



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

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

**CITY COUNCIL REGULAR MEETING - COLUMBIA FALLS HIGH SCHOOL
AGENDA
MONDAY, APRIL 17, 2023
COUNCIL FALLS HIGH SCHOOL LITTLE THEATRE**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Shepard, Fisher)

VIRTUAL MEETING NOT AVAILABLE DUE TO ALTERNATE LOCATION

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

- [1.](#) Approval of April 17, 2023 Claims
- [2.](#) Approval of Payroll Claims - Quarter Ending March 31st - April 11, 2023
- [3.](#) Approval of Special Payroll Claims - \$12,461.03 - April 13, 2023
- [4.](#) Approval of Regular Payroll Claims - \$102,441.55 - April 14, 2023
- [5.](#) Approval of Regular City Council Meeting Minutes - April 3, 2023
- [6.](#) Approval of Change Order #2 - 12th Ave West EDA Project - Sandry Construction and authorize City Manager to Execute

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

7. Notice of Public Hearing - Zone Change Request:

The Columbia Falls City-County Planning Board held a public hearing for the following item at their regular meeting on Tuesday, April 11, 2023 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 May 1, 2023 starting at 7:00 p.m. in the same location.

Zoning Map Amendment – Christianson: A request by Eric S Christianson to amend the zoning map from the current zoning of CSAG-5 (Suburban Agricultural 5 acre minimum lot size) to CSAG-10 (Suburban Agricultural 10 acre minimum lot size). The property is located at 270 Jorgenson Trail, Columbia Falls and is described as Assessor’s Tract 1E (Parcel G of COS 10557) located in Section 19, Township 30 North, Range 20 West, P.M.M., Flathead County.

UNFINISHED BUSINESS:

- [8.](#) Adopt Staff Report CZC-23-01 as Findings of Fact
(Note: Staff Report attached - all other documents, applications, comment, etc. for the Zone Change and PUD are attached to the March 20, 2023 Council Packet)
9. Approve Zone Change and Direct Staff to Prepare Ordinance for May 1, 2023 Regular Council Meeting
- [10.](#) Adopt Staff Report CPUD-23-02 as Findings of Fact
11. Approve PUD with Conditions and Direct Staff to Prepare Ordinance for May 1, Regular City Council Meeting

NEW BUSINESS:

- [12.](#) Approval to Declare 2013 Ford Police Interceptor Obsolete

ORDINANCES / RESOLUTIONS:

13. Second and Final Reading - Ordinance # 824:

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 FOR THE PROPERTY LOCATED AT 812 4TH AVENUE WEST, FURTHER DESCRIBED AS THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, DESCRIBED AS FOLLOWS, TO WIT: PARCEL B OF CERTIFICATE OF SURVEY NO. 12484.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

Project Updates: Railroad St. TA - City Contribution add'l \$5,917 for surveying

CITY ATTORNEY REPORT

MISCELLANEOUS

- [14.](#) Finance - March 2023 Reports
- [15.](#) Fire - March Activity Reports
- [16.](#) Correspondence

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **Monday, May 1, 2023** – 7:00 PM

Planning Board – TBD (NO meeting in May)

04/14/23
14:13:28

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 4/23

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* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
44370		877 APPLIED INDUSTRIAL TECHNOLOGIES	346.38						
	7026658983	04/03/23 STRS-THREADLOCKER 50ML	81.67			2500 430200	220		101000
	7026659007	04/03/23 STRS-DEEP IMPACT SOCKET SE	264.71			2500 430200	212		101000
		Total for Vendor:	346.38						
44376		2901 BALCO UNIFORM CO, INC	1,642.74						
	73051	12/05/22 PD-ARMOR PKG J. DALIMATA	821.37			1000 420100	226		101000
	73051	12/05/22 PD-ARMOR PKG M. FRIESEN	821.37			1000 420100	226		101000
		Total for Vendor:	1,642.74						
44340		1700 BRECK LAW OFFICE, PC	7,632.62						
APRIL									
	033023	03/30/23 LGL-FEES FOR MAY 2023	1,830.17			1000 411100	350		101000
	033023	03/30/23 CITY COURT-FEES FOR MAY 2023	3,730.44			1000 410365	350		101000
	033023	03/30/23 WTR-FEES FOR MAY 2023	601.38			5210 430500	350		101000
	033023	03/30/23 SWR-FEES FOR MAY 2023	601.38			5310 430600	350		101000
	033023	03/30/23 PLG/ZONING-FEES FOR MAY 2023	300.69			1000 411000	350		101000
	033023	03/30/23 PD-FEES FOR MAY 2023	121.55*			1000 420100	399		101000
	033023	03/30/23 WTR-FEES FOR MAY 2023	27.01			5210 430500	357		101000
	033023	03/30/23 SWR-FEES FOR MAY 2023	39.94			5310 430600	357		101000
	033023	03/30/23 STRS-FEES FOR MAY 2023	54.02			2500 430200	399		101000
	033023	03/30/23 LGL-ADD'L FEES FOR MAY 2023	162.04			1000 411100	350		101000
	041123	04/11/23 LGL-CAHILL CIVIL CLAIM	102.50			1000 411100	351		101000
	041123	04/11/23 LGL-CAHIL VS. BOA	61.50			1000 411100	351		101000
		Total for Vendor:	7,632.62						
44356		1260 CARQUEST AUTO PARTS	40.24						
	32816	03/29/23 STRS-OIL FILTER/AIR FILTER	40.24			2500 430200	232		101000
		Total for Vendor:	40.24						
44358	E	2852 CHARTER COMMUNICATIONS	267.94						
	040123	04/01/23 PD-INTERNET 4/1/23-4/30/23	129.98			1000 420100	345		101000
	040623	04/06/23 SWR-INTERNET 4/6/23-5/5/23	137.96			5310 430600	345		101000
		Total for Vendor:	267.94						

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44362		1145 CITY OF WHITEFISH BUILDING	2,000.00						
		MARCH BUILDING PERMITS							
	040123	04/01/23 MINIMUM PERMITS - FOR MARCH	2,000.00			2394 420500	398		101000
		Total for Vendor:	2,000.00						
44380		255 COLUMBIA FALLS CHAMBER OF	200.00						
	2942	04/01/23 2023 CHAMBER MEMBER DUES	200.00			1000 410100	335		101000
		Total for Vendor:	200.00						
44334		1760 CULLIGAN	46.60						
	264450	04/04/23 WTR-1 CASE OF CHLORINE	46.60			5210 430500	220		101000
		Total for Vendor:	46.60						
44373		3026 DAILY INTER LAKE	117.32						
	6891	03/26/23 P/Z-CHRISTIANSON ZONE CHG	117.32			1000 411000	331		101000
		Total for Vendor:	117.32						
44352		2889 DAKOTA SUPPLY GROUP	267.42						
	S102519147	03/24/23 SWR-DRENCH HOSE	267.42			5310 430600	220		101000
		Total for Vendor:	267.42						
44359	E	1879 EVERGREEN WASTE CONNECTIONS	558.55						
	040123	04/01/23 FAC-3/1/23-3/31/23	85.46			1000 411200	340		101000
	040123	04/01/23 STRS-3/1/23-3/31/23	171.95			2500 430200	340		101000
	040123	04/01/23 WTR-3/1/23-3/31/23	129.24			5210 430500	340		101000
	040123	04/01/23 SWR-3/1/23-3/31/23	71.15			5310 430600	340		101000
	040123	04/01/23 PRKS-3/1/23-3/31/23	100.75			1000 460400	340		101000
		Total for Vendor:	558.55						
44369		438 FERGUSON WATERWORKS	222.66						
	0850293	04/03/23 WTR-FLAGGING, MARKING PAINT	222.66			5210 430500	220		101000
		Total for Vendor:	222.66						

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		Invoice #/Inv Date/Description	Line \$		PO #	Fund Org Acct	Object	Proj	Account	
44382	E	2961 FIRST BANKCARD-ELECTRONIC PYMT	4,086.25							
	683460	04/22/23 PRKS-SLOW RELEASE WATER BAGS	49.99*			1000 460400	220			101000
	5895413	02/24/23 WTR-CORDS FOR METER READER	49.55			5210 430500	220			101000
	031423	03/14/23 BLDG-CALEB HOTEL @ BLDG CONF	344.42			2394 420500	380			101000
	1271205141	03/02/23 AMAZON WEB SERVICES EMAIL	154.99			1000 410580	355			101000
	70138509	03/02/23 FD-T SHANKS TRAINING	336.64			1000 420730	380			101000
	3131601601	03/02/23 FIN-S BATES TRAINING HOTEL	797.44*			1000 410500	380			101000
	753598167	04/22/23 FD-T SHANKS TRAINING	120.12			1000 420730	380			101000
	030623	03/06/23 ETHERNET CABLE IN COUNCIL CHAM	52.00			1000 410580	212			101000
	2397054269	03/05/23 WTR-HANLEY ADOBE SUBSCRIPT	79.96			5210 430500	355			101000
	2397054269	03/05/23 SWR-HANLEY ADOBE SUBSCRIPT	79.96			5310 430600	355			101000
	2397054269	03/05/23 STRS-HANLEY ADOBE SUBSCRIP	79.96			2500 430200	355			101000
	8131448785	03/07/23 WTR-M LAMPMAN BOILER LICEN	35.00			5210 430500	380			101000
	535590	03/09/23 PRKS-DOG WASTE BAGS	503.96*			1000 460400	220			101000
	52419	03/10/23 SWR-SOLID WASTE PERMIT	20.60			5310 430600	390			101000
	8142062263	03/10/23 WTR-NATHAN & CASEY WATER C	140.00			5210 430500	380			101000
	TQ650P738G	03/10/23 PD-MCCONNELL DROPBOX SUBSC	11.99			1000 420100	355			101000
	7652315	03/10/23 FIN-L GUNTHER NOTARY TRAINING	59.00*			1000 410500	380			101000
	9149	03/13/23 FD-SINGLE CHANN HEADSET REPAIR	875.00*			1000 420400	360			101000
	580838A	03/14/23 BLDG-CALEB PARKING @ TRAINING	7.74			2394 420500	380			101000
	8159356730	03/16/23 FD-EMT RENEWAL	35.00			1000 420730	380			101000
	2404564435	03/15/23 SWR-ADOBE SUBSCRIPT	19.99			5310 430600	355			101000
	131884-0	03/20/23 SWR-GRIT BLAST MATERIAL	55.96			5310 430600	220			101000
	117139292	03/20/23 SWR-ABRASIVE BLASTER	176.98			5310 430600	212			101000
		Total for Vendor:	4,086.25							
44368		1892 FLATHEAD COUNTY	150.00							
	6006	03/30/23 OWNER LIST-COSTONIA	75.00			1000 411000	390			101000
	6010	04/04/23 OWNER LIST-CANNARA	75.00			1000 411000	390			101000
		Total for Vendor:	150.00							
44366		22 FLATHEAD COUNTY CLERK & RECORDER	58.00							
	2420	02/16/23 WTR-KICKBUSH LIEN	5.00			5210 430500	331			101000
	3692	03/14/23 WTR-KICKBUSH LIEN RELEASE	5.00			5210 430500	331			101000
	4581	03/30/23 WTR-WAIVER OF PROTEST-DOBSON	16.00			5210 430500	331			101000
	4582	03/30/23 SWR-WAIVER OF PROTEST-BAIAR	16.00			5310 430600	331			101000

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	4583	03/30/23 P/Z-CUA - LITTLEFOOT PROPERTIE	16.00			1000 411000	390		101000
		Total for Vendor:	58.00						
44336		663 FLATHEAD COUNTY SOLID WASTE	2,695.77						
		SLUDGE HAULING 03/01/23-03/31/23							
	9194	03/31/23 SWR-SLUDGE HAUL 03/01/23-03/31	2,691.11			5310 430600	395		101000
	9194	03/31/23 WTR-WELL CLEANING WASTE	4.66			5210 430500	399		101000
		Total for Vendor:	2,695.77						
44344		24 FLATHEAD COUNTY TREASURER	875.00						
	040323	04/03/23 CRT-TECH SUR 3/23	285.00			1000 212201			101000
	040323	04/03/23 CRT-LEA/CRIM CONV SURCHRG 3/23	340.00			1000 212201			101000
	040323	04/03/23 CRT-PUBLIC DEF FEES 3/23	250.00			1000 212205			101000
		Total for Vendor:	875.00						
44381		21 FLATHEAD ELECTRIC COOP INC	13,356.83						
		2/25-3/24/23							
	022323	03/22/23 FAC-2/25-3/24/23	367.76			1000 411200	341		101000
	022323	03/22/23 PD-2/25-3/24/23	41.55			1000 420100	341		101000
	022323	03/22/23 FD-2/25-3/24/23	332.59			1000 420400	341		101000
	022323	03/22/23 PARKS-2/25-3/24/23	409.08			1000 460400	341		101000
	022323	03/22/23 POOL-2/25-3/24/23	65.86			1000 460445	341		101000
	022323	03/22/23 LIGHTING-2/25-3/24/23	2,537.98			2400 430200	341		101000
	022323	03/22/23 STRS-2/25-3/24/23	157.79			2500 430200	341		101000
	022323	03/22/23 WTR-2/25-3/24/23	3,120.91			5210 430500	341		101000
	022323	03/22/23 SWR-2/25-3/24/23	6,323.31			5310 430600	341		101000
		Total for Vendor:	13,356.83						
44335		3145 FLATHEAD GUTTERS	512.00						
	459	04/04/23 FAC-GUTTERS REPAIR @ FIRE HALL	512.00			1000 411200	366		101000
		Total for Vendor:	512.00						
44347		3019 FLATHEAD PUBLISHING GROUP	2,819.20						
	6173	03/31/23 GRNDS MAINT LABOR JOB ADV	943.00			1000 410500	331		101000
	6177	03/31/23 POOL POSITIONS JOB ADV	985.00			1000 410500	331		101000
	6425	03/31/23 WWTP OPERATOR JOB ADV	891.20			5310 430600	331		101000
		Total for Vendor:	2,819.20						

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		Invoice #/Inv Date/Description	Line \$		PO #	Fund Org Acct	Object	Proj		Account
44332		1378 GLACIER CLEAN CAR WASH	104.15							
	145-2023	04/05/23 PD-FLEET WASH CARD-33073	104.15			1000 420100	361			101000
		Total for Vendor:	104.15							
44364		3010 GOLD COMMUNICATION SERVICES,	941.75							
		RADIO AND SPEAKER REPAIRS								
	1423	04/04/23 PD-RADIO AND SPEAKER REPAIRS	941.75*			1000 420100	399			101000
		Total for Vendor:	941.75							
44348		2806 HANSON'S HARDWARE	95.41							
	605094	03/27/23 SWR-MEAS CUPS FOR CLAIRFIER	14.48			5310 430600	220			101000
	605092	03/27/23 SWR-WATER WAND	20.99			5310 430600	220			101000
	605179	04/05/23 SWR-FUNNEL, CRIMPER/STRIPPER	31.48*			5310 430600	240			101000
	605167	04/03/23 SWR-CAULK, SHIRNK TUBING	16.47*			5310 430600	240			101000
	605180	04/05/23 SWR-GATE VALVE	11.99*			5310 430600	240			101000
		Total for Vendor:	95.41							
44355		2849 J2 BUSINESS PRODUCTS	761.87							
	1274819-0	03/30/23 WTR-JUMBO PAPER CLIPS	3.09			5210 430500	210			101000
	1274819-0	03/30/23 SWR-JUMBO PAPER CLIPS	3.10			5310 430600	210			101000
	1274819-0	03/30/23 FIN-JUMBO PAPER CLIPS	3.10			1000 410500	210			101000
	1273904-0	03/28/23 FIN-TAPE	1.43			1000 410500	210			101000
	1273904-0	03/28/23 WTR-TAPE	1.43			5210 430500	210			101000
	1273904-0	03/28/23 SWR-TAPE	1.43			5310 430600	210			101000
	1276366-0	04/04/23 FAC-PAPER TOWELS	139.44*			1000 411200	220			101000
	1276315-0	04/05/23 FIN-TONER FOR SHAWNS PRINTE	32.26			1000 410500	210			101000
	1276315-0	04/05/23 WTR-TONER FOR SHAWNS PRINTE	32.26			5210 430500	210			101000
	1276315-0	04/05/23 SWR-TONER FOR SHAWNS PRINTE	32.25			5310 430600	210			101000
	1276880-0	04/05/23 FAC-TOWELS, TRASH BAGS, TP	391.37*			1000 411200	220			101000
	1276668-0	04/06/23 FIN-CARD STOCK, KEY TAGS, P	19.68			1000 410500	210			101000
	1276668-0	04/06/23 WTR-CARD STOCK, KEY TAGS, P	19.67			5210 430500	210			101000
	1276668-0	04/06/23 SWR-CARD STOCK, KEY TAGS, P	19.67			5310 430600	210			101000
	1276967-0	04/06/23 FAC-FOAMING HAND SOAP	51.79*			1000 411200	220			101000
	1276967-0	04/06/23 FIN-SMALL LEGAL PADS	2.63			1000 410500	210			101000
	1276967-0	04/06/23 WTR-SMALL LEGAL PADS	2.64			5210 430500	210			101000
	1276967-0	04/06/23 SWR-SMALL LEGAL PADS	2.64			5310 430600	210			101000

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	1277429-0	04/07/23 FIN-SMALL STICKY NOTES	0.67			1000 410500	210		101000
	1277429-0	04/07/23 WTR-SMALL STICKY NOTES	0.66			5210 430500	210		101000
	1277429-0	04/07/23 SWR-SMALL STICKY NOTES	0.66			5310 430600	210		101000
		Total for Vendor:	761.87						
44367		1504 KALISPELL COPY CENTER	29.95						
	239466	04/04/23 WTR-ROLLER APPLICATOR	29.95			5210 430500	220		101000
		Total for Vendor:	29.95						
44379		1493 MAHUGH FIRE & SAFETY	355.00						
	106982	04/12/23 FD-DRIP TORCH & BRACKET	281.00*			1000 420400	212		101000
	106982	04/12/23 FD-GLOVES	74.00			1000 420400	226		101000
		Total for Vendor:	355.00						
44375		3152 MONTANA ELITE LLC	180.00						
	2321	04/06/23 SWR-MEADOWLAKE FLOW METER	180.00			5310 430600	360		101000
		Total for Vendor:	180.00						
44338		43 MONTANA ENVIRONMENTAL LABORATORY	383.00						
		STATEMENT ENDING 3/31/23							
	2301964	03/08/23 WTR-COLIFORM	145.00			5210 430500	394		101000
	2301722	03/07/23 SWR-NITRATE+NITR, TNK	66.00			5310 430600	394		101000
	2301980	03/14/23 SWR-NITRATE+NITRITE, TKN	91.00			5310 430600	394		101000
	2302198	03/21/23 SWR-NITRATE+NITRITE, TKN	66.00			5310 430600	394		101000
	2301981	03/15/23 SWR-DISOLVED ALUMINUM	15.00			5310 430600	394		101000
		Total for Vendor:	383.00						
44341		103 MONTANA LAW ENFORCEMENT ACADEMY	700.00						
		MARCH 20-24TH B RICE TRAINING							
	21490	03/31/23 PD-B RICE TRAING 3/20-3/24/23	700.00			1000 420100	380		101000
		Total for Vendor:	700.00						
44378		722 MORRISON-MAIERLE, INC.	30,536.73						
		12TH AVE IMPROVEMENTS, 5TH AVE EN WATER MAIN REPLACEMENT, BUSINESS DISTRICT SIDE WALKS AND PARKING IMPROVEMENTS.							
SEVERAL ON CALL SERVICES									
	000230609	04/10/23 12TH AVE W IMPROVEMENTS	20,282.57			2959 470300	930		101000

