



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

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

**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, AUGUST 18, 2025
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Piper and Price)

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

- [1.](#) Approval of Claims - August 18, 2025 - \$312,147.55
- [2.](#) Approval of Payroll Claims Final Pay - August 8, 2025 - \$3,343.03
- [3.](#) Approval of Payroll Claims - August 15, 2025 - \$143,946.45
- [4.](#) Approval of Regular Council Meeting Minutes - August 4, 2025
- [5.](#) Accountant Job Description

CONSENT AGENDA:

- [6.](#) Recommendation for Seth Swartzenberger to be appointed as a probationary volunteer firefighter.

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

- [7.](#) Preliminary Budget - Tax Levy and Calculations

UNFINISHED BUSINESS:

- [8.](#) Tamarak Meadows Update
- [9.](#) Geotechnical Evaluation - 2nd Ave E Slope Stability Assessment

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

- [10.](#) City Manager Report

CITY ATTORNEY REPORT

MISCELLANEOUS

- [11.](#) Correspondence

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **TUESDAY**, September 2, 2025– 7:00 PM

Planning Board – TBD

Study Commission Meeting, Wednesday, September 17, 2025

08/14/25
12:40:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 8/25

Page: 1 of 14
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
47776		999999 ASHLEY SMITH	50.00						
	080125	08/01/25 POOL-REFUND SWIM LESSONS	50.00			1000 346036			101000
		Total for Vendor:	50.00						
47811		2863 BATES, SHAWN	77.98						
		REIMBURSEMENT FOR USING PERSONAL CARD AC WINDOW KIT AND DUCT TAPE							
	081325	08/13/25 FAC-REIMBURSEMENT AC KIT	77.98			1000 411200	220		101000
		Total for Vendor:	77.98						
47762		1700 BRECK LAW OFFICE, PC	10,077.67						
		SEPT 2025 FEES / AUG HRB CLAIM							
	SEP 25	08/04/25 LGL-FEES SEPT	2,430.92*			1000 411100	350		101000
	SEP 25	08/04/25 CRT-FEES SEPT	4,954.92*			1000 410365	350		101000
	SEP 25	08/04/25 WTR-FEES SEPT	798.79*			5210 430500	350		101000
	SEP 25	08/04/25 SWR-FEES SEPT	798.79*			5310 430600	350		101000
	SEP 25	08/04/25 PLZ-FEES SEPT	399.39*			1000 411000	350		101000
	SEP 25	08/04/25 PD-FEES SEPT	161.46*			1000 420100	399		101000
	SEP 25	08/04/25 WTR-FEES SEPT	35.88			5210 430500	357		101000
	SEP 25	08/04/25 SWR-FEES SEPT	53.05*			5310 430600	357		101000
	SEP 25	08/04/25 STR-FEES SEPT	71.75			2500 430200	399		101000
	SEP 25	08/04/25 ADDITIONAL LABOR	215.22*			1000 411100	350		101000
	1083	08/05/25 HRB CLAIM	157.50			1000 411100	351		101000
		Total for Vendor:	10,077.67						
47797		2708 BULLITT COMMUNICATIONS	1,192.00						
	78776	07/24/25 FD-#401 (14) NEW RADIOS	1,192.00*			4020 420400	940		101000
		Total for Vendor:	1,192.00						
47812		1145 CITY OF WHITEFISH BUILDING	2,000.00						
		Permits issued for May 2025							
	070125	07/01/25 MINIMUM PERMITS 7/25	2,000.00*			2394 420500	398		101000
		Total for Vendor:	2,000.00						

08/14/25
12:40:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 8/25

Page: 2 of 14
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
47761		2343 COLJ CONFERENCE REGISTRATION	300.00						
		KRISTI CURTIS COLJ FALL CONFERENCE SEPT 22-25 2025 MISSOULA MT							
	080125	08/01/25 CRT-FALL COLJ CONFERENCE	300.00			1000 410360	380		101000
		Total for Vendor:	300.00						
47764		1711 COMFORT SYSTEMS USA	865.30						
	92021705	07/25/25 POOL-BUILDING & MAINT. REPAI	865.30			1000 460445	360		101000
		Total for Vendor:	865.30						
47765		2501 ENCOMPASS SUPPLY	254.39						
	110174	07/31/25 SWR-GLOVES/TISSUE/LINERS	254.39			5310 430600	220		101000
		Total for Vendor:	254.39						
47767	E	1879 EVERGREEN WASTE CONNECTIONS	676.30						
	5023969	08/01/25 FAC-07/07/25-07/31/25	99.23			1000 411200	340		101000
	5023970	08/01/25 STRS-07/07/25-07/31/25	199.80			2500 430200	340		101000
	5023971	08/01/25 WTR-07/07/25-07/31/25	99.23			5210 430500	340		101000
	5024084	08/01/25 SWR-07/07/25-07/31/25	82.60*			5310 430600	340		101000
	5024086	08/01/25 PRKS-07/07/25-07/31/25	66.14			1000 460400	340		101000
	5024128	08/01/25 POOL-07/07/25-07/13/25	129.30			1000 460445	340		101000
		Total for Vendor:	676.30						
47802		438 FERGUSON WATERWORKS	67.50						
	0930830	07/25/25 WTR-METER GSMT	10.50			5210 430500	230		101000
	0928798	07/01/25 POOL-REPAIR ACID LINE	57.00*			1000 460445	240		101000
		Total for Vendor:	67.50						
47774	E	2961 FIRST BANKCARD-ELECTRONIC PYMT	5,977.24						
	6710626	06/23/25 FIN-POWER CHARGER	7.53			1000 410500	210		101000
	6710626	06/23/25 WTR-POWER CHARGER	7.53			5210 430500	210		101000
	6710626	06/23/25 SWR-POWER CHARGER	7.53			5310 430600	210		101000
	9357031	06/24/25 CRT-DRY ERASE CALENDAR	35.99			1000 410360	210		101000
	6043418	06/23/25 CRT-LBL MKR / FOLDERS	91.96			1000 410360	210		101000
	1086642	06/25/25 PD-RETIREMENT ID DENHAM	25.00			1000 420100	210		101000
	9869052	06/09/25 FD-RETURN DOOR LOCK	-46.99			1000 420400	220		101000
	2025060073	06/30/25 FD-SCREENING PKG S.MAINOLF	82.87			1000 420400	390		101000

