mask ordinance to prevent the spread of this mysterious and potentially fatal disease.**

Thanks to mandates by Governor Bullock, we as a State did a great job keeping people safe by taking pause this Spring. We sacrificed our ability to work as usual and sheltered in place with our child taking on the challenge of keeping the boat afloat while homeschooling our 1st grader.

However, now that the summer has arrived, as have the tourists, and restrictions have lifted, our communities are faced with increasing case numbers and risk community wide spread of this highly contagious virus, making us vulnerable again not just to our health but also to prospects of returning to the academic year with some in person attendance..

Science shows that wearing a mask significantly decreases the potential of **viral transmission. As stated in a recent study by Texas A & M University, "this inexpensive practice, in conjunction with social distancing and other procedures, is the most likely opportunity to stop the COVID-19 pandemic.** Our work also highlights that sound science is essential in decision-making for the current and future public health pandemics."

(<https://www.sciencedaily.com/releases/2020/06/200612172200.htm>)

While more testing is showing more numbers, it is also showing us how many asymptomatic people are positive carriers. Millions of people traveled through Glacier National Park last summer from all over the Country and the world. We have out of state travelers enriching our local economies right now. Our communities are a bustle with people happy to be out and about enjoying the beauty of our home. Some are acting wisely and wearing masks, but many are not.

The US is #1 in COVID19 cases in the world. PLEASE take head NOW, and require masks for everyone in public and let's get a handle on this situation before it's out of control. We can see that if left to the individual, people are going to opt out, putting the greater population at risk.

Our family is committed to keeping ourselves and our communities safe by wearing masks in public, social distancing and continuing to limit unnecessary exposure. It is our hope that everyone else will too. With your leadership, you can show the way and be remembered for doing the right thing.

On behalf of our family with sincere thanks,

Jennifer Elden

Owner, Whitefish Massage Therapy and Amalgamated Sope Company

Whitefish, Montana

Columbia Falls Rural Fire Protection Chief's Report 6/29/20

Item No.18.



1. CFFD currently has 25 volunteer firefighters on the roster with the addition of Kelly Smith, a retired Army Colonel. We have no pending applications.
2. CFFD has been dispatched to 130 incidents so far in 2020. Attached paperwork is through May 31st. I think it is worth noting that so far this year fire personnel are averaging a 28% response rate, which is the highest average I see looking back as far as 2007. 2018 was the low year at 18.6% and 2010 was the next highest in that time frame at 25.5%
3. All of the fire personnel completed at least the minimum 30 required training hours for the 2020 fiscal year.
4. The Firehouse Subs grant that was applied for was accepted in the amount requested of \$24,198.00 which supplies 3 SCBA's. I also applied for a grant with Weyerhaeuser Giving Fund for the same amount and it was awarded as well. We are now 10 new SCBA's short of replacing all existing units, if the AFG grant is awarded that will complete our upgrade. We were also awarded a First to Goal grant that was funded by the DeBartolo family for EMS personal protective equipment in the amount of \$1,000.
5. I have contacted and met with Pletch Electric to get a price on security/scene lighting and installing a reset switch above ground at Station 42's fill station. Right now when the pump trips the switch we have to take off the lid and enter the below ground confined space, which is both time consuming and potentially dangerous.
6. The down payment has been sent to WHP for the practice burn facility. They have started working on the modular building and are working with Montana Helical on getting installation of Heli coils completed. I am hopeful that will take place sometime in July.

Columbia Falls Fire Department
2020 Runs

[illegible][illegible]

Item No.18.