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	000230606	04/10/23 BIZ DISTRICT PARKNG & SIDEW	3,290.00			2310 470300	931		101000
	000230607	04/10/23 5TH AVE EN WATER MAIN PROJE	3,199.66			5210 430500	930		101000
	000230610	04/10/23 ON CALL SVC - RUIS HOTEL	556.50			5310 430600	354		101000
	000230610	04/10/23 ON CALL SVC- RUIS HOTEL	556.50			5210 430500	354		101000
	000230610	04/10/23 ON CALL SVC - GARNIER HEIGH	715.50			5210 430500	354		101000
	000230610	04/10/23 ON CALL SVC - GARNIER HEIGH	715.50			5310 430600	354		101000
	000230610	04/10/23 ON CALL SVC-DIANE RD APARTM	79.50			5310 430600	354		101000
	000230605	04/10/23 OVERLAY & RECONSTRUCT PROJE	1,141.00			4040 430200	950		101000
		Total for Vendor:	30,536.73						
44351		1247 MURDOCH'S RANCH & HOME KALISPELL	89.98						
	10181/34	03/27/23 SWR-RATCHETING WRENCH	69.99			5310 430600	212		101000
	10192/34	03/28/23 FD-INSOLES	19.99			1000 420400	226		101000
		Total for Vendor:	89.98						
44372		52 NAPA AUTO PARTS	103.47						
	039876	04/04/23 PRKS-2004 FORD OIL FILTER	11.49			1000 460400	232		101000
	040515	04/10/23 FD-LIFT SUPPORT	183.96			1000 420400	232		101000
	040523	04/10/23 FD-LIFT SUPPORT RETURN	-91.98			1000 420400	232		101000
		Total for Vendor:	103.47						
44337		520 NORCO, INC.	98.06						
	37381626	03/31/23 STRS-CYLND RENT MAR 2023	12.71			2500 430200	220		101000
	71639308	03/01/23 STRS-ANGLE GRINDER	60.71			2500 430200	212		101000
	71639308	03/01/23 STRS-GRINDER BIT	24.64			2500 430200	220		101000
		Total for Vendor:	98.06						
44354		2002 NORTHWEST PARTS & EQUIPMENT &	144.42						
	C321084	03/30/23 STRS-HOSE FOR DURAPATCHER	144.42			2500 430200	240		101000
		Total for Vendor:	144.42						
44357		56 NORTHWEST PIPE FITTINGS INC	1,837.88						
	4893791	03/31/23 SWR-DEWATERING VALVE REPLACEM	1,081.77*			5310 430600	240		101000
	4893804	04/03/23 SWR-DEWATERING VALVE REBUILD	756.11*			5310 430600	240		101000
		Total for Vendor:	1,837.88						

04/14/23
14:13:28

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 4/23

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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
44342		1437 NORTHWESTERN ENERGY	3,642.60						
		NATURAL GAS SERVICE 04/13/23							
	032723	03/27/23 FAC-2/21-3/22/23	804.26			1000 411200	344		101000
	032723	03/27/23 PD-2/21-3/22/23	163.47			1000 420100	344		101000
	032723	03/27/23 FD-2/21-3/22/23	657.54*			1000 420400	344		101000
	032723	03/27/23 STRS-2/21-3/22/23	479.68			2500 430200	344		101000
	032723	03/27/23 WTR-2/21-3/22/23	134.04			5210 430500	344		101000
	032723	03/27/23 SWR-2/21-3/22/23	1,403.61			5310 430600	344		101000
		Total for Vendor:	3,642.60						
44349		2816 O'REILLY AUTO PARTS	130.75						
	425409	03/27/23 STRS-NITRILE GLOVES	27.26			2500 430200	220		101000
	426371	04/06/23 STRS-ENGINE HEATER & PARTS	103.49			2500 430200	232		101000
		Total for Vendor:	130.75						
44371		1495 PLATT ELECTRIC SUPPLY	265.73						
	3V89071	04/07/23 STRS-CORD FOR DURAPATCHER	124.05			2500 430200	240		101000
	3V46799	04/03/23 STRS-CORD ENDS FOR DURAPATCHE	141.68			2500 430200	240		101000
		Total for Vendor:	265.73						
44377		1888 PLETCH ELECTRIC INC	380.37						
	5571	04/04/23 FD-DECON WASHER, BALLAST	380.37*			1000 411200	360		101000
		Total for Vendor:	380.37						
44339		2769 RESPONSE EQUIPMENT SPECIALISTS,	1,414.58						
		AIR BAG LIGHT ON. FOUND CORREDED WIRES, CLEANED AND TEST.							
	5543	03/29/23 PD-2014 RAM OIL CHANGE & SVC	329.36			1000 420100	361		101000
	5541	03/28/33 PD-INSTALL HEADLIGHT BULBS	77.50			1000 420100	361		101000
	5532	03/28/23 PD-FULL STRIP OF UNIT 17	1,007.72			1000 420100	361		101000
		Total for Vendor:	1,414.58						
44374		2755 SHERWIN-WILLIAMS CO	1,248.15						
	4251-2	03/28/23 STRS-CROSSWALK PAINT	1,248.15			2500 430200	220		101000
		Total for Vendor:	1,248.15						

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CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 4/23

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Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/	Document \$/	Disc \$							Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object	Proj	Account
44333		3068 SUPERIOR LAND & LAWN CARE LLC	375.00								
	93	04/04/23 FD-MARCH SNOW REMOVAL	375.00*			1000		420400	399		101000
		Total for Vendor:	375.00								
44360		2699 THE MAIL ROOM, INC	224.79								
	D114876	04/03/23 PD-MAIL SRVS 3/20-3/21/23	7.21			1000		420100	310		101000
	D114876	04/03/23 FIN-MAIL SRVS 3/20-3/21/23	22.21			1000		410500	310		101000
	D114876	04/03/23 WTR-MAIL SRVS 3/20-3/21/23	60.32			5210		430500	310		101000
	D114876	04/03/23 SWR-MAIL SRVS 3/20-3/21/23	60.32			5310		430600	310		101000
	D114876	04/03/23 CRT-MAIL SRVS 3/20-3/21/23	24.56			1000		410360	310		101000
	D114876	04/03/23 PLN-MAIL SRVS 3/20-3/21/23	50.17			1000		411000	310		101000
		Total for Vendor:	224.79								
44353		1623 THE UPS STORE #4515	47.00								
		TRACKING #9405511206207766980561									
		TRACKING #1ZWA36710308594956									
		TRACKING #9405511206207781506463									
		2023-2208 04/04/23 PD-EVIDENCE SHIPPING	17.51			1000		420100	310		101000
		2023-2187 04/03/23 PD-EVIDENCE SHIPPING	11.98			1000		420100	310		101000
		2023-2290 04/07/23 PD-EVIDENCE SHIPPING	17.51			1000		420100	310		101000
		Total for Vendor:	47.00								
44363		3016 TRANSUNION RISK AND ALTERNATIVE	100.00								
		202303-1 04/01/23 PD-3/1/23-3/31/23	100.00			1000		420100	335		101000
		Total for Vendor:	100.00								
44345		3063 UTILITIES UNDERGROUND LOCATION	43.96								
		MONTH OF SERVICE MARCH									
		28 TOTAL									
		3035069 03/31/23 WTR-MARCH 2023 UDIGS	14.65			5210		430500	318		101000
		3035069 03/31/23 SWR-MARCH 2023 UDIGS	14.65			5310		430600	318		101000
		3035069 03/31/23 STRS-MARCH 2023 UDIGS	14.66			2500		430200	318		101000
		Total for Vendor:	43.96								

04/14/23
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CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 4/23

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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
44343		1134 VICTIM-WITNESS ADVOCATE PROGRAM	343.00						
	040323	04/03/23 CRTS-MARCH 23	343.00			2917 410360	356		101000
		Total for Vendor:	343.00						
44350		84 WESTERN BUILDING CENTER	196.41						
	4I161780	03/27/23 FD-SAW FILE, CLEANER	34.85			1000 420400	220		101000
	4I171906	04/04/23 PRKS-MISC HAND TOOLS	37.82			1000 460400	212		101000
	4I171906	04/04/23 WTR-MISC HAND TOOLS	37.83			5210 430500	212		101000
	4I182767	04/11/23 PRKS-KEY COPY	5.97*			1000 460400	220		101000
	4I177765	04/07/23 STRS-ELE PARTS, FILE BIT	32.87			2500 430200	240		101000
	4I178384	04/07/23 STRS-WATER HEATER ELEMENT	38.78			2500 430200	240		101000
	4I176362	04/06/23 STRS-BREAKER	8.29			2500 430200	240		101000
		Total for Vendor:	196.41						
44361	E	2733 WEX Fleet Universal	6,124.15						
		STATEMENT ENDING 3/31/23							
	88277762	03/31/23 PD-MARCH FUEL	1,899.46			1000 420100	231		101000
	88277762	03/31/23 PD-MARCH FUEL TRAINING MLEA	275.09			1000 420100	380		101000
	88277762	03/31/23 FIRE-MARCH FUEL	1,041.63			1000 420400	231		101000
	88277762	03/31/23 WTR-MARCH FUEL	519.73			5210 430500	231		101000
	88277762	03/31/23 SWR-MARCH FUEL	672.48*			5310 430600	231		101000
	88277762	03/31/23 STRS-MARCH FUEL	1,516.64			2500 430200	231		101000
	88277762	03/31/23 BLDG-CALEB TRAINING IN HELEN	44.59			2394 420500	380		101000
	88277762	03/31/23 WTR-MRWS TRAINING IN GREAT F	77.27			5210 430500	380		101000
	88277762	03/31/23 SWR-MRWS TRAINING IN GREAT F	77.26			5310 430600	380		101000
		Total for Vendor:	6,124.15						
44365		3203 WHITEFISH SIGN COMPANY	100.00						
	135	03/09/23 FAC-AUTH PERSON ONLY SIGN	100.00			1000 411200	399		101000
		Total for Vendor:	100.00						
		# of Claims 50	Total: 88,893.68			# of Vendors 46			
		Total Electronic Claims	11,036.89						
		Total Non-Electronic Claims	77856.79						

04/14/23
14:13:29

CITY OF COLUMBIA FALLS
Fund Summary for Claims
For the Accounting Period: 4/23

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Fund/Account	Amount
1000 GENERAL FUND	
101000 CASH/CASH EQUIVALENTS	\$26,587.03
2310 TAX INCREMENT DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	\$3,290.00
2394 BUILDING CODE ENFORCEMENT FUND	
101000 CASH/CASH EQUIVALENTS	\$2,396.75
2400 SPECIAL LIGHTING DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	\$2,537.98
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	\$4,828.37
2917 CRIME VICTIMS ASSISTANCE FUND	
101000 CASH/CASH EQUIVALENTS	\$343.00
2959 EDA	
101000 CASH/CASH EQUIVALENTS	\$20,282.57
4040 CAPITAL PROJECTS FUND - Street	
101000 CASH/CASH EQUIVALENTS	\$1,141.00
5210 WATER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$10,033.17
5310 SEWER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$17,453.81
Total:	\$88,893.68

04/14/23
14:13:29

CITY OF COLUMBIA FALLS
Claim Approval Signature Page
For the Accounting Period: 4 / 23

Page: 12 of 12
Report ID: AP100A

Council Meeting Date: April 17, 2023

Claims Submitted to Council: \$ 88,893.68

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

Prepared By: Shawn Bates, Finance Director

S. Bates

Approved by Susan M. Nicosia, City Manager

S. Nicosia

City Council to Approve by motion on consent agenda

Mayor and Council -

The enclosed claims are routine in nature or occurrence. Large claims include:

Morrison & Maierle Engineering - Total \$30,537 including EDA 12th Ave Project - \$20,283,
Downtown Sidewalk Preliminary engineering - \$3,290, St reconstruction project - \$1,141 and the
balance for on-call engineering review of civil plans.

Additionally, the City is paying Whitefish Building the minimum fee of \$2,000. (3rd time this Fiscal year).
Please contact Finance Director Bates should you have any questions or concerns on any claim.

04/11/23
09:34:13

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 04/11/23 to 04/11/23

Page: 1 of 1
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
Total		0.00	
Total Payroll Expense (Gross Pay + Employer Contributions):		0.00	
Total Discounts:	0.25		
Total Payroll Expense (Less Discounts):	-0.25		

Check Summary

Payroll Checks Prev. Out.	\$514.16
Payroll Checks Issued	\$22,774.92
Payroll Checks Redeemed	\$0.00
Payroll Checks Outstanding	\$23,289.08
Electronic Checks	\$3,559.79

	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Deductions Accrued				
Total Ded.	0.00	0.00	0.00	0.00

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

4-11-2023
Payroll Qtrly
Reports
\$26,334.71
Baw
Staland

04/04/23

CITY OF COLUMBIA FALLS

Page: 1

11:13:56

Payroll Liabilities

Report ID: 00000000

Item No.2.

Pay?	Thru?	Payroll Liability	Check \$	Elect?	Discount	Payee
No	04/14/23	Unempl. Insur.	3559.79	Elect		UNEMPLOYMENT INSURANCE DIVISION
No	04/14/23	Workers' Comp	22775.17			MMIA - WC PROGRAM

22,774.92
MMIA Report

04/11/23
18:30:04

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 04/13/23 to 04/13/23

Page: 1 of 2
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
	-----	-----	-----
ADDL HOURS (Additional)	0.00		11,036.74
COMP HOURS (Comp Time Used)	5.14		124.65
J001 HOURS (CLOTH ALLOW)	0.00		-364.60
TRMS HOURS (Termination Sick Pay)	3.92		95.06
TRMV HOURS (Termination Vacation Pay)	59.43		1,441.18
GROSS PAY	12,333.03	0.00	
NET PAY	9,619.28	0.00	
NET PAY (CHECKS)	4,217.15		
NET PAY (DIRECT DEPOSIT)	5,402.13		
FIT	1,660.33	0.00	
MEDICARE	178.84	178.84	
P.E.R.S.	131.21	148.98	
SIT	663.00	0.00	
SOCIAL SECURITY	80.37	80.37	
UNEMPL. INSUR.	0.00	69.83	
WORKERS' COMP	0.00	489.23	
FIRST INTERSTAT	954.33	0.00	
GLACIER BANK KA	100.00	0.00	
USBANK.	4,347.80	0.00	
FIT/SIT BASE	12,201.82	0.00	
MEDICARE BASE	12,333.03	0.00	
PERS BASE	1,660.89	0.00	
SOC SEC BASE	1,296.29	0.00	
UN BASE	12,697.63	0.00	
WC BASE	12,697.63	0.00	
Total		967.25	
Total Payroll Expense (Gross Pay + Employer Contributions):		13,300.28	

Check Summary

Payroll Checks Prev. Out.	\$23,289.08
Payroll Checks Issued	\$4,217.15
Payroll Checks Redeemed	\$0.00
Payroll Checks Outstanding	\$27,506.23
Electronic Checks	\$8,243.88

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
-----	-----	-----	-----	-----
Social Security 160.74		160.74		212260
Medicare 357.68		357.68		212260
P.E.R.S. 280.19	280.19		560.38	212270
Unempl. Insur. 69.83	69.83		139.66	212210
Workers' Comp 489.23	489.23		978.46	212220
FIT 1660.33		1660.33		212260
SIT 663.00		663.00		212260
AFLAC-PRETAX 0.00				212230

4/13/2023
Vacation & Term.
Paul
\$12,461.03
Bob Staaland

04/11/23
18:30:04

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 04/13/23 to 04/13/23

Page: 2 of 2
Report ID: P130

PERS/Police	0.00				212240
NATIONWIDE/CITY	0.00				212280
AFLAC-POSTTAX	0.00				212230
HEALTHINS/PRE	0.00				212400
FLEX ALLEGIANCE	0.00				212285
FOP	0.00				212335
FLEX DEP CARE	0.00				212285

Total Ded.	3681.00	839.25	2841.75	1678.50	
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**** Carried Forward column only correct if report run for current period.

04/14/23
08:28:15

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 04/14/23 to 04/14/23

Page: 1 of 2
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
COMA HOURS (Comp Time Accumulated)	1.13		
COMP HOURS (Comp Time Used)	5.38		147.71
OTHE HOURS (Other Time Used)	20.00		377.20
OVER HOURS (Overtime)	78.50		3,383.49
REG HOURS (Regular Time)	2,393.75		70,992.41
SFTO HOURS (Shift Sup/FTO - \$1.5/hour)	22.50		33.75
SHFN HOURS (Shift B)	231.00		462.00
SHFQ HOURS (OVT B)	45.50		136.50
SICK HOURS (Sick Time)	267.58		8,033.03
VACA HOURS (Vacation Time Used)	154.25		4,498.28
GROSS PAY	88,064.37	0.00	
NET PAY	60,944.45	0.00	
AFLAC-POSTTAX	111.67	0.00	
AFLAC-PREIAX	165.04	0.00	
CHILD SUPPORT P	413.07	0.00	
CITY OF COLUMBI	20.00	0.00	
FIT	6,881.33	0.00	
FLEX ALLEGIANCE	1,051.30	32.50	
FOP	360.00	0.00	
HEALTHINS/PRE	1,801.63	17,278.07	
MEDICARE	1,273.36	1,273.36	
MT ST FIRE ASSO	94.53	0.00	
NATIONWIDE/CITY	0.00	2,770.26	
NATIONWIDE/EMP	338.33	0.00	
P.E.R.S.	3,729.99	4,235.21	
PERS/FURS	1,011.42	1,357.39	
PERS/POLICE	2,520.26	4,035.22	
SIT	3,981.00	0.00	
SOCIAL SECURITY	2,919.19	2,919.19	
TEAMSTERS DUES	343.50	0.00	
UNEMPL. INSUR.	0.00	484.39	
UNUM LIFE INS.	104.30	0.00	
WORKERS' COMP	0.00	3,052.95	
CHARLES SCHWAB	1,578.59	0.00	
FIRST INTERSTAT	1,028.13	0.00	
FREEDOM BANK	4,365.81	0.00	
GLACIER BANK KA	5,435.37	0.00	
GLACIER BANK/CF	15,585.90	0.00	
GLACIER BANK/WF	1,966.03	0.00	
NAVY FEDERAL CR	1,446.32	0.00	
PARKSIDE CR U	12,012.54	0.00	
THREE RIVERS	1,145.12	0.00	
USAA FEDERAL	1,317.14	0.00	
USBANK.	2,678.66	0.00	
VERIDIAN CREDIT	400.00	0.00	
WELLS FARGO	5,138.87	0.00	
WFISH CR UNION	6,845.97	0.00	
FIT/SIT BASE	77,446.40	0.00	

Payroll
April 14, 2023
\$102,441.55
Baud Staaland

04/14/23
08:28:15

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 04/14/23 to 04/14/23

Page: 2 of 2
Report ID: P130

MEDICARE BASE	87,816.66	0.00
PERS BASE	84,670.72	0.00
SOC SEC BASE	47,083.90	0.00
UN BASE	88,064.37	0.00
WC BASE	86,936.53	0.00

Total	37,438.54
Total Payroll Expense (Gross Pay + Employer Contributions):	125,502.91

Check Summary

Payroll Checks Prev. Out.	\$27,506.23
Payroll Checks Issued	\$3,636.19
Payroll Checks Redeemed	\$514.16
Payroll Checks Outstanding	\$30,628.26
Electronic Checks	\$98,805.36

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Social Security	5838.38	5838.38		212260
Medicare	2546.72	2546.72		212260
P.E.R.S.	7965.20	8245.39		212270
Unempl. Insur.	484.39		1038.61	212210
Workers' Comp	3052.95		6595.13	212220
FIT	6881.33	6881.33		212260
SIT	3981.00	3981.00		212260
AFLAC-PRETAX	165.04		330.08	212230
NATIONWIDE/EMP	338.33	338.33		212280
Teamsters dues	343.50		687.00	212310
PERS/Police	6555.48	6555.48		212240
NATIONWIDE/CITY	2770.26	2770.26		212280
AFLAC-POSTTAX	111.67		223.34	212230
PERS/FURS	2368.81	2368.81		212275
MT ST FIRE ASSO	94.53	94.53		212315
HEALTHINS/PRE	19079.70		38159.40	212400
CITY OF COLUMBI	20.00	20.00		212450
UNUM LIFE INS.	104.30		208.60	212400
FLEX ALLEGIANCE	1083.80	1083.80		212285
CHILD SUPPORT P	413.07	413.07		212330
FOP	360.00	360.00		212335
Total Ded.	64558.46	41497.10	47242.16	

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

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD APRIL 03, 2023**

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

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

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

PLEDGE OF ALLEGIANCE

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

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

Approval of Claims - April 3, 2023 - \$100,461.80

Approval of Payroll Claims - March 31, 2023 - \$102,738.90

Approval of Regular Meeting Minutes - March 20, 2023

Approval of Pool Use Agreement - Columbia Falls Swim Team - 2023 Season and authorize City Manager to execute

Approval of Hoerner Park Tennis Courts Use Agreement - School District #6 - 2023 Season

Approve Memorandum of Agreement, Northwest Montana Drug Taskforce, 2023 - 2024 Fiscal Year and authorize City Officials to Execute

APPOINTMENTS:

Approve Appointment of Probationary Volunteer Firefighter Sean Kehl/City Clerk will administer Oath of Office

City Manager Nicosia said Sean Kehl is currently a career firefighter with Bigfork Fire Department and has several current certifications. He has passed a background check and a physical examination. Since submitting his application Mr. Kehl has attended several trainings as an observer. Fire Chief Weeks and Nicosia recommend approval of Sean Kehl as a Probationary Volunteer Firefighter.

Councilor Lovering motion to approve Sean Kehl as a Probationary Volunteer Firefighter, seconded by Councilor Shepard.

Mayor Barnhart asked Mr. Kehl if he will remain working in Bigfork. Mr. Kehl replied yes he will; his schedule allows him to be off work for four days which will allow him time to serve in the community he lives. Mayor Barnhart inquired if Mr. Kehl can volunteer for a position he holds in another town. Nicosia replied it is not an issue as he is not our employee. The motion carried unanimously.