08/14/25
12:40:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 8/25

Page: 3 of 14
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
	070225	07/02/25 EMAIL SERVICES	151.00			1000 410580	355		101000
	7125822	07/01/25 STR-TOILET PAPER	111.78			2500 430200	220		101000
	11263	07/02/25 PD- ETHENAL GAS	252.80			1000 420100	212		101000
	2052249	07/03/25 PD-COPY PAPER	39.99			1000 420100	210		101000
	6218630	07/01/25 STR-JANITORIAL SUPPLIES	120.55			2500 430200	220		101000
	6685004	07/03/25 PD-HARD DRIVES (4)	189.12			1000 420100	210		101000
	7300264	07/03/25 PD-SHARPIE /FLASH DRIVE	196.03			1000 420100	210		101000
	1740269	07/03/25 PD-LABEL TAPE REFILL	14.98			1000 420100	210		101000
	063025	06/30/25 PD-RJ.THOMPSON TRAINIG HELELNA	55.65			1000 420100	380		101000
	6065869	07/07/25 PRK-JOHN DEER MOWER REPAIR	441.98			1000 460400	240		101000
	00192459	07/02/25 PD-AXON BODY MOUNTS CAMERA	201.98			1000 420100	212		101000
	10027702	06/15/25 SPECIAL LIGHTING FUND-FEC	16.00			2400 430200	341		101000
	20250600	06/30/25 FD-SCREENING PKG RUBEN.B	115.00			1000 420400	390		101000
	7160	07/09/25 PRK-HORINE WELL	595.42*			5210 430500	240		101000
	071125	07/11/25 POOL-PRINTER	59.99			1000 460445	212		101000
	071125	07/11/25 PD-TRAINING J.FIELDS	59.00			1000 420100	380		101000
	071125	07/11/25 PD-TRAINING A.DOYLE	59.00			1000 420100	380		101000
	5086625	07/11/25 POOL-FIRST AID KIT REFILL	146.90			1000 460445	220		101000
	071125	07/11/25 PD-TRAINING J.FIELDS	1,048.68			1000 420100	380		101000
	071125	07/11/25 PD-TRAINING A.DOYLE	1,048.68			1000 420100	380		101000
	5332222	07/09/25 PD-FLASH DRIVE	37.99			1000 420100	210		101000
	5550613	07/10/25 PD-SHARPIE / INTERNET	33.59			1000 420100	210		101000
	2545055	07/10/25 PD-AIR FRESHNER	10.49			1000 420100	210		101000
	8893067	07/07/25 PD-FLASH DRIVE / FIRST AID	264.23			1000 420100	210		101000
	51338007	07/01/25 WTR-HORINE WELL VFD	435.00*			5210 430500	240		101000
	1120233	07/17/25 FD-BOOT DRYER	59.99			1000 420400	220		101000
		Total for Vendor:	5,977.24						
47773		3104 FIRST CALL COMPUTER SOLUTIONS,	2,162.06						
	106493	08/01/25 IT AGREEMENT AUGUST	1,800.00			1000 410580	355		101000
	106862	07/31/25 IT AGREEMENT JULY	148.20			1000 410580	355		101000
	106796	07/31/25 GEN-LAPTOPS (3) & PC (1)	62.00			1000 410580	212		101000
	106796	07/31/25 BLD-LAPTOPS (3) & PC (1)	13.93			2394 420500	212		101000
	106796	07/31/25 STR-LAPTOPS (3) & PC (1)	13.93			2500 430200	212		101000
	106796	07/31/25 WTR-LAPTOPS (3) & PC (1)	62.00			5210 430500	212		101000
	106796	07/31/25 SWR-LAPTOPS (3) & PC (1)	62.00			5310 430600	212		101000
		Total for Vendor:	2,162.06						

08/14/25
12:40:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 8/25

Page: 4 of 14
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
47766		663 FLATHEAD COUNTY SOLID WASTE	3,679.19						
	JULY BILLING	7/01/25-7/31/25							
	18344	07/31/25 SWR-SLUDGE WASTE 7/1-7/31/25	3,679.19*			5310 430600	395		101000
		Total for Vendor:	3,679.19						
47799		24 FLATHEAD COUNTY TREASURER	925.00						
	080425	08/04/25 CRT-TECH SUR 07/25	420.00			1000 212201			101000
	080425	08/04/25 CRT-LEA/CRIM CONV SURCHARGE	505.00			1000 212201			101000
		Total for Vendor:	925.00						
47783		21 FLATHEAD ELECTRIC COOP INC	17,283.80						
	073125	07/31/25 FAC-6/25/25-7/25/25	407.15			1000 411200	341		101000
	073125	07/31/25 PD-6/25/25-7/25/25	43.40			1000 420100	341		101000
	073125	07/31/25 FD-6/25/25-7/25/25	431.18			1000 420400	341		101000
	073125	07/31/25 PRKS-6/25/25-7/25/25	613.88			1000 460400	341		101000
	073125	07/31/25 POOL-6/25/25-7/25/25	558.88			1000 460445	341		101000
	073125	07/31/25 LIGHTING-6/25/25-7/25/25	2,512.54			2400 430200	341		101000
	073125	07/31/25 STRS-6/25/25-7/25/25	104.81			2500 430200	341		101000
	073125	07/31/25 WTR-6/25/25-7/25/25	6,096.00			5210 430500	341		101000
	073125	07/31/25 SWR-6/25/25-7/25/25	6,515.96*			5310 430600	341		101000
		Total for Vendor:	17,283.80						
47796		2806 HANSON'S HARDWARE	856.56						
	616198	07/01/25 WTR-RETURNED HEX KEY SET	-62.98			5210 430500	220		101000
	616206	07/01/25 POOL-COOLER	70.99			1000 460445	220		101000
	616211	07/01/25 PRK-CONCR MIX SLIDE COL. PRK	63.92*			1000 460400	940		101000
	616239	07/03/25 WTR-COUPPLING (2)	17.98*			5210 430500	240		101000
	616241	07/03/25 SWR-ELBOW / BALL VALVE	48.98			5310 430600	240		101000
	616248	07/03/25 SWR-WIRE DRAIN AUGER	21.99			5310 430600	240		101000
	616288	07/07/25 PRK-SLIDE COL. PRK	171.08*			4010 460400	940		101000
	616385	07/14/25 SWR-NUT / SLV / CONNECTOR	19.26			5310 430600	240		101000
	616419	07/16/25 FD-LOCK BOX / GOOF OFF	61.98			1000 420400	220		101000
	616433	07/17/25 SWR-MLR TO CLF VALVE REPAIR	12.38			5310 430600	240		101000
	616458	07/18/25 WTR-PARACORD FOR RESEVOIR	17.99			5210 430500	220		101000
	616459	07/18/25 SWR-CLARIFIER GATE VALVE REP	21.18			5310 430600	240		101000
	616518	07/22/25 POOL-ADHESIVE	3.57			1000 460400	240		101000

08/14/25
12:40:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 8/25

Page: 5 of 14
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
	616522	07/23/25 STR-NITRILE GLOVES (2)	47.98			2500 430200	220		101000
	616524	07/23/25 WTR-CONCRETE MIX	38.95			5210 430500	220		101000
	616529	07/23/25 PRK-FLAG / INS. REPELENT	48.98			1000 460400	220		101000
	413209	06/23/25 WTR-HANSEN INV MIX UP	-44.95			5210 430500	220		101000
	616561	07/25/25 STR-TRASH LINERS	13.99			2500 430200	220		101000
	616566	07/25/25 WTR-MISC SCREWS	15.81			5210 430500	220		101000
	616617	07/29/25 POOL-DUP HORIZ COVER	11.98*			1000 460445	240		101000
	616623	07/29/25 SWR-POLY Y CONNECTOR	5.97			5310 430600	240		101000
	616624	07/29/25 WTR-H20 TRAILER STRAP	12.99			5210 430500	220		101000
	616633	07/29/25 FD-BRUSH / SOAP / BUCKET	34.76			1000 420400	220		101000
	616642	07/30/25 PRK-GEAR ROTOR	45.98			1000 460400	240		101000
	616659	07/31/25 WTR-CONCRETE MIX-H20 COLLARS	155.80			5210 430500	230		101000
		Total for Vendor:	856.56						
47807		1119 HDR ENGINEERING, INC.	12,704.22						
	1200743824	08/01/25 CEDAR CREEK 5YR DAM INSP	11,260.84			1000 431200	399		101000
	1200748569	08/12/25 SWR-SCADA ON CALL #5	1,443.38*			5310 430600	354		101000
		Total for Vendor:	12,704.22						
47768		3116 IBS, INC	353.13						
	881314-1	07/23/25 STR-MISC TOOLS	287.72			2500 430200	220		101000
	881314-2	08/01/25 STR-CERAMIC DISC FLAP	65.41			2500 430200	220		101000
		Total for Vendor:	353.13						
47810		3292 JACOBS ENGINEERING	87,910.82						
COLUMBIA FALLS GATEWAY TO GLACIER SAFETY AND MOBILITY RAISE GRANT #9 PERIOD 6/28/25-7/25/25									
	W3Y27200-9	08/13/25 STR-RAISE GRANT INV #9 65%	57,142.03*			2995 430230	930		101000
	W3Y27200-9	08/13/25 WTR-RAISE GRANT INV #9 35%	30,768.79*			2995 430550	930		101000
		Total for Vendor:	87,910.82						
47788		2580 JD THINNING INC	9,996.25						
	17478	07/25/25 TCP-TREE REMOVAL & LIMBING	9,996.25			1000 410131	390		101000
		Total for Vendor:	9,996.25						