City Clerk Staaland administered Oath of Office to Sean Kehl as Probationary Volunteer Firefighter.

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:**Mayor Barnhart read the Public Hearing - Conditional Use Permit:**

The Columbia Falls City-County Planning Board held a public hearing for the following item at their regular meeting on Tuesday, March 14, 2023 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 April 3, 2023 starting at 7:00 p.m. in the same location.

Conditional Use Permit – Sports Bar and Casino: A request by J & L Golf, Levi LaPrath and Jarred Griffis to open a sports bar with a casino of up to twenty gaming machines. The building in question is located at 605 Nucleus Avenue, Unit B, currently a Hair Salon. The property is zoned CB-4 (Central Business) District and the zoning ordinance requires a Conditional Use Permit for new casinos while bars and restaurants are permitted uses. The property is described as Lots 1 and 2, Block 45 of the Columbia Falls Original Townsite located in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County.

Donna Valade, Contract Planner presented Staff Report CCU-23-01 as Findings of Fact. Ms. Valade said the State of Montana ties Casinos and Liquor Licenses together by only allowing gaming machines if one purchases a liquor license. The maximum number of gaming machines in any establishment is 20 machines as set by State Statute. This proposal went before the Planning Board on March 14th and the Planning Board unanimously recommend approval of the CUP. Staff recommends approval of the CUP.

With no visitor or written comments Mayor Barnhart opened and closed the public hearing at 7:08 p.m.

Councilor Fisher motioned to adopt Staff Report CCU-23-01 as Findings of Fact, seconded by Councilor Shepard with Council voting as follows. Ayes: Piper, Robinson, Shepard, Fisher, Hamilton, Lovering and Barnhart.

Mayor Barnhart read the Notice of Public Hearing - Zoning Map Amendment:

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, April 11, 2023 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 May 1, 2023 starting at 7:00 p.m. in the same location.

Zoning Map Amendment – Christianson: A request by Eric S Christianson to amend the zoning map from the current zoning of CSAG-5 (Suburban Agricultural 5 acre minimum lot size) to CSAG-10 (Suburban Agricultural 10 acre minimum lot size). The property is located at 270 Jorgenson Trail, Columbia Falls and is described as Assessor's Tract 1E (Parcel G of COS 10557) located in Section 19, Township 30 North, Range 20 West, P.M.M., Flathead County.

ORDINANCES / RESOLUTIONS:**FIRST READING - ORDINANCE # 824:**

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 FOR THE PROPERTY LOCATED AT 812 4TH AVENUE WEST, FURTHER DESCRIBED AS THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, DESCRIBED AS FOLLOWS, TO WIT: PARCEL B OF CERTIFICATE OF SURVEY NO. 12484.

City Manager Nicosia said at the March 20, 2023 council meeting Council approved the findings of fact with 14 conditions. This First Reading of Ordinance #824 reflects the change that was already approved as 9 residential units and 3 commercial units. This PUD amendment allows for 12 residential units. Staff recommends approval of the First Reading of Ordinance #824.

Councilor Shepard motioned to approve the First Reading of Ordinance #824, seconded by Councilor Piper and the motion carried.

Resolution # 1896:

A RESOLUTION OF THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA ESTABLISHING FEES FOR THE USE OF THE CITY'S PARKS AND POOL FOR THE 2023 SEASON

City Manager Nicosia said the Parks Committee met and reviewed Park and Pool fees. The only change to pool fees is pool parties from \$200 to \$250 and \$75 for each additional required employee; all other pool fees remain the same at this time. Nicosia said the recommendation is to increase Park Use Fees from \$25 to \$35 for in city residents and \$44 for out of city residents for up to 50 people. For 50-75 people \$60 in city and \$75 out of city, 76-100 people would be \$85 in city and \$106 for out of city. Nicosia said the fees for park courts and fields will go to \$50 per week. The Don Lawrence Amphitheater use fee up to 4 hours will be \$50, over 4 hours will be \$100 and additional fees may apply if risers and/or PA system are used. Staff and Parks Committee recommend approval.

Councilor Piper made the motion to adopt Resolution #1896, seconded by Councilor Hamilton with council voting as follows. Ayes: Robinson, Shepard, Fisher, Hamilton, Lovering, Piper and Barnhart.

Resolution # 1897:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT BY J AND L GOLF, LLC TO ADD A CASINO TO A NEW SPORTS BAR AT 605 NUCLEUS AVE, UNIT 2, COLUMBIA FALLS, MORE PARTICULARLY DESCRIBED AS LOTS 1 AND 2, BLOCK 45, COLUMBIA FALLS ORIGINAL IN SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY.

City Manager Nicosia said this resolution reflects the conditions as listed in the staff report as Exhibit A. Staff recommends approval.

Councilor Shepard motioned to approve Resolution #1897, seconded by Councilor Robinson with council voting as follows. Ayes: Fisher, Hamilton, Lovering, Piper, Robinson, Shepard and Barnhart.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor Fisher said thinking ahead to the next council meeting, it is his understanding that if one or the other development is approved would there be city service capacity for the other development. It would be nice to have a statement of capacity from staff. Mayor Barnhart said if council has questions for staff before the meeting we can give them to staff to answer at the April 17, 2023 council meeting.

Councilor Lovering said her students use all the government websites and for the longest time Columbia Falls was the hardest one. They love the new version of the Columbia Falls website as it is now searchable.

Councilor Shepard said he had the same question as Fisher on capacity.

Shepard said the pot hole on the Truck Route and Hwy 2 is very large.

Councilor Hamilton asked if the Cahill case is going to ever end. Nicosia said we tentatively have a trial order for January 2024. Hamilton said she noticed the \$800 claim to repair the slide at Marantette Park and asked if

we have found out who was responsible for the damage. Nicosia said we have not found the responsible party.

Mayor Barnhart said he had a nice time on the radio at KGEZ, John and Robin were excited to hear what was going on in Columbia falls. Mayor Barnhart said it will be exciting to get people out to Columbus Park on the pickleball and basketball courts. We are making serious headway on city parks.

CITY MANAGER REPORT

City Manager Nicosia updated Council on Legislation.

The Municipal Summit is scheduled for June 21, 2023 in Whitefish from 9:00 a.m. to 4:00 p.m. If you are interested in attending get with City Clerk Staal and she will get you registered.

Chief Peters said he will be in Helena tomorrow to attend the Police Academy graduation of two City Patrolmen. They will be on patrol by Saturday.

Chief Peters said the city is testing tomorrow for two Patrolmen positions.

Chief said we have a new patrol car on order. Currently there is a shortage on Police Department cars. Mayor Barnhart asked how much it costs to put in the extras. Chief replied around \$20,000 to \$25,000. The Charger should be here within a month.

Councilor Shepard said he is being asked when the city will receive marijuana money from the state. Nicosia replied the City doesn't receive marijuana funds from the state; the County tax went into effect on March 1, 2023 and the City will receive a distribution from that collection.

MISCELLANEOUS

Police Activity - February 2023

Correspondence

ADJOURN:

Councilor Lovering motioned to adjourn seconded by Councilor Hamilton and the meeting adjourned at 7:33 p.m.

Mayor

City Clerk

Change Order

Item No.6.

No. 2

Date of Issuance: <u>4/17/2023</u>	Effective Date: <u>4/17/2023</u>	
Project: 12th Ave W Improvements Project	Owner: City of Columbia Falls	Owner's Contract No.: NA
Contract: 12th Ave W Improvements Project		Date of Contract: November 2, 2022
Contractor: Sandry Construction Company, Inc.		Engineer's Project No.: 0541.030

The Contract Documents are modified as follows upon execution of this Change Order:

Description: **Construct road section as shown in Revision 1 on DWG DT-4 and as described in the attached documents.**

Attachments: (List documents supporting change): **1) Change Order 2 Breakdown; 2) Drawing (DWG) DT-5 with Revision 1 dated 4/12/2023; 3) Change Order 2 Road Section Quantity Adjustments; 4) Change Order 2 Measurement and Payment Description**

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: <u>\$991,301.00</u>	Original Contract Times: ☐ Working days ☒ Calendar days Substantial completion (days or date): <u>70</u> Ready for final payment (days or date): <u>84</u>
☒ [Increase] ☐ [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>1</u> : <u>\$27,858.00</u>	☒ [Increase] ☐ [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>1</u> : Substantial completion (days): <u>2</u> Ready for final payment (days): <u>2</u>
Contract Price prior to this Change Order: <u>\$1,019,159.00</u>	Contract Times prior to this Change Order: Substantial completion (days or date): <u>72</u> Ready for final payment (days or date): <u>86</u>
☐ [Increase] ☒ [Decrease] of this Change Order: <u>\$278.50</u>	☐ [Increase] ☐ [Decrease] of this Change Order: Substantial completion (days or date): <u>0</u> Ready for final payment (days or date): <u>0</u>
Contract Price incorporating this Change Order: <u>\$1,018,880.50</u>	Contract Times with all approved Change Orders: Substantial completion (days or date): <u>72</u> Ready for final payment (days or date): <u>86</u>

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: <u>Charles R. Feisinger</u>	By: _____	By: <u>[Signature]</u>
Engineer (Authorized Signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Date: <u>4/13/2023</u>	Date: _____	Date: <u>4.14.23</u>
Approved by Funding Agency (if applicable): _____	Date: _____	

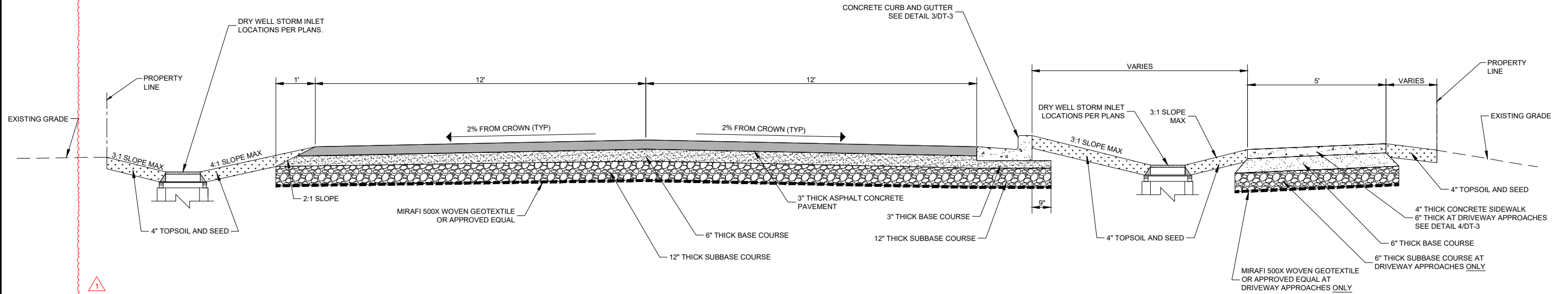
Change Order 2 Breakdown

12th Ave W Improvements Project

**Change Order Items**

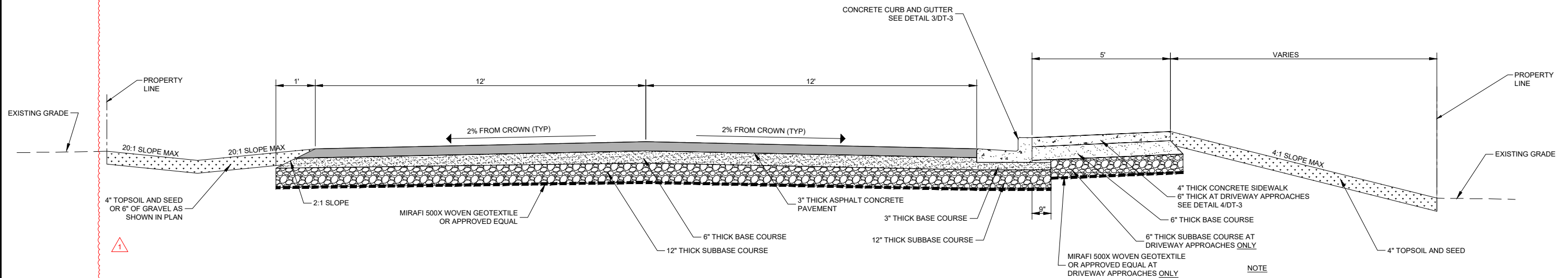
Item	Description	Contract Document Modification	Quantity	Units	Unit Price	Price	Documentation
2.11	Subbase Course	Construct road section per revised DWG DT-5. Subbase material shall be uncrushed 3" minus subbase per MPWSS Section 02234.	1185	CY	\$47.00	\$55,695.00	Revised DWG DT-5, Road Section Quantity Adjustments, and Measurement and Payment.
2.12	Subgrade Excavation	Complete road section per revised DWG DT-5. This item consists of excavating native material below the original planned subgrade elevation and hauling to waste.	609	CY	\$14.00	\$8,526.00	Revised DWG DT-5, Road Section Quantity Adjustments, and Measurement and Payment.
2.13	Deduct 3/4" Minus Base Course Quantity	Deduct quantity from Bid Item 122. Revised quantity of bid item 122 is 897 CY	550	CY	-\$51.00	-\$28,050.00	Revised DWG DT-5 and Road Section Quantity Adjustments.
2.14	Add Separation Fabric Quantity	Add quantity for Bid Item 124. Revised quantity of bid item 124 is 3,657 SY.	2657	SY	\$2.00	\$5,314.00	Revised DWG DT-5 and Road Section Quantity Adjustments.
2.15	Deduct Temporary Asphalt Quantity	Deduct quantity for Bid Item 167. Revised quantity of bid item 167 is 550 SY.	650	SY	-\$15.00	-\$9,750.00	
2.16	Deduct Temporary Water Bid Item	Deduct quantity for Bid Item 168. Revised quantity of bid item 168 is 0 (zero) LS	1	LS	-\$3,936.00	-\$3,936.00	
2.17	Deduct Subexcavation Quantity	Deduct quantity for Bid Item 123. Revised quantity of bid item 123 is 125 CY.	125	CY	-\$61.00	-\$7,625.00	
2.18	Deduct 6" PVC water main from Change Order 1	Item deleted per Field Order 1	61	LF	-\$65.50	-\$3,995.50	
2.19	Deduct 12"X6" MJ Tee from Change Order 1	Item deleted per Field Order 1	2	EA	-\$1,845.00	-\$3,690.00	

2.20	Deduct 6" Gate Valve from Change Order 1	Item deleted per Field Order 1	2	EA	-\$2,693.00	-\$5,386.00	
2.21	Deduct 6" MJ Cap from Change Order 1	Item deleted per Field Order 1	2	EA	-\$968.00	-\$1,936.00	
2.22	Deduct 2" Pressure Sewer Service from Change Order 1	Item deleted per Field Order 1	1	EA	-\$5,445.00	-\$5,445.00	
					Total	-\$278.50	



1 TYPICAL ROAD SECTION 10+00 - 18+75
SCALE: NTS

- NOTE
1. SEE PLAN AND PROFILE, GRADING PLAN AND CROSS SECTIONS FOR VARIATIONS TO THIS TYPICAL SECTION.
 2. COMPACT CRUSHED BASE COURSE AND SUBGRADES TO MINIMUM 95% DENSITY (+/- 3% OPTIMUM MOISTURE) PER ASTM D698.



2 TYPICAL ROAD SECTION 18+75 - 21+00
SCALE: NTS

- NOTE
1. SEE PLAN AND PROFILE, GRADING PLAN AND CROSS SECTIONS FOR VARIATIONS TO THIS TYPICAL SECTION.
 2. COMPACT CRUSHED BASE COURSE AND SUBGRADES TO MINIMUM 95% DENSITY (+/- 3% OPTIMUM MOISTURE) PER ASTM D698.

CONSTRUCTION SET
9/9/2022

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	CHANGE ORDER 2	CRL	4/12/2023

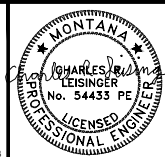
VERIFY SCALE!
THESE PRINTS MAY BE REDUCED.
LINE BELOW MEASURES ONE INCH
ON ORIGINAL DRAWING.
MODIFY SCALE ACCORDINGLY!

U:\0541-COLUMBIA FALLS\030 12TH AVE W IMPROVEMENTS PROJECT\ACAD\BHEETS\SOIL DETAILS.DWG
PLOTTED BY:CR LEISINGER ON Apr/13/2023

**Morrison
Maierle**
engineers • surveyors • planners • scientists

172 Timberwolf Parkway
Kalispell, MT 59901
406.752.2216
www.m-m.net

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DRAWN BY: LRJ
DSGN. BY: CRL
APPR. BY: CRL
DATE: 5/3/2022
Q.C. REVIEW
BY: JJC
DATE: 4/29/2022

CITY OF COLUMBIA FALLS
12TH AVE WEST IMPROVEMENTS PROJECT
COLUMBIA FALLS MONTANA
CIVIL DETAILS 5

PROJECT NUMBER
0541.030
SHEET NUMBER
17
DRAWING
D - 29 -

Change Order 2 Road Section Quantity Adjustments

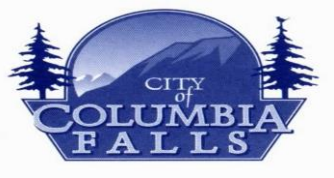
Area	Length (ft)	Width (ft)	Area (SF)
Road Asphalt (north of tracks)			18,628
Road Asphalt (south of tracks)			8,553
Road Asphalt (1' past shoulder)			1,091
		subtotal	28,272
Concrete Approaches			1,838
Curb (north of tracks)	737	2.75	2,027
Curb (south of tracks)	281	2.75	773
		subtotal	4,638
Total			32,910

<u>Cost Adjustments</u>					
Material Description	Quantity (SF)	Depth (ft)	Volume (CY)	Unit Price	Total Price
Additional 3" minus under asphalt	28,272	1	1,047	\$47	\$49,209.00
Additional 3" minus under curb	2,800	1	104	\$47	\$4,888.00
Additional 3" minus under approaches	1,838	0.5	34	\$47	\$1,598.00
Additional Excavation under all	32,910	0.5	609	\$14	\$8,526.00
Delete 3/4" minus base under asphalt	28,272	0.5	524	(\$51)	(\$26,724.00)
Delete 3/4" minus base under curb	2,800	0.25	26	(\$51)	(\$1,326.00)
Additional Separation Fabric under all (SY)	2,657			\$2	\$5,314
			subtotal:		\$41,485.00

Change Order 2
Measurement and Payment Description

2.11 Subbase Course: This item shall be measured per cubic yard of subbase course placed. The work shall include all materials and labor required for complete installation, including crushed base, hauling, surface preparation, placement, grading, compaction, testing, water, cleanup, and all other work necessary or incidental for completion of the item. Payment will be made at the contract unit price for the quantity completed at the time of the payment application.

2.12 Subgrade Excavation: This item shall be measured per cubic yard to excavate below the original designed street subgrade elevations and subgrade preparation. The work shall include all materials and labor required for complete the work including hauling, excavation, compaction, water, testing, backfilling, and all other work necessary or incidental for completion of the item. Excavated soil shall become the property of the contractor and hauled to waste. Payment will be made at the contract unit price for the quantity completed at the time of the payment application.



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

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

CITY OF COLUMBIA FALLS

NOTICE OF PUBLIC HEARINGS

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, April 11, 2023 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 May 1, 2023 starting at 7:00 p.m. in the same location.

Zoning Map Amendment – Christianson: A request by Eric S Christianson to amend the zoning map from the current zoning of CSAG-5 (Suburban Agricultural 5 acre minimum lot size) to CSAG-10 (Suburban Agricultural 10 acre minimum lot size). The property is located at 270 Jorgenson Trail, Columbia Falls and is described as Assessor's Tract 1E (Parcel G of COS 10557) located in Section 19, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons may testify at the hearings or submit written comments prior to the meetings. Written comment 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 zone change, call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

DATED this 16th day of March, 2023.

Susan Nicosia

Susan Nicosia, CPA, MPA, City Manager
COLUMBIA FALLS CITY-COUNTY PLANNING BOARD

Publish: Daily Interlake: **March 26, 2023**

**ZONE CHANGE REQUEST
COLUMBIA FALLS AREA ZONING JURISDICTION
HIGH COUNTRY LAND AND CATTLE (MT) LLC
TWIN PEAKS FARM, LLC**

COLUMBIA FALLS PLANNING OFFICE STAFF REPORT CZC#23-01

(As Amended by Planning Board at the February 14th Planning Board meeting – Amended findings are highlighted in yellow with underlined additions or strikeout deletions)

January 30, 2023

A report to the Columbia Falls City-County Planning Board and Zoning Commission and the Columbia Falls City Council regarding a request to amend the zoning classification from CSAG-10 and CSAG-5 (Suburban Agricultural) to CR-4 (Urban Residential) within the Columbia Falls Zoning Jurisdiction. The zone change request is scheduled for a public hearing before the Planning Board on Tuesday, February 14, 2023, at 6:30 P.M. A subsequent hearing will be held by the Columbia Falls City Council March 20, 2023 at 7:00P.M.