08/14/25
12:40:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 8/25

Page: 6 of 14
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
47775		3320 JEREMIAH JOST	1,143.00						
	072925	07/29/25 FAC-CRT WINDOW/AC REMOVAL PW	1,143.00			1000 411200	366		101000
		Total for Vendor:	1,143.00						
47791		2865 KING, KELLY	69.03						
		REIMBUSMENT FOR CDL							
	072125	07/21/25 STRS-CDL REIMBURSEMENT	69.03			2500 430200	380		101000
		Total for Vendor:	69.03						
47769		162 LOGAN HEALTH - WHITEFISH	63.00						
	71991431	07/20/25 PD-EVIDENCE	21.00			1000 420100	390		101000
	73066661	07/29/25 PD-EVIDENCE	21.00			1000 420100	390		101000
	73067641	07/27/25 PD-EVIDENCE	21.00			1000 420100	390		101000
		Total for Vendor:	63.00						
47794		146 MIKE'S CONOCO CORPORATE OFFICE	29.90						
	2302	07/22/25 STR-PROPANE	29.90			2500 430200	220		101000
		Total for Vendor:	29.90						
47772		43 MONTANA ENVIRONMENTAL LABORATORY	1,032.00						
	2506318	07/02/25 SWR-MISC TESTING	455.00*			5310 430600	394		101000
	2506663	07/01/25 SWR-NITRATE, NITRATE (TKN)	75.00*			5310 430600	394		101000
	2506979	07/14/25 SWR-HEM (OIL & GREASE)	100.00*			5310 430600	394		101000
	2506980	07/08/25 SWR-ALUMINUM DISSOLVED	17.00*			5310 430600	394		101000
	2507257	07/18/25 SWR-NITRATE, NITRATE (TKN)	75.00*			5310 430600	394		101000
	2507649	07/22/25 SWR-NITRATE, NITRATE (TKN)	75.00*			5310 430600	394		101000
	2507921	07/28/25 SWR-NITRATE, NITRATE (TKN)	75.00*			5310 430600	394		101000
	2507211	07/09/25 WTR-COLIFORM	160.00			5210 430500	394		101000
		*** Claim from another period (6/25) ****							
47813		43 MONTANA ENVIRONMENTAL LABORATORY	100.00						
	2506011	06/25/25 SWR-AMONIA	100.00*			5310 430600	394		101000
		Total for Vendor:	1,132.00						

08/14/25
12:40:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 8/25

Page: 7 of 14
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
47801		3133 MONTANA MUNICIPAL INTERLOCAL	85,033.00						
		LIABILITY PROGRAM							
	070125	07/01/25 GEN-FY PREMIUM 25/26	64,329.00*			1000 510330	510		101000
	070125	07/01/25 WTR-FY PREMIUM 25/26	8,098.00*			5210 510330	510		101000
	070125	07/01/25 SWR-FY PREMIUM 25/26	11,595.00*			5310 510330	510		101000
	070125	07/01/25 BC-FY PREMIUM 25/26	1,011.00*			2394 510330	510		101000
		Total for Vendor:	85,033.00						
47805	E	3303 MONTANASKY NETWORKS, INC -	79.95						
		08/16/25-09/16/25							
		5832081625 08/16/25 WTR-INTERNET/WIFI	79.95			5210 430500	345		101000
		Total for Vendor:	79.95						
47790		2707 MOUNTAIN ALARM	131.62						
		ALARM MONITORING 08/01/25-08/31/25							
	6722756	08/01/25 FAC-CITY HALL	62.52			1000 411200	366		101000
	6721932	08/01/25 FAC-FIRE DEPARTMENT	69.10			1000 411200	366		101000
		Total for Vendor:	131.62						
47808		1540 MWC/VIKING PUMP INC.	2,490.00						
	2437	08/04/25 WTR-HORINE WELL #3 REPAIR	2,490.00*			5210 430500	360		101000
		Total for Vendor:	2,490.00						
47793		52 NAPA AUTO PARTS	65.72						
	121875	07/24/25 SWR-MUD FLAPS	17.76			5310 430600	232		101000
	122408	07/30/25 STR-ULTRA SORB	47.96			2500 430200	220		101000
		Total for Vendor:	65.72						
47770		3231 NORTHERN ROCKIES FIRE	340.00						
	1141	07/21/25 FD-LEATHER BUNKER BOOT	340.00			1000 420400	226		101000
		Total for Vendor:	340.00						
47759		2002 NORTHWEST PARTS & EQUIPMENT &	520.72						
	C353313	07/09/25 STR-T-BOLT CLAMP (10)	104.00			2500 430200	240		101000
	S717802	08/01/25 STR-KNOB FOR BOBCAT	323.12			2500 430200	232		101000
	C354285	08/01/25 STR-T-BOLT CLAMP (5)	52.00			2500 430200	240		101000

08/14/25
12:40:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 8/25

Page: 8 of 14
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
	C354286	08/01/25 STR-T-BOLT CLAMP (4)	41.60			2500 430200	240		101000
		Total for Vendor:	520.72						
47777		1437 NORTHWESTERN ENERGY	2,529.66						
		NATURAL GAS SERVICE							
	072825	07/28/25 FAC-06/20-07/23/25	83.43			1000 411200	344		101000
	072825	07/28/25 PD-06/20-07/23/25	23.25			1000 420100	344		101000
	072825	07/28/25 FD-06/20-07/23/25	38.88			1000 420400	344		101000
	072825	07/28/25 STRS-06/20-07/23/25	36.64			2500 430200	344		101000
	072825	07/28/25 WTR-06/20-07/23/25	13.91			5210 430500	344		101000
	072825	07/28/25 SWR-06/20-07/23/25	131.41*			5310 430600	344		101000
	072825	07/28/25 POOL-06/20-07/23/25	2,202.14			1000 460445	344		101000
		Total for Vendor:	2,529.66						
		*** Claim from another period (6/25) ****							
47806		3246 NW MONTANA COMMUNITY LAND TRUST,	34,264.14						
	063025	06/30/25 CDBG-HOME/209 3RD AVE E	34,264.14			2940 470450	850		101000
		Total for Vendor:	34,264.14						
47779		2678 O'NEIL PRINTERS, INC	984.00						
	2561	07/23/25 FIN-6000 WINDOW ENVELOPES	328.00			1000 410500	210		101000
	2561	07/23/25 WTR-6000 WINDOW ENVELOPES	328.00			5210 430500	210		101000
	2561	07/23/25 SWR-6000 WINDOW ENVELOPES	328.00			5310 430600	210		101000
		Total for Vendor:	984.00						
47792		2816 O'REILLY AUTO PARTS	77.97						
	126976	07/22/25 STR-TRANSMISSION FLUID	55.98			2500 430200	220		101000
	127445	07/25/25 STR-PLIERS	21.99			2500 430200	220		101000
		Total for Vendor:	77.97						
47785		2932 PIONEER CHEMICAL SUPPLY LLC	6,453.02						
	14809	08/02/25 POOL-SILICA FILTER SAND	3,204.17			1000 460445	221		101000
	14819	08/05/25 POOL-ACID MAGIC	3,248.85			1000 460445	221		101000
		Total for Vendor:	6,453.02						

08/14/25
12:40:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 8/25

Page: 9 of 14
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
47789		1495 PLATT ELECTRIC SUPPLY	560.72						
	60696 08/01/25	FAC-32W LIGHTS (54)	191.21			1000 411200	220		101000
	65709 08/05/25	FAC-32W LIGHTS (30)	239.01			1000 411200	220		101000
	70295 08/06/25	FAC-4FT FLUOR LIGHT BOX DISP	32.63			1000 411200	220		101000
	70295 08/06/25	WTR-4FT FLUOR LIGHT BOX DISP	32.63			5210 430500	220		101000
	70295 08/06/25	SWR-4FT FLUOR LIGHT BOX DISP	32.62			5310 430600	220		101000
	70295 08/06/25	FIN-4FT FLUOR LIGHT BOX DISP	32.62			1000 410500	220		101000
		Total for Vendor:	560.72						
47780		1888 PLETCH ELECTRIC INC	185.84						
	5872 07/28/25	FAC- BALLAST MEN'S BATHROOM	185.84			1000 411200	366		101000
		Total for Vendor:	185.84						
47756		336 QUALITY CONTROL SERVICES, INC.	495.00						
	QCS3942 07/16/25	SWR-CALIBRATION OF LAB EQ	495.00*			5310 430600	399		101000
		Total for Vendor:	495.00						
47760		2755 SHERWIN-WILLIAMS CO	72.41						
	7334-6 07/31/25	STRS-PT SHIELDS (10)	12.66			2500 430200	220		101000
	7216-5 07/28/25	FAC-PAINT	53.38			1000 411200	240		101000
	7439-0 07/31/25	SWR-PAINT	6.37			5310 430600	240		101000
		Total for Vendor:	72.41						
47809	E	2852 SPECTRUM ENTERPRISE - CHARTER -	159.99						
	AUTO PAY								
	080125 08/01/25	PD-INTERNET 08/01-08/31/25	159.99			1000 420100	345		101000
		Total for Vendor:	159.99						
47778		3297 Staples, Inc	165.40						
	6038186278 07/30/25	PRK-TRASH LINERS (4)	93.08			1000 460400	224		101000
	6037589682 07/24/25	FIN-COPY PAPER	21.26			1000 410500	210		101000
	6037589682 07/24/25	WTR-COPY PAPER	21.26			5210 430500	210		101000
	6037589682 07/24/25	SWR-COPY PAPER	21.26			5310 430600	210		101000
	6037515254 07/23/25	FIN-MESSAGE PAD	2.85			1000 410500	210		101000
	6037515254 07/23/25	WTR- MESSAGE PAD	2.85			5210 430500	210		101000
	6037515254 07/23/25	SWR-MESSAGE PAD	2.84			5310 430600	210		101000
		Total for Vendor:	165.40						