BACKGROUND INFORMATION

A. PETITIONERS

Owners:

Twin Peak Farm, LLC
197 S. Silverwood Way
Eagle, ID 83616

High Country Land & Cattle (MT) LLC
4531 N. 16th Street #103
Phoenix AZ, 85016

Applicant:

500 River Partners LLC affiliate of Location Ventures
275 Alhambra Circle
Coral Gables, FL 33134

Consultant:

KLJ Engineering Attn: Mark Rohweder
1830 3rd Ave East Suite 303
Kalispell, MT 59901

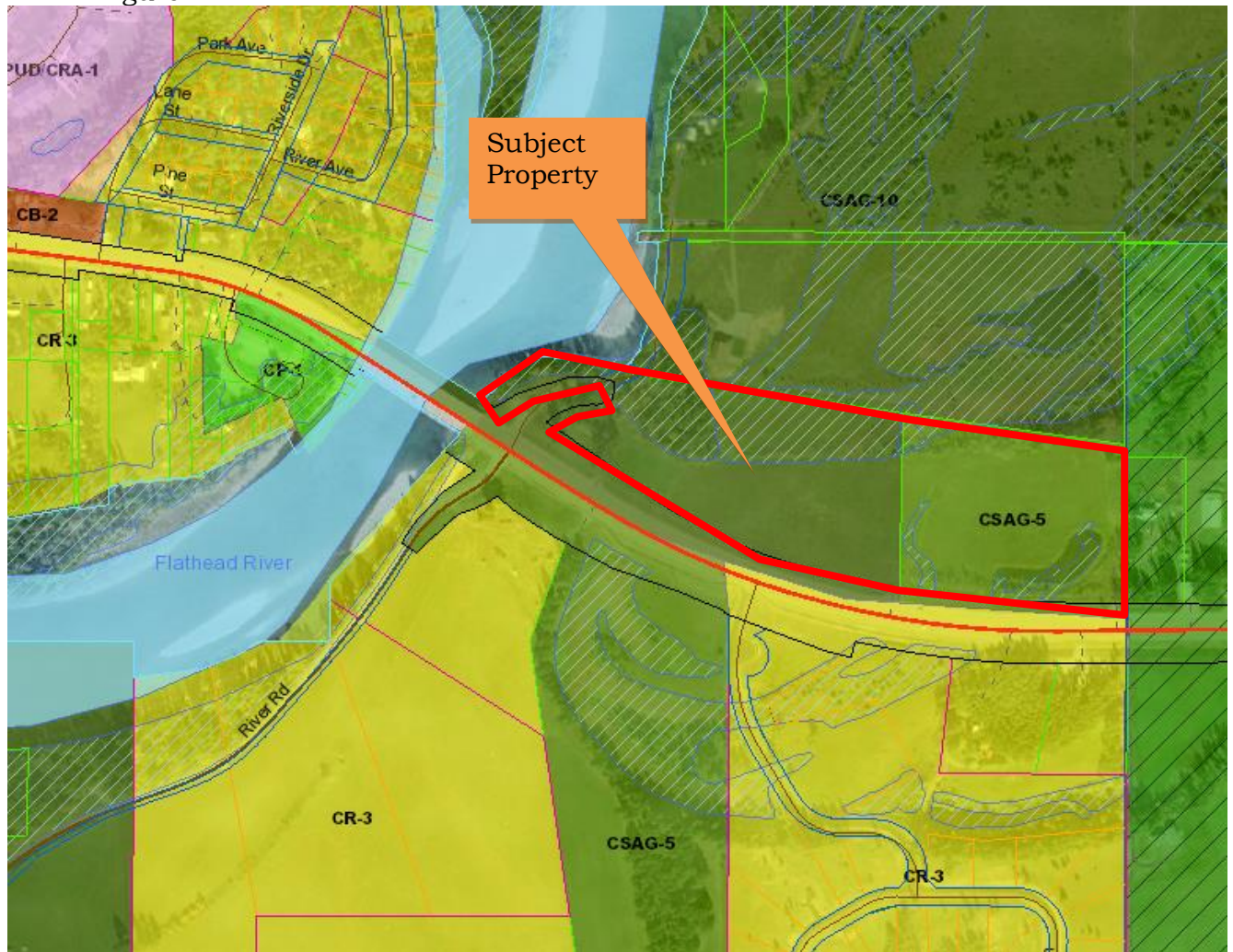
B. LOCATION/DESCRIPTION

The properties are located at 500 River Road and 7030 Highway 2 E. Columbia Falls. The 22.5-acres consists of two properties and are described as Tract 1 of COS 16958 (Assessor's Tract 3F) and Parcel 1 of COS 16981 (Assessor's Tract 3FB) in Section 16, T30N, R20W, P.M.M., Flathead County.

C. REQUEST

The request would amend the zoning on this site from CSAG-10 and CSAG-5 (Suburban Agricultural) to CR-4 (Urban Residential). See figure 1. The properties are approximately 22.5 acres in size with a house on Tract 3F and Tract 3FB is vacant.

Figure 1



Flathead County GIS

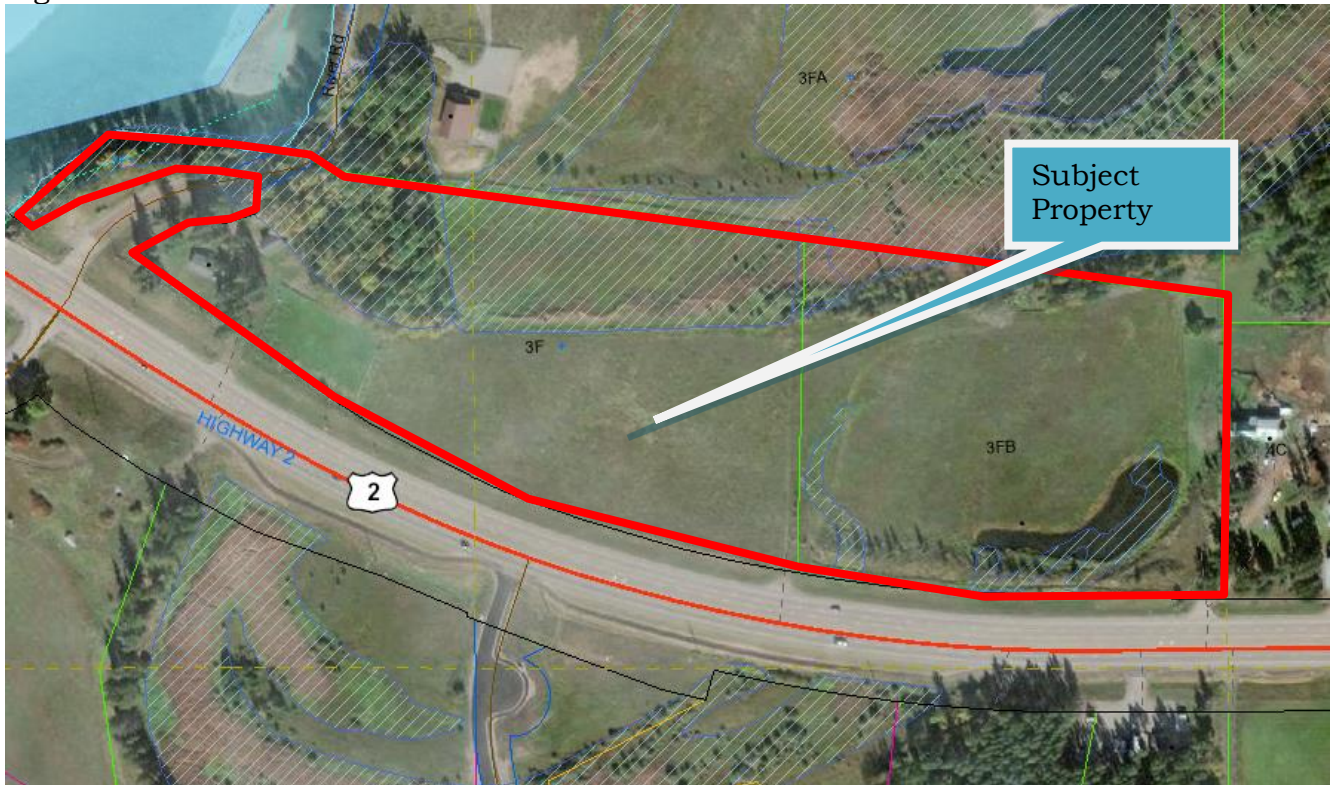
D. REASON FOR REQUEST

The applicants want to develop an urban scale project that meets the Columbia Falls Growth Policy and extend municipal services to the property.

E. EXISTING LAND USE

The parcel is a vacant parcel with a hay crop. (See Figure 2).

Figure 2



Source: Flathead County GIS – Photo Layer

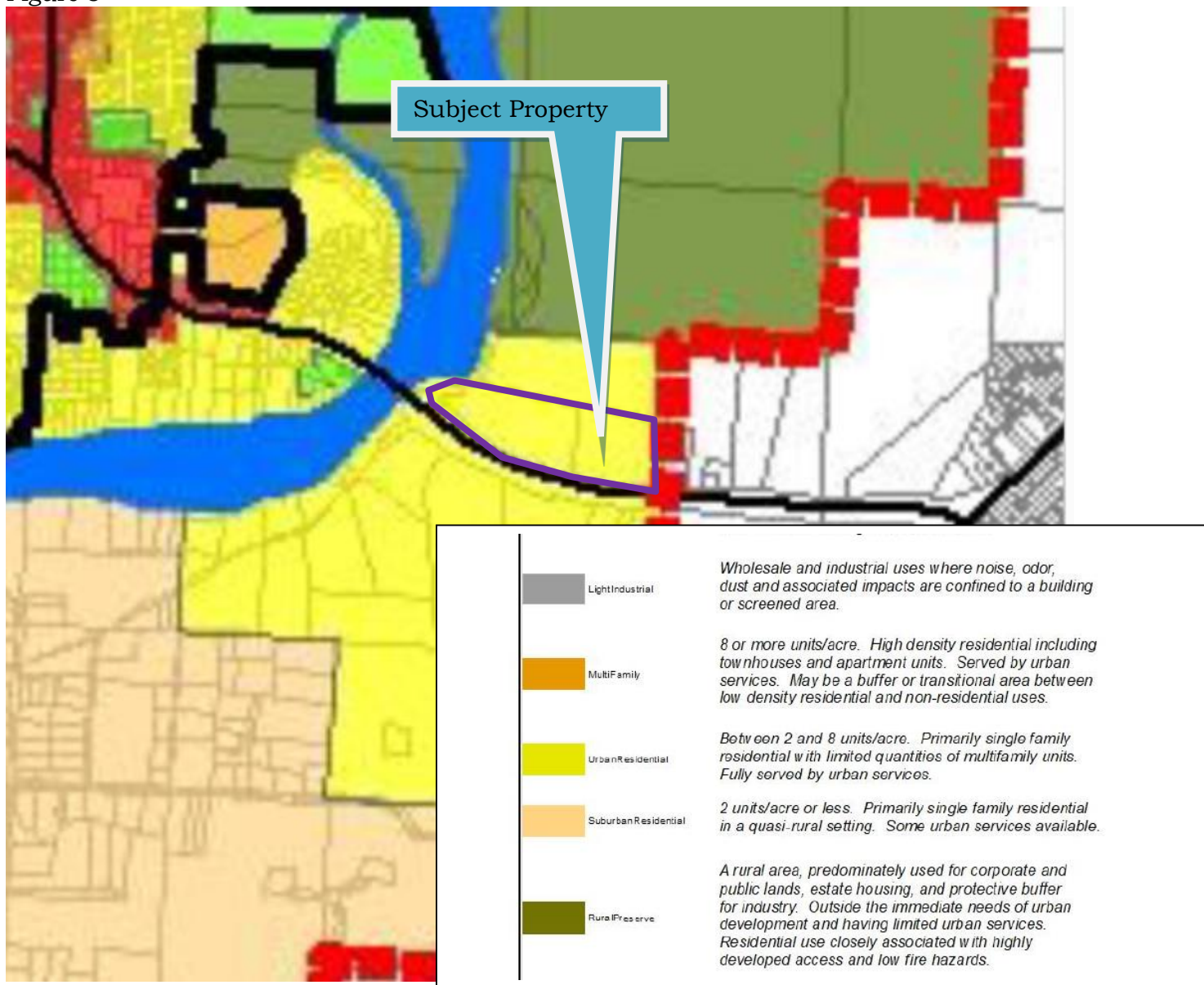
F. ADJACENT ZONING AND LAND USE: (See Figure 1)

Direction from Site	Current Zoning	Current Use
North	CSAG-10	Grazing and open lands
South	CR-3 and CSAG-5	The Benches and proposed River Highlands
West	CSAG-10 and CR-3	Residential Subdivisions
East	SAG-10	Residential and agricultural uses

G. GROWTH POLICY DESIGNATION

The Columbia Falls Growth Policy Map designates the subject property for “Urban Residential” (Figure 3). The proposed CSAG-5 zoning is not an urban zoning designation but it is a transitional zoning classification that “provides a buffer between urban and unlimited agricultural uses, encouraging separation of such uses in areas where potential conflicts of uses will be minimized, and to provide areas of estate-type residential development.” The Growth Policy document is a guide and not a regulatory document and therefore zoning map amendments can loosely follow the growth policy as is the case here. The subject property is near and adjacent to other Suburban Agricultural zoning designations and at present there are no public sewer or water facilities that would support the urban density proposed in the Growth Policy.

Figure 3



Excerpt from the 2019 Columbia Falls
Growth Policy Map

H. UTILITIES/SERVICES

The property is less than 1/4 mile east of the City limits of Columbia Falls and will annex into the City. The Applicant proposes to develop the property by extending municipal sewer and water facilities across the river. The application indicates that the developer will reconstruct River Road and relocate it east for better site distance.

<u>Water:</u>	Columbia Falls Municipal Water
<u>Sewer:</u>	Columbia Falls Municipal Sewer
<u>Fire Protection:</u>	Upon Annexation Columbia Falls Fire Department
<u>Police Protection:</u>	Upon Annexation Columbia Falls Police Department
<u>Street Maintenance:</u>	Internal Streets Private HOA
<u>Electricity:</u>	Flathead Electric
<u>Natural Gas:</u>	Northwestern Energy

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. The following findings are made:

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

The Columbia Falls Growth Policy Map designates the subject property urban Residential (Figure 3). The Growth Policy designates a large area east of the Flathead River and along the north and south sides of Highway 2. This proposal complies with the Growth Policy.

The Growth Policy document provides a list of goals and policies for urban residential uses.

Goals for urban residential include:

- Providing and adequate supply and mix of housing options in terms of cost, location, type, and design to meet the needs of present and future residents.
- Residential development that does not excessively burden the local government and is adequately served by public facilities and services
- Solid stable and well-maintained neighborhoods which are safe from intrusion of incompatible uses.

Policies for Urban Residential include:

- Urban residential areas should be encouraged to be developed where adequate services and facilities are available, or extensions can be made.
- Typical densities are two to eight dwellings per gross acre.
- Urban density residential areas should be fully served by urban infrastructure and municipal services, including paved streets, curbs, gutters, sidewalks abutting all residential lots, boulevards, and public sewer and water.
- Areas should be convenient pedestrian and vehicle access to neighborhood business districts, parks, and elementary schools.

The project proposes a density of 7.9 dwelling units per acre. The development provided a mix of single family attached and multi-family apartments. (99 single family and 81 apartment units). The PUD standards also encourage clustering or multi-family in exchange for open space areas. The project will be served by a full complement of urban infrastructure including public sewer and water service, City streets and private streets developed to City standards with sidewalks, curb/gutter

boulevards and sidewalks. Although some distance to commercial services sidewalks and paths will connect the project to downtown. School bus service is provided by the School District.

The proposed zone change complies with the text as well as the map of the Growth Policy.

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

The proposed development will definitely add density to this area of Columbia Falls; however the City's long range planning documents have long anticipated urban growth in this area. The applicant proposed to move the River Road approach to the east for better sight distance and work through MDOT's system impacts for any required mitigations. Pedestrian paths will also be installed within the project and connecting to the Highway frontage.

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

The property is currently located in the Badrock Fire District, however, with annexation the property will move into the Columbia Falls Fire District. Along with annexation, the applicants will extend City water to the East side of the Flathead River and install fire hydrants throughout the development. The applicants are proposing public access to the river front area along with public parking within the clubhouse parking lot. In this location of the Flathead River, the floodplain is limited to the immediate river bank.

The Geotechnical Report provided in the application states that static groundwater depth of 2.2 to 2.3. Given the shallow depth of groundwater, Planning Board was concerned that the project could impact neighboring wetlands if the soil was dewatered for construction of infrastructure particularly since the development abuts the wetland area with little or no setback in some areas. The Planning Board determined that the application did not address these concerns adequately and therefore the applicant does not meet this finding.

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

The applicants are proposing to change the zoning from the suburban agricultural designation which has densities of one dwelling to five or ten acres along with on-site water and sewer service to an urban density that allows up to eight dwelling units per acre but requires extension of municipal sewer and water facilities. The conversion of these properties to urban densities has been anticipated by the City since the adoption of the 2005 Growth Policy. It has long been a goal of the City to offer municipal sewer services to residents along the Flathead River as a way to improve water quality.

As the applicant is following the zoning up with a PUD overlay, the densities are increased to 7.9 dwelling per acre in exchange for open space. In this project, the applicants are proposing close to 55% of the property as park and open space.

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

The developer through the use of the PUD is concentrating the density of the project away from wetlands and sensitive areas. Overall, the project is proposing 55% of the 22.5 acres as park and open space.

The applicants are not requesting any deviations to the zoning standards such as height, setback, parking, or lot coverage. The development will provide for light and air.

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

The proposed zone change complies with the Community's long range planning documents which is the Columbia Falls Growth Policy, 2019 Edition. The proposed CR-4 zoning is very similar to the CR-3 zoning located south of the Highway and west of the Flathead River (figure 1). Urban development and the associated populations are anticipated in this area.

Montana Fish, Wildlife, and Parks provided a letter stating that a resident elk herd uses this property to access the Bad Rock Canyon WMA to the north and that the proposed development has the potential to block that travel corridor.

The Planning Board has concerns regarding impacts to the identified wetlands by potentially dewatering the site for construction of infrastructure. The Planning Board also agreed with concerns from Fish Wildlife and Parks regarding the movement of wildlife between agricultural lands to the south and the new Bad Rock Canyon Wildlife Management Area. Because of these concerns, the Planning Board has determined that the proposed zone change will overcrowd the land.

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

The Growth Policy Map prescribes a density of two to eight dwellings per acre for urban residential, the proposed 7.9 dwelling units per acre is within the CR-4 of Planned Unit Development overlay standards which allows up to twelve units per acre. The project will be fully served by urban infrastructure such as public sewer and water service, private streets developed to City standards with curb/gutter, boulevards and sidewalks. Although some distance to commercial services, school bus service is provided to this area.

With the development providing the full complement of urban services, the proposed project will accommodate the urban densities proposed.

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

With the proposed zone, the applicants are also submitting application for a PUD. The result of the concurrent applications is that we get to see what the end result will be and how it may potentially impact services. As outlined in the PUD application the applicants propose a full complement of urban infrastructure including Municipal sewer and water, privately built streets to City standards, park areas, and fire hydrants. The MDOT will review all approaches to the Highway system through their systems impact process in Helena. Part of the MDOT review will be looking at the Traffic Impact Study provided with this application and determining any required mitigations to traffic impacts. Municipal sewer and water and stormwater will be reviewed by the City of Columbia Falls and the MDEQ prior to any construction (See MDOT email of January 20, 2023). The proposed zone change is facilitating the extensions of these services.

At least one Planning Board member thought that the City's infrastructure needs to improve prior to more development.

At present, there are no pedestrian connections from the proposed development property and the pedestrian trail along the south side of Highway 2. As a result residents of the proposed development on eth subject property would have to cross the highway to get to the path or walk the shoulder or the highway to get into town by any means other than vehicle.

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

For at least 18 years, the City has identified this area for urban use and expansion of City services. The proposed CR-4 zoning classification is an urban residential land use designation. The proposed zoning does give consideration to the site suitability.

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

The property is sparsely developed and has the occasional hay crop. Much of the surrounding lands are more rural and suburban than urban. However, this property and property south of the Highway are designated in the Growth Policy for Urban residential use. Although the neighborhood does not reflect urban use at present it has long been planned for urban expansion of the City of Columbia Falls.

11. Will the new zoning affect property values?

The proposed land use is different than the existing suburban agricultural densities and some may think the change may negatively impact property values. However, others may argue the extension of municipal sewer and water to this area would increase property values by adding development potential.