08/14/25
12:40:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 8/25

Page: 10 of 14
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
47804		1653 SUPER 1 FOODS	7.16						
		The strreet charge is from a past difference in payments							
		3110213 07/23/25 WTR-TESTING WATER	7.16			5210 430500	220		101000
		Total for Vendor:	7.16						
47803		2699 THE MAIL ROOM, INC	208.09						
		INVOICE # D125639 7/14/25-7/25/25							
		D125639 07/28/25 PD-MAIL SRVS 7/14/25-7/25/25	11.05			1000 420100	310		101000
		D125639 07/28/25 FIN-MAIL SRVS 7/14/25-7/25/25	12.43			1000 410500	310		101000
		D125639 07/28/25 WTR-MAIL SRV 7/14/25-7/25/25	36.61			5210 430500	310		101000
		D125639 07/28/25 SWR-MAIL SRVS 7/14/25-7/25/25	36.61			5310 430600	310		101000
		D125639 07/28/25 CRT-MAIL SRVS 7/14/25-7/25/25	64.45			1000 410360	310		101000
		D125639 07/28/25 PNZ-MAIL SRVS 7/14/25-7/25/25	46.94			1000 411000	310		101000
		Total for Vendor:	208.09						
47787		1623 THE UPS STORE #4515	26.78						
		032359 07/28/25 PD-EVIDENCE SHIPPING	13.39			1000 420100	310		101000
		032363 07/29/25 PD-EVIDENCE SHIPPING	13.39			1000 420100	310		101000
		Total for Vendor:	26.78						
47771		3016 TRANSUNION RISK AND ALTERNATIVE	100.00						
		202507 08/01/25 PD-CONTRACT 7/01/25-7/31/25	100.00*			1000 420100	399		101000
		Total for Vendor:	100.00						
47784		3063 UTILITIES UNDERGROUND LOCATION	61.25						
		5075075 07/31/25 WTR-JULY 2025 UDIGS	20.41			5210 430500	318		101000
		5075075 07/31/25 SWR-JULY 2025 UDIGS	20.42			5310 430600	318		101000
		5075075 07/31/25 STR-JULY 2025 UDIGS	20.42			2500 430200	318		101000
		Total for Vendor:	61.25						
47786		3325 VESSELS, FRANK	119.98						
		073025 07/30/25 FD-REIMBURSEMENT ICE CLEATS (9)	119.98			1000 420400	220		101000
		Total for Vendor:	119.98						

08/14/25
12:40:00

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 8/25

Page: 11 of 14
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
47800		1134 VICTIM-WITNESS ADVOCATE PROGRAM	403.50						
	JULY25	08/04/25 CRT-JULY 2025	403.50			2917 410360	356		101000
		Total for Vendor:	403.50						
47781		84 WESTERN BUILDING CENTER	217.28						
	1465974	07/09/25 STR-ELBOW (10) / COUPLING (20	22.48			2500 430200	240		101000
	1482499	07/18/25 STR-D BATTERIES (10)	18.99			2500 430200	220		101000
	1498511	07/29/25 WTR-TIE DOWN (10) WATER TRAIL	75.96			5210 430500	220		101000
	1514063	08/06/25 FAC-TAPE/OUTLET/SCREWS/GLUE	22.76			1000 411200	240		101000
	1498160	07/29/25 PRK-RAFTER SQUARE	10.99			1000 460400	220		101000
	1501742	07/30/25 PRK-COUPPLING /ELBOW /NPL	11.75			1000 460400	240		101000
	1506019	08/01/25 SWR-EPOXY/ RUBBER DOOR BTM	30.37			5310 430600	220		101000
	1508953	08/04/25 WTR-CAUTION TAPE	23.98			5210 430500	220		101000
		Total for Vendor:	217.28						
47758		1325 WESTERN STATES EQUIPMENT	163.80						
	3272487	07/23/25 WTR-TRANSFER SWITCH	163.80*			5210 430500	360		101000
		Total for Vendor:	163.80						
47798	E	2733 WEX Fleet Universal - Electronic	6,693.79						
		BILL CLOSING DATE 07/31/25							
	106361303	07/31/25 PD-JULY FUEL	2,988.89			1000 420100	231		101000
	106361303	07/31/25 FD-JULY FUEL	975.51			1000 420400	231		101000
	106361303	07/31/25 PRK-JULY FUEL	628.87			1000 460400	231		101000
	106361303	07/31/25 WTR-JULY FUEL	374.62			5210 430500	231		101000
	106361303	07/31/25 SWR-JULY FUEL	758.65			5310 430600	231		101000
	106361303	07/31/25 STR-JULY FUEL	676.35			2500 430200	231		101000
	106361303	07/31/25 FAC-JULY FUEL	25.97			1000 411200	231		101000
	106361303	07/31/25 PD-JULY FUEL	264.93			1000 420100	380		101000
		Total for Vendor:	6,693.79						
47795		3319 ZENNER USA, INC.	1,015.43						
	0103113	07/10/25 WTR-METER & PARTS	1,015.43			5210 430500	230		101000
		Total for Vendor:	1,015.43						
		# of Claims	55	Total:	303,472.56	# of Vendors	49		
		Total Electronic Claims			13,587.27				
		Total Non-Electronic Claims			289885.29				

08/14/25
12:40:00

CITY OF COLUMBIA FALLS
Fund Summary for Claims
For the Accounting Period: 8/25

Page: 13 of 14
Report ID: AP110

Fund/Account	Amount
1000 GENERAL FUND	
101000 CASH/CASH EQUIVALENTS	122,695.24
2394 BUILDING CODE ENFORCEMENT FUND	
101000 CASH/CASH EQUIVALENTS	3,024.93
2400 SPECIAL LIGHTING DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	2,528.54
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	2,570.84
2917 CRIME VICTIMS ASSISTANCE FUND	
101000 CASH/CASH EQUIVALENTS	403.50
2940 CDBG-HOME INVESTMENT PARTNERSHIP PROGRAM	
101000 CASH/CASH EQUIVALENTS	34,264.14
2995 RAISE Grant	
101000 CASH/CASH EQUIVALENTS	87,910.82
4010 CAPITAL PROJECTS FUND - Parks	
101000 CASH/CASH EQUIVALENTS	171.08
4020 CAPITAL PROJECTS FUND - General	
101000 CASH/CASH EQUIVALENTS	1,192.00
5210 WATER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	21,236.51
5310 SEWER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	27,474.96
Total:	303,472.56