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

The subject property is on the edge of the Columbia Falls Zoning and Planning jurisdiction. Many of the uses on the edge of the zoning district are suburban agricultural in nature. The suburban zoning designations next to the City preserve larger tracks that can be converted to urban designations in the future.

The subject property is designated in the Columbia Falls Growth Policy as Urban Residential as far back as the 2005 Growth Policy document. The City of Columbia Falls updates its Growth Policy every five years and most recently in 2019. The consensus of the most recent update was that Columbia Falls is quickly running out of developable lands with access to public sewer and water. This area east of the Flathead River along with lands along the Northfork Road and the lands west of town below Hilltop were areas identified for future growth. Since 2019 we continue to see shortages in housing supply for all categories of housing type. The proposed project will extend the City's infrastructure to an area of the community that has been identified for urban expansion. Therefore, the proposed zone change is an appropriate use as identified by the municipality.

SUMMARY

The Columbia Falls growth policy map designates the subject property urban residential (figure 3). The Growth Policy designates a large area east of the Flathead River and along the north and south sides of Highway 2. The Growth Policy prescribes a density of two to eight dwellings per acre for urban residential, the proposed 7.9 dwelling units complies with the policy.

With annexation, the applicants will extend City water to the east side of the Flathead River and install fire hydrants throughout the development. The floodplain along this side of the river is limited to the immediate river bank and will not threaten any structures that would be developed within the project. Annexation will also bring the services of Columbia Falls Fire and Police department to the property.

RECOMMENDATION

Staff finds that the subject sufficiently meets the adopted review criteria to be rezoned from CSAG-10 & CSAG-5 to CR-4. Staff recommends that the Columbia Falls Planning Board adopt staff report CZC-23-01 as findings of fact as the first motion. As a second motion staff proposes that the Planning Board send a recommendation of approval for the zone change to the Columbia Falls City Council.

The Columbia Falls City-County Planning Board at their hearing of February 14, 2023, recommended that the Columbia Falls City Council deny CZC-23-01 based on the amended findings of fact.

**COLUMBIA FALLS AREA ZONING JURISDICTION
7030 HIGHWAY 2 RESIDENCES PLANNED UNIT DEVELOPMENT (PUD)
COLUMBIA FALLS PLANNING OFFICE STAFF REPORT # CPUD-23-02**

**(As Amended by Planning Board at the February 14th Planning Board meeting – Amended findings are highlighted in yellow with underlined additions or strikeout deletions)
February 2, 2023**

A report to the Columbia Falls City-County Planning Board regarding a request for a Planned Unit Development concurrent with a zone change application. The development proposes 180 residential units (99 attached single family units and 81 apartments). A public hearing is scheduled before the Columbia Falls City-County Planning Board and Zoning Commission on February 14, 2023 at 630 PM in the Columbia Falls Junior High Cafetorium and a subsequent public hearing is scheduled for the Columbia Falls City Council for March 20, 2023 at 7:00 PM in the Columbia Falls Junior High Cafetorium.

BACKGROUND INFORMATION

A. PETITIONERS

Owners:

Twin Peak Farm, LLC
197 S. Silverwood Way
Eagle, ID 83616

High Country Land & Cattle (MT) LLC
4531 N. 16th Street #103
Phoenix AZ, 85016

Applicant:

500 River Partners LLC affiliate of Location Ventures
275 Alhambra Circle
Coral Gables, FL 33134

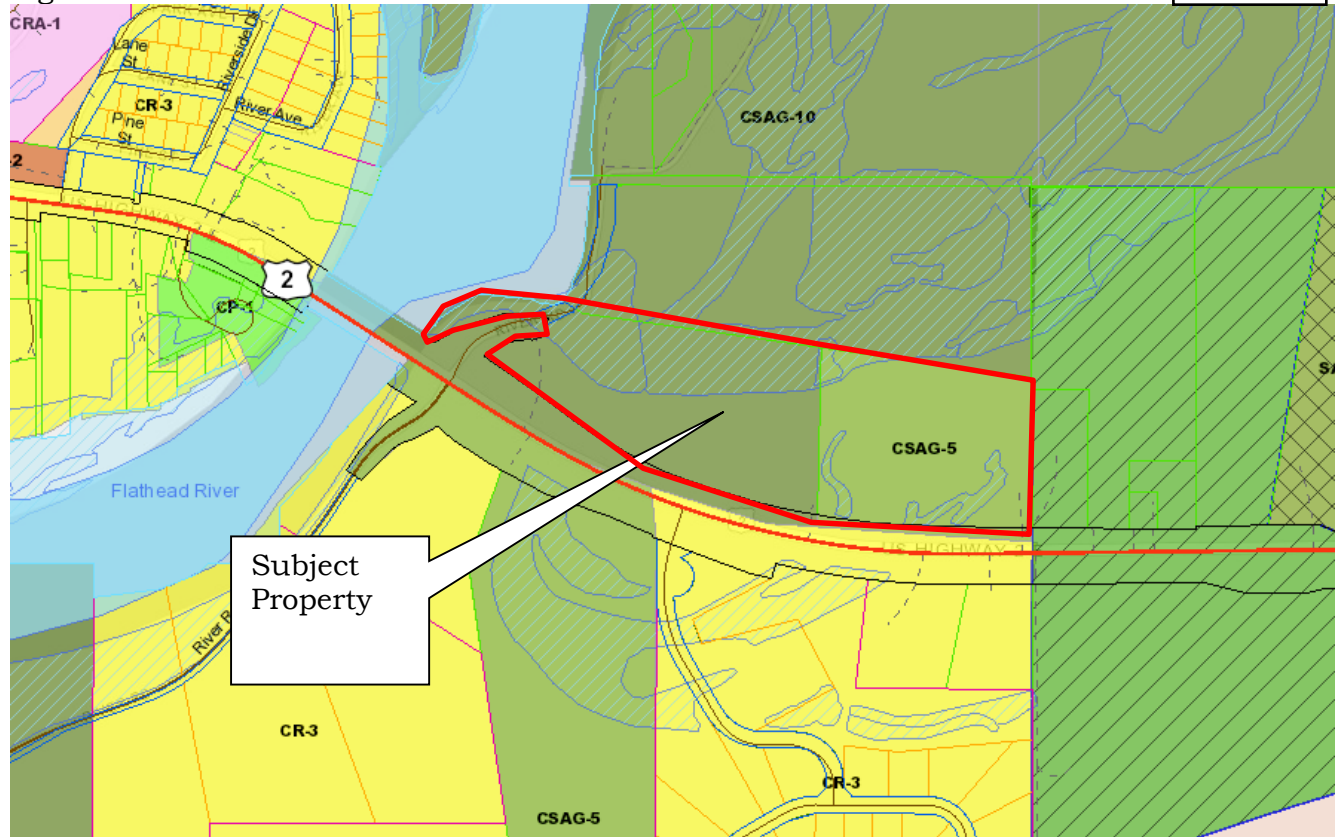
B. PETITIONER'S TECHNICAL ASSISTANCE

KLJ Engineering Attn: Mark Rohweder
1830 3rd Ave East Suite 303
Kalispell, MT 59901

C. LOCATION/DESCRIPTION

The properties are located at 500 River Road and 7030 Highway 2 E. Columbia Falls. The 22.5-acres consists of two properties and are described as Tract 1 of COS 16958(Assessor's Tract 3F and Parcel 1 of COS 16981 (Assessor's Tract 3FB) in Section 16, T30N, R20W, P.M.M., Flathead County.

Figure 1

**D. REQUEST**

The applicant is proposing a residential development on 22.5 acres of land. The request includes a PUD and a zone change application. The Development proposes 180 units on the 22.5 acres for a density fewer than eight units per acre. The unit mix would be 99 attached single family dwellings along with 81 apartments units in two buildings. With the urban density, the applicant proposes extending municipal sewer and water mains across the river to the subject property. The applicants will reconstruct and move River Road to the east for better site distance and they will work with MDOT on any required mitigation. Pedestrian paths will be constructed throughout the project but currently there are no pedestrian paths on the north side of the highway. With the PUD, the design creates 55% open space which includes active park areas as well as passive open space.

E. REASON FOR REQUEST

The applicants want to develop an urban scale project that meets the Columbia Falls Growth Policy and extend municipal services to the property.

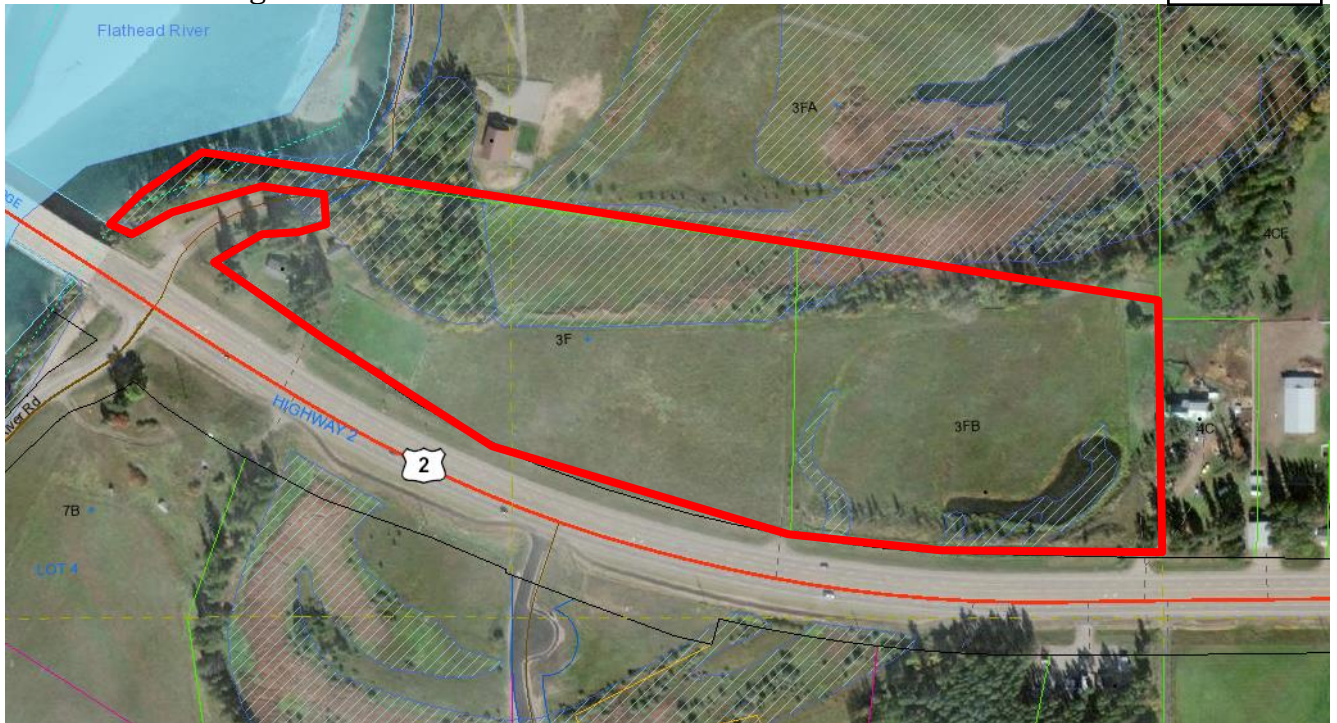
F. EXISTING LAND USE

There is a house and outbuildings on the western tract and the eastern tract is vacant. Over the years the property has been hayed occasionally.

G. ADJACENT ZONING AND LAND USE:

North	Large lot Residential, Agriculture, and the Badrock Canyon Wildlife Management Area
South	Residential (The Benches Subdivision) and Suburban Agricultural Uses
East	Suburban Agricultural/residential use
West	Flathead River and Urban residential uses in single family and multi-family developments

Figure 2

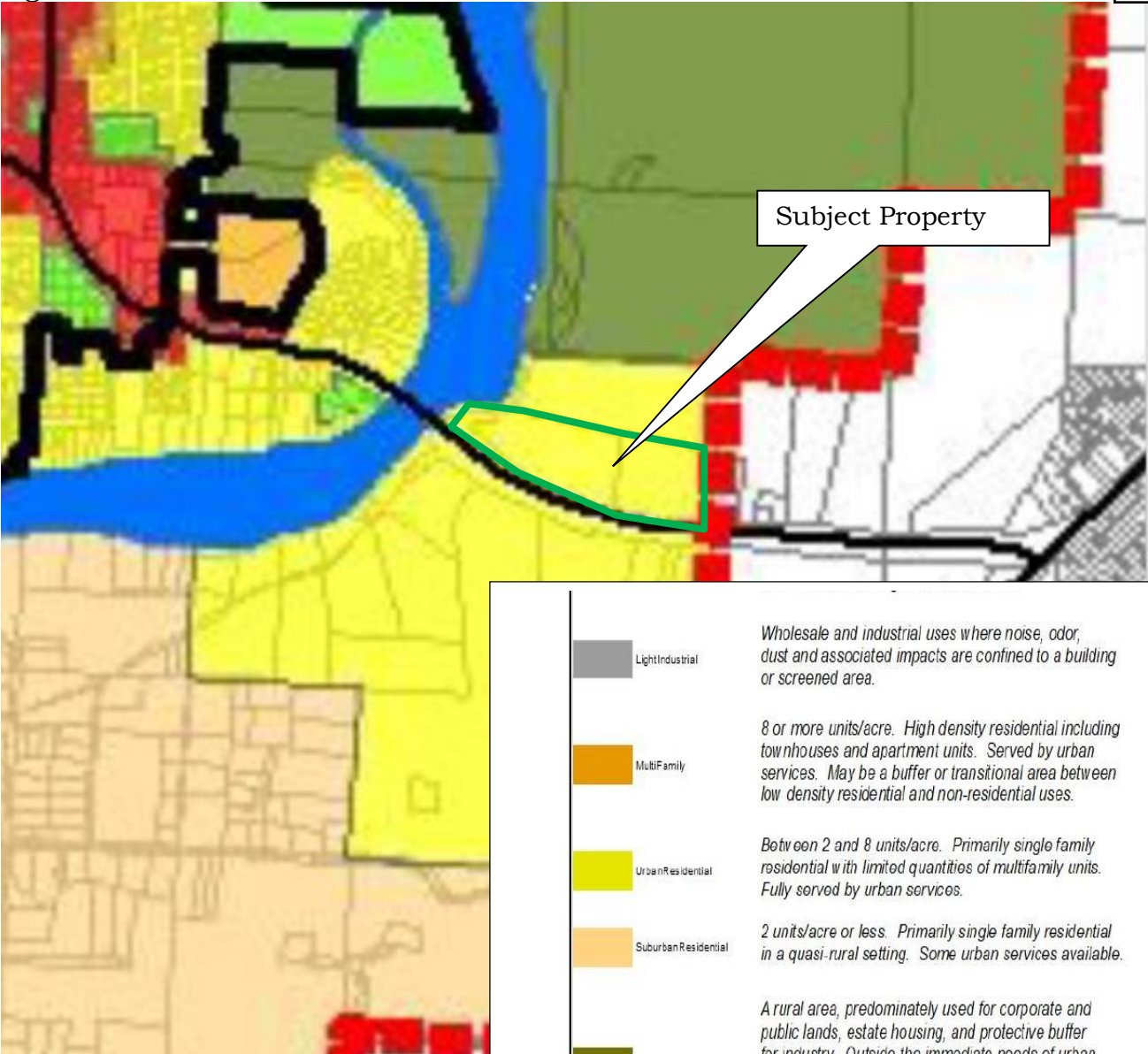


H. GROWTH POLICY DESIGNATION

The Columbia Falls Growth Policy Map designates the subject property for Urban Residential (Figure 3 - Yellow Area). This proposal complies with the map and text of the Growth Policy.

Text of the Columbia Falls Growth Policy (2019 update) supports the request as described in Policy 2.a. "Urban residential areas should be encouraged to be developed where adequate services and facilities are available, or extensions can be provided."

Figure 3



Excerpt from the 2019 Columbia Falls Growth Policy Map
(The green box indicated the subject property)

	LightIndustrial	Wholesale and industrial uses where noise, odor, dust and associated impacts are confined to a building or screened area.
	MultiFamily	8 or more units/acre. High density residential including townhouses and apartment units. Served by urban services. May be a buffer or transitional area between low density residential and non-residential uses.
	UrbanResidential	Between 2 and 8 units/acre. Primarily single family residential with limited quantities of multifamily units. Fully served by urban services.
	SuburbanResidential	2 units/acre or less. Primarily single family residential in a quasi-rural setting. Some urban services available.
	RuralReserve	A rural area, predominately used for corporate and public lands, estate housing, and protective buffer for industry. Outside the immediate needs of urban development and having limited urban services. Residential use closely associated with highly developed access and low fire hazards.

I. UTILITIES/SERVICES

The property is less than 1/4 mile east of the City limits of Columbia Falls and will annex into the City. The Applicant proposes to develop the property by extending municipal sewer and water facilities across the river. The application indicates that the developer will reconstruct River Road and relocate it east for better site distance.

<u>Water:</u>	Columbia Falls Municipal Water
<u>Sewer:</u>	Columbia Falls Municipal Sewer
<u>Fire Protection:</u>	Upon Annexation Columbia Falls Fire Department
<u>Police Protection:</u>	Upon Annexation Columbia Falls Police Department
<u>Street Maintenance:</u>	Internal Streets Private HOA
<u>Electricity:</u>	Flathead Electric
<u>Natural Gas:</u>	Northwestern Energy

EVALUATION BASED ON STATUTORY CRITERIA¹

The following findings are made:

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 Columbia Falls Zoning Regulations (18.624.004 Definitions) state that only “large building” in the CB-2 and CB-4 zoning require a Conditional Use Permit to show compliance with Chapter 18.428, Large Building Standards of the Columbia Falls Area Zoning Ordinance. However, to show that the apartment units provide the character elements of the Zoning Standards we are providing that review. The following findings are made:

1. Conformity to the Large Building Criteria as required in Columbia Falls Zoning Code Section 18.428.

1. Facades and Exterior Walls:
 - A. The building is greater than 60-feet in length and the applicants have incorporated numerous recess and projections along the façade of the building in the front, rear and side to comply with these standards.
 - B. All four sides of the building have windows and architectural elements such as windows, decks, doors, textural changes in siding materials, and multiple gables.
 - C. The proposed buildings will use various types of siding materials of different colors and textures. The larger apartment building designed in an “L” shaped footprints to lessen the mass.
2. Roofs and Parapets:
 - A. The applicant is using gabled roofs with additional gables extending over the deck area. They are also showing shed roofs at the ends of the buildings for the architectural interest appearance. Most of the mechanical will be housed inside the building or at ground level. The buildings will comply with the maximum height limits of the CR-4 zoning regulations.

¹ 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 as well as Chapter 18.33, Planned Unit Development Standards, of the Columbia Falls Area Zoning Ordinance.

The apartment project went through the Columbia Falls Site Review process with the City departments and Karl Weeks, Columbia Falls Fire Chief, reviewed access to the buildings throughout the project. The apartments will be fully sprinkled and the fire department will have access to the roof. The Columbia Falls Fire Department does have a fully equipped ladder truck in its fire house.

- B. There are no parapets.
 - C. N/A No Parapets
 - D. It appears that the apartments have large overhangs
 - E. The roof pitch meets the City's standards
 - F. The roof appears to meet this standard
3. Entrance:
- A. Much of these sections were created to address customers entrances for Commercial structures and not a residential project, however, the proposed apartments address some of these elements. Entrances include overhangs, columns/posts, recessed features, roof elements.
4. Materials and Color:
- A. The exterior materials will consist of wood, stone and textured composites. (See color rendering in the application materials.)
 - B. Origin of construction materials has not yet been selected but the applicant is encouraged to purchase locally sourced lumber.
 - C. The color of the structure is to be determined.
 - D. The trim compliments the wall colors and is earth toned and not bright.
 - E. The applicant is not proposing any concrete block, tilt-up concrete, or smooth faced steel.
5. Landscaping:
- A. The site is 22.5 acres in size. Approximately 54% of the site is to be devoted to park/open space/recreation areas. The applicants are concentrating the apartment units to the center of the property and ringing the development with single family residential units. The project creates large courtyards with pedestrian paths, trees, lawns, natural areas, and landscaped areas. The streets will have tree lined boulevards.
 - B. The applicant proposes 54% of the site as landscape area (native and cultivated) which exceeds the 15% requirement for large building CUP's. The 54% also exceeds the 30% requirement of the PUD standards.
 - C. The site plan incorporates the existing features of the site and preserves most of the vegetation in and along the wetlands and along the River bank. The remainder of the property will be completely revegetated with maintained landscape areas. Presently we have a schematic landscaping plan that does not indicate the plant mix or irrigation system. Staff will recommend a condition of approval that requires City Manager approval of the detailed landscape plan prior to issuance of the occupancy permit. Staff can work with the applicant and the time of year to ensure that the approved landscaping plan is implemented through a developer's agreement.
 - D. The regulations require that large buildings on sites less than 30 acres provide a 10-foot landscape buffer around the perimeter of the site. The CR-4 zoning has a minimum setback of 20 feet for structures. Based on the site plan, the applicants appear to meet the setback except for the parking lot at the club house. The parking lot will need to be moved north on the site to meet the buffer requirement of ten feet.
 - E. The conceptual parking layout appears to comply with the landscaping and spacing requirements of the code.

6. **Parking Lot:**
 - A. The conceptual plan shows curbed planting beds
 - B. Details of the landscaping and planting beds will be reviewed through a detailed landscape plan that will be conditioned as part of this PUD.
 - C. This appears to be met and will be reviewed in detail with the formal landscape plan.
 - D. There are no parking isles in excess of thirty spaces.
 - E. The applicant has segmented the parking area so that the parking lot is separated by landscape islands, common areas, and roads.
 - F. No traffic calming (such as speed bumps) is proposed within the project. There is a round-about at the clubhouse which serves the club house public parking and an easement to the properties north of the proposed development.
 - G. The Columbia Falls zoning regulations require two parking spaces per unit plus one space per 400 square feet at the clubhouse. With 180 units and 7500 square feet of clubhouse the parking requirements is 379 spaces. The applicant is providing 421 parking spaces with surplus "Guest" parking being spread throughout the project. There is also a surplus of six parking spaces in the clubhouse parking lot that will be provided to the public for access to the River.
7. **Snow Storage.**

A snow storage plan will be required for review prior to building permit approval. With 54% of the site in open space, there should be more than enough room for snow storage on the site.
8. **Lighting**
 - A. At this point in time we do not have a sign package or lighting information for the apartments which is typical for projects at this stage. Not many developers would go to the expense to design all of the building details when they don't know if they have an approval to construct the building. The City of Columbia Falls requires all applicants to fill out a sign application and receive a sign permit from the City prior to erecting any signage. The City staff will review the sign permit application for compliance with the standards of the Columbia Falls Zoning Regulations prior to issuing a sign permit.
 - B. The lighting package will be reviewed with the building plans for compliance with full shields and/or opaque shields for direct lights to walks, entrances and parking areas.
 - C. A lighting package has not been submitted. The Columbia Falls zoning regulations will require that all light be dark sky compliant with full cut-offs and parking lots lighting shall not exceed 18 feet in height. The complete lighting package will be reviewed at the time of building permit.
9. **Pedestrian Circulation**
 - A. The applicant is showing two types of road sections: One with sidewalks on one side of the street and one with sidewalks on both sides of the street.

Overall, the project has good pedestrian circulation throughout the project. However, at this point in time there are no walkways or paths on the north side of Highway 2. As a result persons wanting to walk or bike into town will either walk the shoulder of the highway or cross the highway to get to the pedestrian paths on the south side of the highway.

The applicants should work with the MDOT to determine if there is a way to safely implement a crosswalk to the south side of the highway.
10. **Community Space**
 - A. The applicant is providing ample community space in the form of paths, playgrounds, and a club house. The applicants are proposing public access to

the river and are providing six parking spaces for the public with the Access.

11. Trash and receiving

- A. At this conceptual stage there is no detail to review the location or enclosure for refuse. The applicants will work with Evergreen Disposal on Refuse container locations. As with the landscaping and lighting, the details of the enclosures will be reviewed at the building permit level. The single family homes have garages and can have individual bins for curbside pick-up.
- B. The developer is not proposing a loading dock.
- C. No outdoor storage is proposed for the apartment use.

2. Conformity to the PUD criteria as required in Columbia Falls Zoning Ordinance Section 18.338.040.

1. *The minimum size of a PUD is 2 acres:*

The site contains about 22.55 acres; thus, it meets the minimum criteria of 2 acres for a PUD.

2. *The maximum density of a CR-4 zoned PUD is 12 units/acre:*

The site contains a total of 22.55 acres. The applicant is requesting 180 units or 7.98 dwelling units per acre.

3. *Not more than 70% of the PUD shall be devoted to parking and structures:*

PUD's limit developed area, which includes buildings, streets and road easements, and parking lots, to 70% of the development so conversely 30% of the site is required to be in open space/park. The applicant is showing 12.21 acres of the 22.55 acre site as open space/park area which equals 54.2% of the property.

4. *Off-street parking requirements are two spaces per dwelling unit and one space per 400 square feet for the clubhouse:*

With 180 units and 7500 square feet of clubhouse the parking requirements is 379 spaces. The applicant is providing 421 parking spaces with surplus "Guest" parking being spread throughout the project. The applicant exceeds the minimum parking requirement.

5. *Landscaping*

The applicants are proposing extensive landscaping throughout the project. However, the landscaping plan is very conceptual at this point. A full landscape plan will be required as a condition of PUD approval and it shall be approved prior to issuance of building permits.

6. *Public utilities shall be provided:*

Water: The applicant is proposing the extension of Municipal water to the property.

Sewer: The applicant is proposing the extension Municipal Sewer to the property.

Fire Protection: The project is currently within the Badrock Fire Department service area but with annexation, the property will be in the Columbia Falls Fire District. Should the PUD be approved, the annexation will follow immediately.

Police: The project is currently within the Flathead County Sheriff Departments service area but with annexation, the property will be in the Columbia Falls Police Departments jurisdiction. Should the PUD and Subdivision be approved the annexation will follow immediately.

Stormwater: There is no public stormwater collection and disposal available to this area. The applicant is proposing, and will be required, to detain all stormwater on site. A conceptual stormwater plan is included with the application. All stormwater management plans are required to be reviewed by the City of Columbia Falls and the Montana Department of Environmental Quality.

Parks/Recreation: As this subdivision is also a PUD, it is required to provide 30% of the property as open space/common area. The applicant is showing 12.21 acres of the 22.55 acre site as open space/park area which equals 54.2% of the property. Park areas will include public access to the River along with public parking and a bike station. Other park amenities within the project include pavilions, playgrounds, and a dog park for the residents. In addition, there will be a club house with full amenities for the residents of the Development.

The application provides a park space map that identifies areas of native/natural area which consists of the wetland areas and the manmade pond on the southeast side of the project. The applicants are showing maintained park area along the River. Based on comment from Fish Wildlife and Parks along with growth policy statement that look to preserve riparian vegetation, the area along the River should be maintained in more of a native vegetation state with the exception of primitive paths providing access to the River.

Streets: The primary access to the project is to be approached from US Highway 2. The applicant proposes moving River Road approach further east to get better site distance at the intersection with Highway 2. Per comment from the Montana Department of Transportation (MDOT), both approaches will be required to go through the States System Impact Analysis to evaluate the Traffic Impact Study for the project and implement any mitigation needed for safe access to and from the development and the Traffic Impact Study indicates that the project will warrant a traffic signal at River Road and Highway 2. With annexation the County will transfer the annexed portion of the road to the City.

All roads within the project will be privately built and maintained. None of the roads will be dedicated to the City. As this project is coming in without subdivision the roads will have associated easement or right-of-way as everything remains under a single ownership. The applicants are proposing road cross section with pavement of 20-feet along with two feet of rollover curb and gutter on each side.

Road cross sections A and B have a detached sidewalk on one side of the street with a four foot boulevard separating the sidewalk from the street. The only difference in cross sections A and B is that A has homes on both sides of the road and B has dwellings on one side.

Road Cross Section C has sidewalks on both sides of the street along with eight foot on-street parking isle. The sidewalk on the side of the street with parking abuts the curb and gutter so no boulevard on that side of the street. As this is not a subdivision and the roads are not ever to be dedicated to the City, they are not required to conform to the City's Subdivision standards. That said they are required to meet the minimum standards required by the Fire Department. The Columbia Falls Fire Chief has reviewed the road cross sections and has stated that they meet the Departments minimum standards.

7. *Off-street loading area may be required:*

This is not applicable to this project as it is a residential application.

8. *Architectural Design of the buildings shall be compatible with surrounding buildings within the PUD.*

The PUD is developing single family attached dwellings and apartment buildings that resemble Mountain Modern architecture using traditional materials such as stone and wood exposed structural elements similar to lodge architecture. The apartments are located to the center of the property with the single family attached dwelling ringing the development. This is the first urban neighborhood developed on the east side of the river so it is different than the traditional dwellings and neighborhoods that existed when this was mostly agricultural uses.

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

The Columbia Falls Growth Policy Map designates the subject property Urban Residential (Figure 3). The Growth Policy also designates a large area east of the Flathead River and along the north and south sides of Highway 2 as Urban Residential. This proposal complies with the Growth Policy.

As stated previously in this report, the Growth Policy document provides a list of goals and policies for urban residential uses. The proposed PUD complies with the text as well as the map of the Growth Policy.

The Growth Policy recommends densities of two to eight dwellings per acre for urban residential property, the proposed 7.98 dwelling units per acre meet the provisions of the Planned Unit Development and the Growth Policy. The Growth Policy goes on to state that urban residential is primarily a single family residential district with "limited quantities of multi-family residential". The proposed project has 99 units of single family residential and 81 multi-family units. On the 22.5 acres of property in the development 7% of the property is devoted to multi-family building and 13% is devoted to single family. The project will be served by a full complement of urban infrastructure including public sewer and water service and private streets developed with sidewalks, curb/gutter, and boulevards.

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

All of the residential dwellings and units are accessed by the internal development roads. None of the units have direct access to the Highway. Based on the Traffic Impact Study (TIS) prepared by the applicants consulting engineer all traffic generated by the project will use Highway 2 for travel.

The TIS (page 5) shows a split with half of the traffic coming and going into Columbia Falls and half the traffic heading east to the Canyon or down Highway 206. The TIS also completed a Level of Service (LOS) analysis of the project looking at "Build" and

“no build” scenarios. There is no drop in Service to the highway system v comparing the “no Build” to the “Build” except at the Westbound approach drops from B to C at the peak PM hour.

The MDOT responded to a request for agency comment stating that this project would be required to go through their Systems Impact Process. The MDOT will review the TIS and determine if additional study is required and they will require whatever mitigations are needs to develop safe access to the project.

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

The property is currently located in the Badrock Fire District, however, with annexation the property will move into the Columbia Falls Fire District. Along with annexation, the applicants will extend City water to the east side of the Flathead River and install fire hydrants throughout the development. The 100-year floodplain is limited to the immediate bank of the river in this location and does not impact any of the development sites.

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

The applicant is required to secure approach permits from the MDOT and go through their Systems Impact Analysis. Through the MDOT review, the applicants will be required to mitigate any impacts identified in their review. Sidewalks and paths are proposed throughout the project however at present there is no pedestrian connection to town on the north side of the Highway. The applicant will extend City sewer and water services to the east side of the Flathead River which will protect groundwater resources and provide fire suppression.

In the agency comment from Fish Wildlife and Parks, they recommend a setback of 300 feet from the Flathead River and 130 feet from wetlands and ponds. The existing River Road and house located on the property are within the recommended buffer and the proposed clubhouse is no closer than the existing road. The pond referenced in the letter is a manmade pond and as neither Columbia Falls nor Flathead County have river or wetland setbacks, the proposed project complies with the City Zoning Regulations. As the Army Corps of Engineers regulates wetlands and permits encroachments, the applicants will need to secure approval from the Corps for the wetland crossing on the north side of the project as well as any other activity deemed applicable by the Corps.

The applicants are proposing to extend municipal sewer and water services to the site. To do this, the applicants are proposing to directional bore the utilities under the Flathead River. Because the utilities will cross a designated floodway of the Flathead River, the applicants will need to secure a floodplain development permit from the City of Columbia Falls. The Flathead River is also the jurisdiction of the Flathead Conservation District who administers the District’s 310 Permit and the Army Corps of Engineers. The Applicants will need to secure the 310 permit and contact the Corps to determine if a permit is required from their agency.

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

The developer, through the use of the PUD, is concentrating the density of the project into the center of the 22.5-acre property. The applicant is not requesting any deviations to the height or setback requirements. As stated previously in this report the applicants exceed all setback requirements. With approximately 54% of the site being designated park and open space the proposal will provide light and air.

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

The proposed PUD complies with the Community’s long range planning document which is the Columbia Falls Growth Policy, 2019 Edition. Urban development identified in the Growth Policy and the associated populations are anticipated in this area.

Project Specifics

- 54% of the site will be set aside as park/open space.
- The park and open space areas are amenity filled with proposed playgrounds, dog park, walking paths, and a club house
- The applicants are proposing 180 units on 22.55 acres or fewer than eight units per acre in conformance with the Growth Policy.
- A street and pedestrian network provides safe walking/biking routes through the neighborhood.
- The project has immediate access to high capacity Highway 2.

The presence of these elements will prevent a sense of overcrowding.

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

The Growth Policy Map prescribes a density of two to eight dwellings per acre for urban residential, the proposed density of fewer than eight dwelling units per acre is within the CR-4 Planned Unit Development density requirements. The project will be fully served by urban infrastructure such as public sewer and water service, private streets developed with curb/gutter, boulevards and sidewalks.

The PUD proposes to avoid undue concentrations of people by providing the following elements:

- 54% of the site will be set aside as park/open space.
- The park and open space areas are amenity filled with proposed playgrounds, dog park, walking paths, and a club house
- The applicants are proposing 180 units on 22.55 acres or fewer than eight units per acre in conformance with the Growth Policy.
- A street and pedestrian network provides safe walking/biking routes through the neighborhood.
- The project has immediate access to high capacity Highway 2.

The presence of these elements will avoid an undue concentration of people.

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

Adequate facilities are proposed and achieved in the following manner:

- With annexation the property will be in the Columbia Falls Fire and Columbia Falls Police Departments jurisdiction.
- With the extension of Municipal Water to the property, the project will be developed with fire hydrants and fire flows.
- With the extension of Municipal Sewer, the projects waste water will be treated by the Columbia Falls Wastewater Treatment Plant.
- The development is in School District #6 and bus service is available.
- There are numerous parks and open spaces in the project. The Park and open space along the river will be open to the public.

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

The PUD is the best mechanism to develop the property east of the river by allowing clustering of density to create 54% (12.21 acres) of the site as open space. Without the PUD densities the property would most likely be developed in lots similar to that of the Benches utilizing on-site sewer and a public water system. The Benches is a nice development but it does not provide the number of units needed to meet the housing demand in the Flathead.

The proposed project does give reasonable consideration to the peculiar suitability of the property for residential development.

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

The property is sometimes used for hay production and much of the surrounding lands are more rural and suburban than urban. However, this property was designated in the Growth Policy for Urban Residential uses and properties just south of the Highway have been zoned for urban densities.

Although the neighborhood does not reflect urban use at present it has long been planned for urban expansion of the City of Columbia Falls. This statement is true for any growth of Columbia Falls since the City has little infill opportunity left. The City can grow in three directions: east across the Flathead River; north up the north fork road; or west in the agricultural lands below Hilltop Road. Any one of these directions would convert rural landscapes to urban densities should the City expand.

13.Will the new zoning affect property values?

The proposed land use is different than the existing suburban agricultural densities and some may think the change may negatively impacts property values. However, others may argue the extension of municipal sewer and water to this area would increase property values by adding development potential.

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

The subject property is on the edge of the Columbia Falls Zoning and Planning jurisdiction. Many of the uses on the edge of the zoning district are suburban agricultural in nature. The suburban zoning designations next to the City preserve larger tracks that can be converted to urban designations in the future.

The subject property is designated in the Columbia Falls Growth Policy as Urban Residential as far back as the 2005 Growth Policy document. The City of Columbia Falls updates its Growth Policy every five years and most recently in 2019. The consensus of the most recent update was that Columbia Falls is quickly running out of developable lands with access to public sewer and water. This area east of the Flathead River along with lands along the Northfork Road and the lands west of town below Hilltop were areas identified for future growth. Since 2019 we continue to see shortages in housing supply for all categories of housing type. The proposed project will extend the City's infrastructure to an area of the community that has been identified for urban expansion. Therefore, the proposed zone change is an appropriate use as identified by the municipality.

SUMMARY OF FINDINGS

The Columbia Falls growth policy map designates the subject property urban residential (figure 3). The Growth Policy designates a large area east of the Flathead River and along the north and south sides of highway 2. The Growth Policy prescribes a density of two to eight dwellings per acre for urban residential, the proposed 7.9 dwelling units complies with the policy.

With annexation, the applicants will extend City water to the east side of the Flathead River and install fire hydrants throughout the development. The floodplain along this side of the River is limited to the immediate river bank and will not threaten any structures that would be developed within the project. Annexation will also bring the services of Columbia Falls Fire and Police department to the property.

Although not subject to the Large Building Standards, the project appears to meet the Large Building Standards of the Columbia Falls Zoning Ordinance. Detailed landscaping and lighting plans will need to be reviewed and approved by the City Manager prior to the issuance of a building permit.

There does not appear to be any negative impacts to public health and welfare as the developed portion of the project is not located within a 100 year floodplain. There are no steep slopes on the property except those along the river that are confined to the park and open space area. The applicants will need to secure the applicable permits for the directional bore of the City's Sewer and Water Mains.

RECOMMENDATION

Staff recommends that the Columbia Falls City-County Planning Board and Zoning Commission adopt Columbia Falls Planning Office Staff Report #CPUD-23-02 as Findings of Fact and recommend approval of the requested PUD overlay zone subject to the following conditions: The Columbia Falls City-County Planning Board at their hearing of February 14, 2023, recommended that the Columbia Falls City Council deny CPUD-23-02 as it does not comply with the underlying CSGA-5 and CSAG-10 zoning as the proposed zone change to CR-4 was recommended for denial.

1. Except as modified by these conditions, the project shall be built in substantial compliance with the Location Ventures/SB Architects/KLJ plans submitted in the application dated January 3, 2023.
2. The project is approved as a single phase meaning all infrastructure (sewer, water, stormwater, roads, and power) shall be installed prior to issuance of building permits
3. Other than clustering and the allowed density bonus, the 7030 Highway 2 Residences PUD is not requesting any deviations to zoning and no deviations are permitted.
4. The applicant has offered in their application that none of the proposed units with the development will be offered for short term rental. This PUD approval will prohibit the use of this development for short term rental.
5. The parking lot for the clubhouse and any roadway on the site plan shall provide a minimum 10-foot landscape buffer between the parking lot/roadway and the property line. Any structure shall meet a minimum 20 foot setback from the exterior property line. The minimum buffer area shall be fully landscaped and include ground cover, shrubs and trees.
6. Landscaping and landscaping features will generally follow the PUD plan with the understanding that the PUD plan is not a detailed Landscaping Plan. The applicants shall provide the City Manager a detailed Landscape plan, in compliance with the landscape provisions of the "Large Building Standards." The landscape plan shall be approved and the landscaping installed prior to the issuance of an occupancy permit. If, due to weather, the landscaping cannot be completed prior to occupancy, the applicant may enter into a developer's agreement with the City of Columbia Falls and provide a security (bond or letter of credit) in the amount of 125% of the landscape improvements. The security amount will be determined by actual bid or licensed engineer. The developer's agreement will not be for longer than six months.
7. The riverfront park area, for the most part, shall maintain its native vegetation. Primitive paths are allowed in the park area. Areas that need revegetation shall be done so with native plant species.

8. Refuse enclosures for the apartment buildings shall comply with the Columbia Large Building Standards.
9. The developer shall install five-foot sidewalks with the development as shown in the application.
10. The applicant shall secure approval from the Montana Department of Transportation for the two approaches and relocation of River Road. The applicants shall install any mitigation measures required by the MDOT.
11. The applicant shall provide easement to the northern property owners for access through the development on the reconfigured River Road. The applicant shall provide the City a copy of the recorded easement prior to any construction of the 7030 Highway 2 Residences development.
12. The applicant shall work with the MDOT to determine if there is a safe location to install a pedestrian crosswalk connecting the subject development to the pedestrian path on the south side of the Highway.
13. The applicant shall secure approval from the City of Columbia Falls Public Works Department for the internal street and that street shall be constructed to the standard outlined in the application which provides for curbs, gutters, boulevards, and sidewalks.
14. The applicant shall secure approvals from the City of Columbia Falls Public Works Department and the Montana Department of Environmental Quality for the extensions of sewer, water and stormwater within the project.
15. The applicants shall secure a Floodplain Development Permit from Columbia Falls and 310 Permit from the Flathead Conservation District for the sewer and water directional bore under the Flathead River. The applicants shall provide documentation from the Army Corps of Engineers (ACOE) as to whether or not a permit is needed from their agency. If a Corps permit is required, it shall be secured prior to issuance of a Floodplain Permit.
16. The applicants shall secure applicable permits from the ACOE for any wetland crossing or other activities deemed applicable by the Corps.
17. The City staff will review the sign permit application for compliance with the standards of the Columbia Falls Zoning Regulations prior to issuing a sign permit.
18. The light details will be reviewed at the building permit stage to ensure that they comply with the 18-foot height standards and that all lighting has full cut off and/or opaque shields. Lighting shall conform to dark sky standards.
19. The River front park will be open to the Public. Six parking spaces within the Club House parking lot shall be designated for public parking.
20. The applicant shall submit a sign permit application to the City for approval and prior to erecting any identification signage
21. All utilities including electrical, telephone and cable shall be placed underground.
22. A mailbox location(s) shall be approved by the local post office and the boxes shall be installed prior to issuance of occupancy permit.