08/14/25
12:40:00

CITY OF COLUMBIA FALLS
Claim Approval Signature Page
For the Accounting Period: 8 / 25

Page: 14 of 14
Report ID: AP100A

Council Meeting Date: August 18, 2025

Claims Submitted to Council:\$ \$303,472.55

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

Prepared By: Jessica Rice, Finance Director

Jessica Rice

Approved by Eric Hanks, City Manager

Eric Hanks

City Council to Approve by motion on consent agenda

The following Claims are non-routine and/or significant in nature:

- 1.HDR Engineering: \$12,704.22 - Cedar Creek 5 year dam inspection and SCADA on call work. (Funds 1000 & 5310)
- 2.Jacobs Engineering: \$87,910.82 - RAISE project preliminary engineering. (Fund 2995)
- 3.JD Thinning: \$9,996.26 - dangerous tree thinning. (Fund 1000)
- 4.Montana Municipal Interlocal - \$85,033 - annual liability insurance payment. (Funds 1000, 2394, 5210, 5310)
- 5.NW Montana Community Land Trust: \$34,264.14 - exhaust funds for community development. (Fund 2940)
- 6.Pioneer Chemical: \$6,453.02 - pool chemicals. (Fund 1000)

The remaining Claims are routine in nature. If you have any questions, please do not hesitate to reach out.

Thank you,
Jessica Rice

08/05/25
10:39:21

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 8/25

Page: 1 of 3
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
47755		191 DIVERSIFIED ELECTRIC CO.	8,675.00						
	14569	07/25/25 WTR-HORINE WELL MOTOR	8,675.00*			5210 430500	360		101000
		Total for Vendor:	8,675.00						
		# of Claims	1	Total:	8,675.00	# of Vendors	1		

08/05/25
10:39:22

CITY OF COLUMBIA FALLS
Claim Approval Signature Page
For the Accounting Period: 8 / 25

Page: 3 of 3
Report ID: AP100A

Council Meeting Date: August 18, 2025

Claims Submitted to Council:\$ \$8,675.00

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

Prepared By: Jessica Rice, Finance Director

Jessica Rice

Approved by Eric Hanks, City Manager

Eric Hanks

City Council to Approve by motion on consent agenda

Special Claims run as one claim did not get included in 8/4/25 run; however, vendor needed payment. The work was done on the Horine Well.

08/07/25
10:12:33

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 08/08/25 to 08/08/25

Page: 1 of 1
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
TRMS HOURS (Termination Sick Pay)	69.68		3,015.05
TRMV HOURS (Termination Vacation Pay)	4.07		176.11
GROSS PAY	3,191.16	0.00	
NET PAY	2,656.74	0.00	
FIT	343.15	0.00	
MEDICARE	46.27	46.27	
SIT	145.00	0.00	
UNEMPL. INSUR.	0.00	17.55	
WORKERS' COMP	0.00	88.05	
GLACIER BANK KA	100.00	0.00	
USBANK.	2,556.74	0.00	
FIT/SIT BASE	3,191.16	0.00	
MEDICARE BASE	3,191.16	0.00	
UN BASE	3,191.16	0.00	
WC BASE	3,191.16	0.00	
Total		151.87	
Total Payroll Expense (Gross Pay + Employer Contributions):		3,343.03	

Aug. 8, 2025
Final pay
\$ 3237.43
Baud Stenlund

Check Summary

Payroll Checks Prev. Out.	\$7,823.15
Payroll Checks Issued	\$0.00
Payroll Checks Redeemed	\$2,486.27
Payroll Checks Outstanding	\$5,336.88
Electronic Checks	\$3,237.43

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Medicare	92.54	92.54		212260
Unempl. Insur.	17.55	2,061.52	2,079.07	212210
Workers' Comp	88.05	11,268.84	11,356.89	212220
FIT	343.15	343.15		212260
SIT	145.00	145.00		212260
PERS/Police	0.00			212240
HEALTHINS/PRE	0.00	39,439.60	39,439.60	212400
Total Ded.	686.29	52,769.96	580.69	52,875.56