23. All conditions must be complied with prior to the issuance of an occupancy permit for the City of Columbia Falls. If certain conditions such as paving or landscape improvements cannot be reasonably complied with because of unforeseen circumstances, such as winter conditions, the applicant may, upon prior approval of the City Manager, post a bond or financial security found to be acceptable by the City Manager and equal to 125% of the cost of the improvements as certified by a licensed engineer or where appropriate a landscape architect.
24. Should the PUD be approved, the annexation will follow immediately.

**City of Columbia Falls
Public Notice
Disposition of Surplus Property**

The Columbia Falls City Council has declared the following equipment surplus, obsolete, and no longer suitable for City purposes at a regular meeting held April 17, 2023:

2013 Ford Police Interceptor (VIN 1FM5K8AR3DGB54481)

The City Council also declared their intent to sell or dispose of the surplus asset in the most efficient, cost effective manner, including public auction or sealed bids or to any political subdivision of the State of Montana.

Any taxpayer wishing to comment on this action may do so by contacting Susan Nicosia, City Manager, City Hall, 130 6th Street West, Room A, Columbia Falls, MT 59912 or by calling 406-892-4391 within 15 days of the publication of this notice, May 1, 2023.

Barb Staaland, City Clerk

Publication Date: Sunday, April 23, 2023

SECOND AND FINAL READING

ORDINANCE NO.824

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 FOR THE PROPERTY LOCATED AT 812 4TH AVENUE WEST, FURTHER DESCRIBED AS THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA, DESCRIBED AS FOLLOWS, TO WIT: PARCEL B OF CERTIFICATE OF SURVEY NO. 12484.

WHEREAS, RH2 LLC, owner of the real property, has requested an amendment to the Columbia Falls zoning map to allow the development of a Planned Unit Development (PUD) overlay on property zoned CB-2 located at 812 4th Avenue West, further described as "That portion of the Southwest Quarter of Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana, Described as Follows, To Wit: Parcel B of Certificate of Survey No. 12484;" and

WHEREAS, the Columbia Falls Planning Department, on January 27, 2023, in Staff Report CPUD-23-01, amending CPUD-20-04, 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 February 14, 2023, at which the Board adopted Staff Report CPUD-23-01 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, March 20, 2023, 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-23-01, dated January 27, 2023, as amended by the Columbia Falls City-County Planning Board on February 14, 2023, is hereby adopted by the Council as findings of fact with respect to said PUD request.

Section Two. Change in Zoning Classification: That the requested Planning Unit Development (PUD) overlay on property presently zoned CB-2 General Business will allow the development of twelve residential units at 812 4th Avenue West, further described as “That Portion of the Southwest Quarter of Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana, Described as Follows, To Wit: Parcel B of Certificate of Survey No. 12484.”

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 the Columbia Falls City Growth Policy and the requested residential PUD is consistent with the neighboring uses that are both commercial and multi-family residential.

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 APRIL, 2023, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS ____ DAY OF APRIL, 2023.

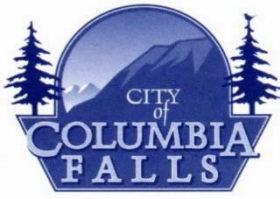
Mayor

ATTEST:

City Clerk

EXHIBIT A

1. The City Council approves a PUD in an area less than two acres.
2. The RH2 LLC PUD will allow the following deviation:
 - a. Strictly Residential Use.
3. The project shall be built in substantial compliance with the PUD Building and Site Plans dated October 18, 2022 prepared by Dahlin Group.
4. The Columbia Falls Fire Chief shall approve the fire hydrant location.
5. Landscaping and landscaping features will generally follow the PUD plan with the understanding that the PUD plan is not a detailed Landscaping Plan. The applicants shall provide the City Manager a detailed Landscape plan. The landscape plan shall be approved and the landscaping installed prior to the issuance of an occupancy permit. If, due to weather, the landscaping cannot be completed prior to occupancy, the applicant may enter into a developer's agreement with the City of Columbia Falls and provide security (bond or letter of credit) in the amount of 125% of the landscape improvements. The security amount will be determined by actual bid or licensed engineer. The developer's agreement will not be for longer than six months.
6. The applicant shall construct a six foot wide detached sidewalk along the 4th Avenue West and 8th Street West frontages along with curb and gutter.
7. The applicant shall submit an engineered and stamped drainage plan to the Columbia Falls Public Works for review and approval prior to issuance of a building permit. Said plan shall also include snow storage.
8. The developer will produce a sign plan that is compliant with the zoning regulations. Future sign permits will be reviewed subject to City Zoning Regulations.
9. The applicant detailed architectural building plans will be reviewed by the Planning Office for compliance with the "Small Building Standards" prior to obtaining a Building Permit.
10. The applicant will construct a site obscuring fence with gates around the dumpster site. The refuse screening shall be included with the building permit plans.
11. The lighting details will be reviewed at the building permit stage to insure that they comply with the 18-foot height standards and that all lighting has full cut off and/or opaque shields.
12. 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.
13. Safety fencing will be installed during construction.
14. These units may not be rented for periods of less than 30 days; they are specifically restricted from being used as short-term vacation rentals.



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

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

Item No.14.

DATE: April 13, 2023
TO: Mayor and City Council
FROM: Shawn Bates, Finance Director
Susan M. Nicosia, City Manager

RE: Financial Report – March 2023

Attached are the following condensed monthly reports for your review. Reports reflect activity from July 1, 2022 through March 31, 2023.

We have completed 75% of the fiscal year. The accounting system has been updated to include all budgetary information including line items as prepared by the City Manager and approved by Council. Reserves within the cash report have been updated to reflect the current budgeted amounts.

- First report: Summary of **Revenues Budget and Actual** for the Month of March and Year to Date. In total, we have received 45% of total revenues budgeted compared to 36% for the prior year.
- Second report: Summary of **Expenditures Budget and Actual** for the Month of March and Year to Date. There are no significant variances from anticipated expenditures/expenses. In total, we have committed 26% of the total expenditure budget compared to 23% for the prior year.
- Third report: Detail revenue and expenditures/expense for the General Fund, Water Operating Fund, and Sewer Operating Fund. These reports show detail totals of revenues by source and expenditures/expenses by activity.
- The General Fund has incurred (\$146,043) more in expenditures than revenues through March 2023, compared to (\$145,823) last year for the same time period.
 - The Water Fund reflects revenues exceeding expenses by \$63,735 to date compared to \$121,281 in the prior year.
 - The Sewer Fund reflects YTD revenues exceeding expenses \$128,233 compared to \$204,695 in the prior year.
- Fourth report: The Cash Balance report for March 2023 has been provided as a separate report for your review. Total reconciled cash/investments equal \$14,238,679 compared to \$11,192,013 from one year ago. The City as of March 31, 2023 had invested \$12,645,502 in STIP March average rate was 4.5370491%, \$475,052 in Glacier Bank, MBS various term investments of \$1,145,000 with rates ranging from 1.16% to 2.0%.

Should you have any questions on these reports or any financial matter, please do not hesitate to contact me via email: batess@cityofcolumbiafalls.com or by phone at 406-892-4327.

04/13/23
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CITY OF COLUMBIA FALLS
Statement of Revenue Budget vs Actuals
For the Accounting Period: 3 / 23

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Report ID: B110F

Fund	Received		Estimated Revenue	Revenue To Be Received	% Received
	Current Month	Received YTD			
1000 GENERAL FUND	222,746.89	2,271,243.02	3,566,195.00	1,294,951.98	64 %
2100 RESORT TAX	18,333.31	1,154,555.57	797,865.00	-356,690.57	145 %
2310 TAX INCREMENT DISTRICT FUND	8,712.04	432,838.71	13,998.00	-418,840.71	*** %
2311 TEDD-INDUSTRIAL PARK	83.74	4,119.28	0.00	-4,119.28	** %
2312 TEDD - COLUMBIA RISING IND PARK	475.45	75,212.70	0.00	-75,212.70	** %
2372 PERMISSIVE MEDICAL LEVY	1,032.17	152,019.58	252,666.00	100,646.42	60 %
2394 BUILDING CODE ENFORCEMENT FUND	2,917.77	65,278.32	158,000.00	92,721.68	41 %
2400 SPECIAL LIGHTING DISTRICT FUND	218.56	21,822.28	30,199.00	8,376.72	72 %
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	1,130.72	224,463.50	382,610.00	158,146.50	59 %
2700 CEDAR CREEK TRUST	5,045.70	29,981.62	53,155.00	23,173.38	56 %
2820 GAS TAX FUND	7,778.81	70,009.27	93,346.00	23,336.73	75 %
2917 CRIME VICTIMS ASSISTANCE FUND	0.00	2,262.35	6,000.00	3,737.65	38 %
2959 EDA	0.00	100,000.00	1,053,146.00	953,146.00	9 %
3020 GO Street Improvements	196.43	5,130.42	0.00	-5,130.42	** %
3534 SID 34 FUND - 5th Avenue Water Main	19.73	4,485.97	5,483.00	997.03	82 %
3536 SID 36 FUND - Talbott & 4th Avenue Water Main	14.76	1,978.00	3,344.00	1,366.00	59 %
3538 SID 38 FUND - Riverwood	82.90	16,245.01	27,609.00	11,363.99	59 %
4000 CAPITAL PROJECTS FUND - Building Improvements	611.38	9,699.01	6,500.00	-3,199.01	149 %
4010 CAPITAL PROJECTS FUND - Parks Improvements	1,124.78	88,323.02	82,947.00	-5,376.02	106 %
4020 CAPITAL PROJECTS FUND - General Equipment	1,697.16	101,093.24	92,837.00	-8,256.24	109 %
4040 CAPITAL PROJECTS FUND - Street Construction	3,674.99	142,856.94	123,235.00	-19,621.94	116 %
5210 WATER ENTERPRISE FUND	51,223.56	648,313.90	1,056,108.00	407,794.10	61 %
5211 WATER CAPITAL EXPANSION	1,633.57	30,402.23	95,500.00	65,097.77	32 %
5310 SEWER ENTERPRISE FUND	91,331.74	914,844.63	6,617,671.00	5,702,826.37	14 %
5311 SEWER CAPITAL EXPANSION	10,516.03	66,759.94	97,500.00	30,740.06	68 %
7120 FIRE RELIEF DISABILITY/PENSION FUND	2,297.09	32,695.53	67,627.00	34,931.47	48 %

Grand Total:	432,899.28	6,666,634.04	14,683,541.00	8,016,906.96	45 %
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CITY OF COLUMBIA FALLS
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 3 / 23

Page: 1 of 2
Report ID: B100F

Fund	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
1000 GENERAL FUND	304,515.79	2,417,286.98	3,665,000.00	3,866,695.00	1,449,408.02	63 %
2100 RESORT TAX	0.00	374,883.00	250,049.00	374,883.00	0.00	100 %
2310 TAX INCREMENT DISTRICT FUND	10,828.50	225,618.12	1,217,920.00	1,217,920.00	992,301.88	19 %
2372 PERMISSIVE MEDICAL LEVY	0.00	133,499.91	280,244.00	280,244.00	146,744.09	48 %
2394 BUILDING CODE ENFORCEMENT FUND	6,895.13	110,575.32	213,213.00	213,213.00	102,637.68	52 %
2400 SPECIAL LIGHTING DISTRICT FUND	3,168.85	22,606.69	51,466.00	51,466.00	28,859.31	44 %
2500 SPECIAL STREET MAINTENANCE DISTRICT	55,664.86	356,192.99	499,437.00	499,437.00	143,244.01	71 %
2700 CEDAR CREEK TRUST	0.00	0.00	93,083.00	93,083.00	93,083.00	0 %
2820 GAS TAX FUND	0.00	34,630.60	93,346.00	93,346.00	58,715.40	37 %
2821 Special Road/Street Allocation Program	0.00	0.00	135,072.00	135,072.00	135,072.00	0 %
2917 CRIME VICTIMS ASSISTANCE FUND	288.00	2,262.35	6,000.00	6,000.00	3,737.65	38 %
2940 CDBG-HOME INVESTMENT PARTNERSHIP	0.00	0.00	143,389.00	143,389.00	143,389.00	0 %
2958 FEMA PUBLIC ASSISTANCE GRANT	0.00	8,498.69	0.00	0.00	-8,498.69	*** %
2959 EDA	8,269.64	31,401.50	1,251,414.00	1,251,414.00	1,220,012.50	3 %
2991 ARPA of 2021	0.00	0.00	1,505,476.00	1,505,476.00	1,505,476.00	0 %
3020 GO Street Improvements	0.00	4,587.50	44,784.00	44,784.00	40,196.50	10 %
3534 SID 34 FUND - 5th Avenue Water Main	0.00	0.00	5,483.00	5,483.00	5,483.00	0 %
3536 SID 36 FUND - Talbott & 4th Avenue	0.00	0.00	3,345.00	3,345.00	3,345.00	0 %
3538 SID 38 FUND - Riverwood	0.00	13,785.88	28,018.00	28,018.00	14,232.12	49 %
4000 CAPITAL PROJECTS FUND - Building	0.00	19,619.00	96,000.00	96,000.00	76,381.00	20 %
4010 CAPITAL PROJECTS FUND - Parks	0.00	111,256.35	185,500.00	185,500.00	74,243.65	60 %
4020 CAPITAL PROJECTS FUND - General	41,000.00	66,083.69	113,000.00	113,000.00	46,916.31	58 %
4040 CAPITAL PROJECTS FUND - Street	441.00	24,728.52	887,084.00	887,084.00	862,355.48	3 %
5210 WATER ENTERPRISE FUND	63,405.89	584,578.52	1,448,234.00	1,448,234.00	863,655.48	40 %
5211 WATER CAPITAL EXPANSION	0.00	0.00	46,500.00	46,500.00	46,500.00	0 %

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CITY OF COLUMBIA FALLS
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 3 / 23

Page: 2 of 2
Report ID: B100F

Fund	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
5310 SEWER ENTERPRISE FUND	101,556.36	786,610.85	7,016,483.00	7,016,483.00	6,229,872.15	11 %
5311 SEWER CAPITAL EXPANSION	0.00	0.00	1,221,853.00	1,221,853.00	1,221,853.00	0 %
7120 FIRE RELIEF DISABILITY/PENSION FUND	0.00	0.00	67,627.00	67,627.00	67,627.00	0 %
Grand Total:	596,034.02	5,328,706.46	20,569,020.00	20,895,549.00	15,566,842.54	26 %

04/13/23
17:46:07CITY OF COLUMBIA FALLS
Revenue/Expenditure Ledger
For the Accounting Period: 3 / 23Page: 1 of 4
Report ID: L120

1000 GENERAL FUND

	Beginning	Debit	Credit	Net Change	Ending Balance
REVENUE					
311010 Real Property Taxes	744,841.65	0.00	4,076.88	4,076.88	748,918.53
311020 Personal Property Taxes	36,477.75	0.00	127.15	127.15	36,604.90
312000 Penalty & Interest on Delinquent	2,200.30	0.00	55.23	55.23	2,255.53
322010 Alcoholic Beverage Licenses and	7,812.50	0.00	0.00	0.00	7,812.50
322020 Professional Business Licenses	8,555.00	0.00	360.00	360.00	8,915.00
322030 General Business Licenses	12,822.50	40.00	355.00	315.00	13,137.50
323060 Non-Exclusive Cable TV Franchise	32,729.87	0.00	0.00	0.00	32,729.87
331112 Stonegarden Grant CFDA # 97.067	157.77	0.00	0.00	0.00	157.77
331179 Alcohol Compliance Check Program	0.00	0.00	0.00	0.00	0.00
334000 State Grants/Hwy Safety	2,799.49	0.00	0.00	0.00	2,799.49
334122 DNRC Grant	0.00	0.00	850.00	850.00	850.00
335120 Gambling Licenses & Permits	15,325.00	0.00	43.79	43.79	15,368.79
335230 State Entitlement	403,044.78	0.00	201,522.39	201,522.39	604,567.17
336020 State On-Behalf Retirement	0.00	0.00	0.00	0.00	0.00
337340 Flathead County (EMS)	4,453.19	0.00	0.00	0.00	4,453.19
337350 Flathead County (SRO)	0.00	0.00	0.00	0.00	0.00
337360 School District #6 (SRO)	0.00	0.00	0.00	0.00	0.00
341000 General Miscellaneous (Copies,	4,575.80	0.00	600.00	600.00	5,175.80
341070 Planning and Zoning Fees	35,871.25	375.00	2,675.00	2,300.00	38,171.25
342020 Special Fire Protection Services	66,179.00	0.00	425.00	425.00	66,604.00
342021 Fire Protective Inspections	7,700.00	0.00	129.00	129.00	7,829.00
346030 Swimming Pool User Fees	8,483.75	0.00	0.00	0.00	8,483.75
346031 Parks Use Permits/Fees	2,301.25	0.00	200.00	200.00	2,501.25
346033 Swim Lessons	4,643.50	0.00	0.00	0.00	4,643.50
346034 Individual Swim Pass	0.00	0.00	0.00	0.00	0.00
346035 Lap Swim Pass	94.00	0.00	0.00	0.00	94.00
346036 Family Swim Pass	870.00	0.00	0.00	0.00	870.00
346037 Pool Parties	2,000.00	0.00	0.00	0.00	2,000.00
346050 Swim Team Agreement	0.00	0.00	0.00	0.00	0.00
351030 City Courts Fines & Forfeitures	97,593.58	0.00	0.00	0.00	97,593.58
351031 Court Fines Surcharge	3,227.50	0.00	0.00	0.00	3,227.50
351034 Court Administration Costs	497.08	0.00	0.00	0.00	497.08
362000 Refunds, Rebates, Dividends	2,525.70	0.00	0.00	0.00	2,525.70
366000 Miscellaneous	6,756.38	0.00	0.00	0.00	6,756.38
371010 Investment Earnings	57,779.35	0.00	11,742.45	11,742.45	69,521.80
383000 Interfund Operating Transfer	476,178.19	0.00	0.00	0.00	476,178.19
Total REVENUE	2,048,496.13	415.00	223,161.89	222,746.89	2,271,243.02
EXPENDITURES					
410100 LEGISLATIVE SERVICES	72,011.78	6,337.30	0.00	6,337.30	78,349.08
410131 Tree City Program (Tree Board)	12,734.67	1,210.47	0.00	1,210.47	13,945.14
410132 Arbor Day (Tree Board)	0.00	0.00	0.00	0.00	0.00
410360 CITY COURT	122,630.59	21,529.19	0.00	21,529.19	144,159.78
410365 CITY COURT PROSECUTION	32,207.81	3,730.44	0.00	3,730.44	35,938.25
410400 ADMINISTRATIVE SERVICES	41,290.29	6,828.48	0.00	6,828.48	48,118.77
410500 DEPT. OF FINANCE	122,621.31	15,850.69	0.00	15,850.69	138,472.00
410580 Computer Systems & Programs	21,878.68	2,443.42	0.00	2,443.42	24,322.10
411000 PLANNING & ZONING	47,947.30	13,176.88	0.00	13,176.88	61,124.18

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1000 GENERAL FUND

	Beginning	Debit	Credit	Net Change	Ending Balance
411100 LEGAL SERVICES	33,168.05	4,275.71	0.00	4,275.71	37,443.76
411200 FACILITIES ADMINISTRATION	69,737.99	7,817.11	0.00	7,817.11	77,555.10
411800 Employee Asst Program & Flex Plan	1,455.00	0.00	0.00	0.00	1,455.00
420100 LAW ENFORCEMENT SERVICES	818,713.43	146,126.82	0.00	146,126.82	964,840.25
420400 FIRE PROTECTION & CONTROL	186,282.19	65,026.69	0.00	65,026.69	251,308.88
420730 Emergency Medical Services	968.66	1,240.50	0.00	1,240.50	2,209.16
430400 Transit Systems	0.00	0.00	0.00	0.00	0.00
431200 Flood Control-High Hazard Dam	2,321.63	386.06	0.00	386.06	2,707.69
440600 ANIMAL CONTROL SERVICES	0.00	0.00	0.00	0.00	0.00
460400 PARK & RECREATION SERVICES	106,470.20	8,166.33	0.00	8,166.33	114,636.53
460445 SWIMMING POOL	61,339.05	369.70	0.00	369.70	61,708.75
490500 Other Debt Service Payments	7,933.85	0.00	0.00	0.00	7,933.85
510100 SPECIAL ASSESSMENTS	7,898.46	0.00	0.00	0.00	7,898.46
510300 ORDINANCE CODIFICATION/CONSULTANTS	0.00	0.00	0.00	0.00	0.00
510330 Comprehensive Liability Insurance	91,078.25	0.00	0.00	0.00	91,078.25
510620 TERMINATION COSTS	0.00	0.00	0.00	0.00	0.00
521000 INTERFUND OPERATING TRANSFERS OUT	252,082.00	0.00	0.00	0.00	252,082.00
Total EXPENDITURES	2,112,771.19	304,515.79	0.00	304,515.79	2,417,286.98

Revenue less Expenditures Current Month (81,768.90)

Revenue less Expenditures Year to Date (146,043.96)

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5210 WATER ENTERPRISE FUND

	Beginning	Debit	Credit	Net Change	Ending Balance
REVENUE					
331991 CARES/ARPA GRANT CFDA#21.019/21.027	0.00	0.00	0.00	0.00	0.00
343021 Metered Water Sales	528,484.46	0.00	43,781.36	43,781.36	572,265.82
343022 Water Testing Charge - 75-6-108	4,350.00	0.00	0.00	0.00	4,350.00
343024 Sale of Materials, Supplies & Misc.	7,608.54	0.00	718.78	718.78	8,327.32
343025 Water Permit Fees	250.00	0.00	50.00	50.00	300.00
343026 Water Connection Fees/New	2,625.00	25.00	360.00	335.00	2,960.00
343027 Repairs/Materials & Supplies	16,891.21	0.00	0.00	0.00	16,891.21
343028 Late Charges/Disconnect &	5,088.73	5.00	750.17	745.17	5,833.90
362000 Refunds, Rebates, Dividends	3,657.43	0.00	0.00	0.00	3,657.43
363020 Special Assmts - Bond P&I	0.00	0.00	0.00	0.00	0.00
371010 Investment Earnings	28,134.97	0.00	5,593.25	5,593.25	33,728.22
383000 Interfund Operating Transfer	0.00	0.00	0.00	0.00	0.00
Total REVENUE	597,090.34	30.00	51,253.56	51,223.56	648,313.90
EXPENDITURES					
430500 Water Operating	367,550.86	45,628.27	0.00	45,628.27	413,179.13
430560 Administration	62,894.95	10,785.33	0.00	10,785.33	73,680.28
430570 Water Customer Accounting &	39,205.26	6,992.29	0.00	6,992.29	46,197.55
490210 Revenue Bonds, Series 2005	16,023.75	0.00	0.00	0.00	16,023.75
490220 Water Revenue Bonds Series 2020	21,775.00	0.00	0.00	0.00	21,775.00
510330 Comprehensive Liability Insurance	13,722.81	0.00	0.00	0.00	13,722.81
510400 Depreciation	0.00	0.00	0.00	0.00	0.00
Total EXPENDITURES	521,172.63	63,405.89	0.00	63,405.89	584,578.52

Revenue less Expenditures Current Month (12,182.33)

Revenue less Expenditures Year to Date 63,735.38

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5310 SEWER ENTERPRISE FUND

	Beginning	Debit	Credit	Net Change	Ending Balance
REVENUE					
331991 CARES/ARPA GRANT CFDA#21.019/21.027	0.00	0.00	0.00	0.00	0.00
343030 Sewer Administrative Fees	0.00	0.00	150.00	150.00	150.00
343031 Sewer Service Charges	770,288.20	1,500.00	84,440.36	82,940.36	853,228.56
343032 Sewer Connection Fees/New	1,050.00	0.00	300.00	300.00	1,350.00
343033 Sewer Permit Fees	350.00	0.00	150.00	150.00	500.00
343035 Sale of Materials, Supplies & Misc.	562.72	0.00	70.34	70.34	633.06
343038 Disposal Fee Agreements	7,584.23	0.00	0.00	0.00	7,584.23
362000 Refunds, Rebates, Dividends	5,912.02	0.00	0.00	0.00	5,912.02
363020 Special Assmts - Bond P&I	0.00	0.00	0.00	0.00	0.00
371010 Investment Earnings	37,765.72	0.00	7,721.04	7,721.04	45,486.76
383000 Interfund Operating Transfer	0.00	0.00	0.00	0.00	0.00
Total REVENUE	823,512.89	1,500.00	92,831.74	91,331.74	914,844.63
EXPENDITURES					
430600 Sewer Operating	523,990.78	83,962.59	181.99	83,780.60	607,771.38
430610 Sewer Administration	62,888.78	10,785.33	0.00	10,785.33	73,674.11
430670 Sewer Customer Accounting &	39,193.24	6,990.43	0.00	6,990.43	46,183.67
490215 Revenue Bonds, Series 2009	23,446.25	0.00	0.00	0.00	23,446.25
510330 Comprehensive Liability Insurance	35,535.44	0.00	0.00	0.00	35,535.44
510400 Depreciation	0.00	0.00	0.00	0.00	0.00
Total EXPENDITURES	685,054.49	101,738.35	181.99	101,556.36	786,610.85
Revenue less Expenditures Current Month (					10,224.62)
Revenue less Expenditures Year to Date					128,233.78
Grand Total Revenue less Expenditures Current Month (					104,175.85)
Grand Total Revenue less Expenditures Year to Date					45,925.20

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Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
1000 GENERAL FUND						
101000 CASH/CASH EQUIVALENTS	252,091.06	223,161.89	0.00	0.00	277,813.20	197,439.75
102000 CASH - RESERVE	733,215.00	0.00	0.00	0.00	0.00	733,215.00
102015 Cash-Restricted for	66,952.56	0.00	0.00	0.00	0.00	66,952.56
102200 CASH - RESTRICTED DONATIONS	1,000.00	0.00	0.00	0.00	0.00	1,000.00
103000 CASH - CHANGE FUND/PETTY CASH	200.00	0.00	0.00	0.00	0.00	200.00
Total Fund	1,053,458.62	223,161.89			277,813.20	998,807.31
2100 RESORT TAX						
101000 CASH/CASH EQUIVALENTS	213,523.18	18,333.31	0.00	0.00	0.00	231,856.49
102000 CASH - RESERVE	1,066,269.00	0.00	0.00	0.00	0.00	1,066,269.00
Total Fund	1,279,792.18	18,333.31				1,298,125.49
2310 TAX INCREMENT DISTRICT FUND						
101000 CASH/CASH EQUIVALENTS	1,413,259.32	8,712.04	0.00	0.00	10,828.50	1,411,142.86
102000 CASH - RESERVE	212,235.00	0.00	0.00	0.00	0.00	212,235.00
Total Fund	1,625,494.32	8,712.04			10,828.50	1,623,377.86
2311 TEDD-INDUSTRIAL PARK						
101000 CASH/CASH EQUIVALENTS	7,452.29	83.74	0.00	0.00	0.00	7,536.03
102000 CASH - RESERVE	12,561.00	0.00	0.00	0.00	0.00	12,561.00
Total Fund	20,013.29	83.74				20,097.03
2312 TEDD - COLUMBIA RISING IND PARK						
101000 CASH/CASH EQUIVALENTS	74,737.38	475.45	0.00	0.00	0.00	75,212.83
102000 CASH - RESERVE	38,892.00	0.00	0.00	0.00	0.00	38,892.00
Total Fund	113,629.38	475.45				114,104.83
2372 PERMISSIVE MEDICAL LEVY						
101000 CASH/CASH EQUIVALENTS	45,065.62	1,032.17	0.00	0.00	0.00	46,097.79
102000 CASH - RESERVE	10,056.00	0.00	0.00	0.00	0.00	10,056.00
Total Fund	55,121.62	1,032.17				56,153.79
2394 BUILDING CODE ENFORCEMENT FUND						
101000 CASH/CASH EQUIVALENTS	13,893.78	2,917.77	0.00	0.00	6,895.13	9,916.42
102000 CASH - RESERVE	131,883.00	0.00	0.00	0.00	0.00	131,883.00
Total Fund	145,776.78	2,917.77			6,895.13	141,799.42
2400 SPECIAL LIGHTING DISTRICT FUND						
101000 CASH/CASH EQUIVALENTS	23,952.67	218.56	0.00	0.00	3,688.47	20,482.76
102000 CASH - RESERVE	6,858.00	0.00	0.00	0.00	0.00	6,858.00
Total Fund	30,810.67	218.56			3,688.47	27,340.76
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND						
101000 CASH/CASH EQUIVALENTS	45,309.88	1,130.72	8.00	0.00	54,869.90	-8,421.30
102000 CASH - RESERVE	43,719.00	0.00	0.00	0.00	0.00	43,719.00
Total Fund	89,028.88	1,130.72	8.00		54,869.90	35,297.70
2700 CEDAR CREEK TRUST						
101000 CASH/CASH EQUIVALENTS	118,019.32	5,045.70	0.00	0.00	0.00	123,065.02
102030 Cash/Investments-Restricted	1,087,875.58	0.00	0.00	0.00	0.00	1,087,875.58
Total Fund	1,205,894.90	5,045.70				1,210,940.60
2820 GAS TAX FUND						
101000 CASH/CASH EQUIVALENTS	27,600.00	7,778.81	0.00	0.00	0.00	35,378.81
2821 Special Road/Street Allocation Program						

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101000 CASH/CASH EQUIVALENTS	135,072.09	0.00	0.00	0.00	0.00	135,072.09
2917 CRIME VICTIMS ASSISTANCE FUND						
101000 CASH/CASH EQUIVALENTS	288.00	0.00	0.00	0.00	288.00	0.00
2940 CDBG-HOME INVESTMENT PARTNERSHIP PROGRAM GRANT FUND						
101000 CASH/CASH EQUIVALENTS	143,389.00	0.00	0.00	0.00	0.00	143,389.00
2958 FEMA PUBLIC ASSISTANCE GRANT						
101000 CASH/CASH EQUIVALENTS	-8,498.69	0.00	0.00	0.00	0.00	-8,498.69
2959 EDA						
101000 CASH/CASH EQUIVALENTS	275,135.69	0.00	0.00	0.00	8,269.64	266,866.05
2991 ARPA of 2021						
101000 CASH/CASH EQUIVALENTS	1,505,475.83	0.00	0.00	0.00	0.00	1,505,475.83
3020 GO Street Improvements						
101000 CASH/CASH EQUIVALENTS	45,120.10	196.43	0.00	0.00	0.00	45,316.53
3534 SID 34 FUND - 5th Avenue Water Main						
101000 CASH/CASH EQUIVALENTS	4,466.64	19.73	0.00	0.00	0.00	4,486.37
102000 CASH - RESERVE	248.00	0.00	0.00	0.00	0.00	248.00
Total Fund	4,714.64	19.73				4,734.37
3536 SID 36 FUND - Talbott & 4th Avenue Water Main						
101000 CASH/CASH EQUIVALENTS	1,962.85	14.76	0.00	0.00	0.00	1,977.61
102000 CASH - RESERVE	1,565.00	0.00	0.00	0.00	0.00	1,565.00
Total Fund	3,527.85	14.76				3,542.61
3538 SID 38 FUND - Riverwood						
101000 CASH/CASH EQUIVALENTS	2,813.27	82.90	0.00	0.00	0.00	2,896.17
102010 CASH - SID RESTRICTED BOND	17,000.00	0.00	0.00	0.00	0.00	17,000.00
Total Fund	19,813.27	82.90				19,896.17
4000 CAPITAL PROJECTS FUND - Building Improvements						
101000 CASH/CASH EQUIVALENTS	78,968.40	611.38	0.00	0.00	0.00	79,579.78
102000 CASH - RESERVE	67,149.00	0.00	0.00	0.00	0.00	67,149.00
Total Fund	146,117.40	611.38				146,728.78
4010 CAPITAL PROJECTS FUND - Parks Improvements						
101000 CASH/CASH EQUIVALENTS	78,494.63	1,124.78	0.00	0.00	0.00	79,619.41
102000 CASH - RESERVE	190,322.00	0.00	0.00	0.00	0.00	190,322.00
Total Fund	268,816.63	1,124.78				269,941.41
4020 CAPITAL PROJECTS FUND - General Equipment						
101000 CASH/CASH EQUIVALENTS	94,475.78	1,697.16	0.00	0.00	0.00	96,172.94
102000 CASH - RESERVE	311,137.00	0.00	0.00	0.00	0.00	311,137.00
Total Fund	405,612.78	1,697.16				407,309.94
4040 CAPITAL PROJECTS FUND - Street Construction						
101000 CASH/CASH EQUIVALENTS	758,013.12	3,674.99	0.00	0.00	441.00	761,247.11
102016 CASH-RESTRICTED RR STREET	120,730.00	0.00	0.00	0.00	0.00	120,730.00
Total Fund	878,743.12	3,674.99			441.00	881,977.11
5210 WATER ENTERPRISE FUND						
101000 CASH/CASH EQUIVALENTS	444,504.10	60,517.74	0.00	0.00	68,481.57	436,540.27
102222 CASH - Bond Reserve, 2005	35,308.00	0.00	0.00	0.00	0.00	35,308.00
102223 CASH - Bond Reserve, 2020	21,863.00	0.00	0.00	0.00	0.00	21,863.00
102230 CASH - Surplus Capital	261,733.25	0.00	0.00	0.00	0.00	261,733.25

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Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
102240 CASH - Replacement &	586,754.00	0.00	0.00	0.00	0.00	586,754.00
103000 CASH - CHANGE FUND/PETTY CASH	150.00	0.00	0.00	0.00	0.00	150.00
Total Fund	1,350,312.35	60,517.74			68,481.57	1,342,348.52
5211 WATER CAPITAL EXPANSION						
102230 CASH - Surplus Capital	390,415.36	1,633.57	0.00	0.00	0.00	392,048.93
5310 SEWER ENTERPRISE FUND						
101000 CASH/CASH EQUIVALENTS	587,937.38	109,091.76	3,421.38	0.00	99,272.56	601,177.96
102225 Cash-Bond Reserve - 2009 Series	72,111.25	0.00	0.00	0.00	0.00	72,111.25
102230 CASH - Surplus Capital	313,893.54	0.00	0.00	0.00	0.00	313,893.54
102235 CASH - Restricted WWTP	481,734.52	0.00	0.00	0.00	0.00	481,734.52
102240 CASH - Replacement &	383,940.00	0.00	0.00	0.00	0.00	383,940.00
103000 CASH - CHANGE FUND/PETTY CASH	150.00	0.00	0.00	0.00	0.00	150.00
Total Fund	1,839,766.69	109,091.76	3,421.38		99,272.56	1,853,007.27
5311 SEWER CAPITAL EXPANSION						
102230 CASH - Surplus Capital	1,252,245.47	10,516.03	0.00	0.00	0.00	1,262,761.50
7120 FIRE RELIEF DISABILITY/PENSION FUND						
101000 CASH/CASH EQUIVALENTS	1,997.56	2,297.09	0.00	0.00	4,294.65	0.00
7196 FLEXIBLE SPENDING ACCOUNT						
105100 Amount held by Flex Plan	6,078.51	0.00	0.00	2,229.91	0.00	3,848.60
7910 PAYROLL FUND						
101000 CASH/CASH EQUIVALENTS	-2,424.06	1,480.00	378,320.49	371,180.74	0.00	6,195.69
7930 CLAIMS FUND						
101000 CASH/CASH EQUIVALENTS	24,001.27	0.00	153,392.75	170,777.56	0.00	6,616.46
Totals	14,332,341.50	461,848.48	535,142.62	544,188.21	535,142.62	14,250,001.77

*** Transfers In and Transfers Out columns should match, with the following exceptions:

- 1) Cancelled electronic checks increase the Transfers In column. Disbursed column will be overstated by the same amount and will not balance to the Redeemed Checks List.
- 2) Payroll Journal Vouchers including local deductions with receipt accounting will reduce the Transfers Out column by the total amount of these checks.

Columbia Falls Fire Department Incident Breakdown

Item No.15.

2023	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	2023
Dispatches	31	30	32										93	Dispatches
ALS Medical Total	2	0	1										3	ALS Medical Total
BLS Medical Total	10	7	8										25	BLS Medical Total
Medical CPR	1	0	0										1	Medical CPR
Medical ALS	2	0	1										3	Medical ALS
Medical BLS	1	0	2										3	Medical BLS
Medical Lift Assist	4	3	6										13	Medical Lift Assist
MVA with injury	1	1	4										6	MVA with injury
Extrication	0	1	0										1	Extrication
Ambulance Driver	0	0	0										0	Ambulance Driver
MVA non injury	4	2	1										7	MVA non injury
Airport Emergency	0	0	0										0	Airport Emergency
Traffic Control	0	0	0										0	Traffic Control
HazMat	5	7	0										12	HazMat
Hazardous Conditions	5	7	0										12	Hazardous Conditions
CO	2	0	0										2	CO
Gas Leak/Odor inside	2	3	0										5	Gas Leak/Odor inside
Gas Leak/Odor outside	1	4	0										5	Gas Leak/Odor outside
Powerline	0	0	0										0	Powerline
Other	0	0	0										0	Other
Service	0	1	3										4	Service
Good Intent	0	0	2										2	Good Intent
Fire Alarm	1	2	1										4	Fire Alarm
False Alarm	1	1	1										3	False Alarm
Illegal burn	0	0	0										0	Illegal burn
Smoke Investigation, outside	0	1	1										2	Smoke Investigation, outside
Smoke Investigation, inside	1	0	0										1	Smoke Investigation, inside
Cancelled enroute	7	5	7										19	Cancelled enroute
Fire, residential	2	3	2										7	Fire, residential
Fire, chimney	0	1	0										1	Fire, chimney
Fire, commercial	0	1	0										1	Fire, commercial
Fire, vehicle	1	1	0										2	Fire, vehicle
Fire, vegetation, grass	0	0	0										0	Fire, vegetation, grass
Fire, vegetation, wildland	0	0	0										0	Fire, vegetation, wildland
Dispatch Totals	31	30	32										93	Dispatch Totals
Structure fires	2	4	2										8	Structure fires
Acres burned	0	0	0										0	Acres burned

Columbia Falls Fire Department
2023 Runs

Item No.15.

	Jan	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.	Calls YTD 2023	
calls	31	30	32										93	
Weeks	18	9	22										49	52.69%
Peterson	16	7	14										37	39.78%
Smith, R.	8	6	11										25	26.88%
Thomas	16	7	9										32	34.41%
Ross	7	0	2										9	9.68%
Kemppainen	0	1	4										5	5.38%
Loughery	3	6	3										12	12.90%
Shanks	3	2	4										9	9.68%
Perkins	7	2	4										13	13.98%
Smith, K.	10	2	6										18	19.35%
Arnold	5	3	1										9	9.68%
Best	0	0	1										1	1.08%
Vanhaverbeke	6	1	4										11	11.83%
Bates	1	2	2										5	5.38%
Stuhler	2	4	9										15	16.13%
Schrader	3	2	6										11	11.83%
Willcut	4	11	10										25	26.88%
Grogan	28	21	19										68	73.12%
Davis	2	0	0										2	2.15%
O'Brien	22	18	12										52	55.91%
Woodruff	1	4	0										5	5.38%
Hanley	0	1	3										4	4.30%
Dickerson	0	1	4										5	5.38%
Butts	0	1	2										3	3.23%
Hogan	8	17	11										36	38.71%
Dolph	14	8	16										38	40.86%
Pinneke	8	16	9										33	35.48%
Ledbeter	10	13	10										33	35.48%
	#1 month			#2 month			2023 #1			Department Average:			22.69	24.40%

	Jan	Feb	March	April	May	June	July	August	Sept.	Oct.	Nov.	Dec.	Calls YTD 2023	
Total calls	31	30	32										93	
Rural	13	16	19										48	51.61%
City	18	14	13										45	48.39%
Mutual Aid Received	1	0	2										3	3.23%
Mutual Aid Given	0	2	0										2	2.15%
Medical & MVA	13	7	14										34	36.56%

**CITY OF COLUMBIA FALLS
CORRESPONDENCE LIST
COUNCIL MEETING
APRIL 3, 2023**

04/13/23 Boy Scouts of America Fundraising Dinner

You are cordially invited to
THE MONTANA COUNCIL
BOY SCOUTS OF AMERICA
TOM SLITER COMMUNITY
PARTNERSHIP AWARDS
and
THE INVESTMENT IN
CHARACTER AND LEADERSHIP

*Fundraising
Dinner*

WEDNESDAY
MAY 3, 2023
5:30 IN THE EVENING

FLATHEAD COUNTY FAIRGROUNDS
EXPO CENTER

RESERVE YOUR SEATS BY CALLING 406-249-6765
OR JIM.ATKINSON@SCOUTING.ORG
SEATING IS LIMITED.

GUEST SPEAKER
CATERED BY VISTA LINDA
NO HOST BAR BY THE VFW
SILENT AUCTION