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

08/14/25
11:18:33

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 08/15/25 to 08/15/25

Page: 1 of 2
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
ADDL HOURS (Additional)	0.00		155.20
COMA HOURS (Comp Time Accumulated)	28.13		
COMP HOURS (Comp Time Used)	10.25		245.75
OVER HOURS (Overtime)	83.50		3,521.29
PERS HOURS (Personal Time Used)	12.00		365.40
REG HOURS (Regular Time)	3,748.01		111,318.62
SHFN HOURS (Shift B)	344.50		689.00
SHFQ HOURS (OVT B)	34.25		102.75
SICK HOURS (Sick Time)	89.18		2,376.11
VACA HOURS (Vacation Time Used)	262.57		8,491.50
VOLN HOURS (Not in use)	26.00		1,300.00
GROSS PAY	127,265.62	0.00	
NET PAY	92,221.54	0.00	
NET PAY (CHECKS)	4,987.89		
NET PAY (DIRECT DEPOSIT)	87,233.65		
AFLAC-POSTTAX	86.97	0.00	
AFLAC-PRETAX	249.32	0.00	
CITY OF COLUMBI	20.00	0.00	
FIT	9,143.61	0.00	
FLEX ALLEGIANCE	1,012.50	25.00	
FOP	495.00	0.00	
HEALTHINS/PRE	4,191.60	32,426.90	
MEDICARE	1,796.20	1,796.20	
MT ST FIRE ASSO	114.40	0.00	
MUTUAL OF OMAHA	286.90	0.00	
NATIONWIDE/CITY	0.00	2,063.00	
NATIONWIDE/EMP	200.00	0.00	
P.E.R.S.	4,464.14	5,125.30	
PERS RETIREE	0.00	18.14	
PERS/FURS	1,224.15	1,642.88	
PERS/POLICE	3,161.17	5,061.40	
SIT	3,507.00	0.00	
SOCIAL SECURITY	4,741.62	4,741.62	
TEAMSTERS DUES	349.50	0.00	
UNEMPL. INSUR.	0.00	691.15	
WORKERS' COMP	0.00	3,825.34	
CHARLES SCHWAB	1,925.44	0.00	
FIREFIGHTERS FC	820.78	0.00	
FIRST INTERSTAT	1,278.59	0.00	
FREEDOM BANK	3,798.55	0.00	
GLACIER BANK KA	7,216.93	0.00	
GLACIER BANK MS	3,323.44	0.00	
GLACIER BANK/CF	25,007.94	0.00	
GLACIER BANK/WF	2,194.42	0.00	
MORGAN STANLEY	4,406.79	0.00	
NAVY FEDERAL CR	1,688.01	0.00	
PARKSIDE CR U	16,922.07	0.00	
REGIONS BANK	2,131.64	0.00	

8/15/25 payroll

\$143,946.45

Paul Staaland

08/14/25
11:18:33

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 08/15/25 to 08/15/25

Page: 2 of 2
Report ID: P130

STOCKMAN BANK	1,376.63	0.00
USAA FEDERAL	1,844.47	0.00
WELLS FARGO	2,315.24	0.00
WELLS FARGO, TX	2,492.58	0.00
WFISH CR UNION	8,490.13	0.00
FIT/SIT BASE	112,762.74	0.00
MEDICARE BASE	123,875.20	0.00
PERS BASE	103,618.07	0.00
SOC SEC BASE	76,477.56	0.00
UN BASE	125,665.62	0.00
WC BASE	127,391.85	0.00

Total 57,416.93
Total Payroll Expense (Gross Pay + Employer Contributions): 184,682.55
*** PAYROLL REGISTER + VOLUNTEER PAYROLL REGISTER = PAYROLL SUMMARY ***

Check Summary

Payroll Checks Prev. Out. \$7,823.15
Payroll Checks Issued \$8,756.87
Payroll Checks Redeemed \$7,215.70
Payroll Checks Outstanding \$9,364.32
Electronic Checks \$134,694.58

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Social Security	9,483.24	9,483.24		212260
Medicare	3,592.40	3,592.40		212260
P.E.R.S.	9,589.44	9,589.44		212270
Unempl. Insur.	691.15		3,443.82	212210
Workers' Comp	3,825.34		18,919.52	212220
FIT	9,143.61	9,143.61		212260
SIT	3,507.00	3,507.00		212260
AFLAC-PRETAX	249.32	498.64		212230
NATIONWIDE/EMP	200.00	200.00		212280
Teamsters dues	349.50	699.00		212310
PERS/Police	8,222.57	8,222.57		212240
NATIONWIDE/CITY	2,063.00	2,063.00		212280
AFLAC-POSTTAX	86.97	173.94		212230
PERS/FURS	2,867.03	2,867.03		212275
MT ST FIRE ASSO	114.40	114.40		212315
HEALTHINS/PRE	36,618.50		112,676.60	212400
CITY OF COLUMBI	20.00	20.00		212450
FLEX ALLEGIANCE	1,037.50	1,037.50		212285
FOP	495.00		990.00	212335
PERS RETIREE	18.14	18.14		212270
MUTUAL OF OMAHA	286.90		860.70	212400
Total Ded.	92,461.01	51,229.91	136,890.64	

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

CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD AUGUST 04, 2025

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

ROLL CALL: Councilor King, Councilor Lovering, Councilor Piper, Councilor Price, Councilor Robinson and Mayor Barnhart. Absent: Councilor Shepard.

Also present: City Manager Hanks, City Clerk Staaland, City Attorney Breck, Finance Director Rice, Public Works Director Bates and Police Chief Stephens.

PLEDGE OF ALLEGIANCE

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

CONSENT AGENDA: Councilor Piper made motion to approve the consent agenda noting all claims appeared to be in order, seconded by Councilor Price with council voting as follows. Ayes: Robinson, King, Lovering, Piper, Price and Barnhart.

Approval of Claims - August 4, 2025 - \$559,880.81

Approval of Payroll Claims - August 1, 2025 - \$142,909.89

Approval of the Regular Council Meeting Minutes - July 21, 2025

Correction of Legal Description on Ordinance #833

Approval of Blue for Days LLC Plant Investment Fee Agreement, 1128 3rd Ave. E. and authorize City Manager to Execute

VISITORS/PUBLIC COMMENT (Items not on agenda)

The Council heard comments from several residents regarding the Gateway to Glacier Safety and Improvement Project and other neighborhood concerns.

Andy Zimmerman of 805 13th Street West expressed concern about the proposed roadway cross-section for the project, which he believes would result in significant loss of green space and unnecessary widening. He noted that 13th Street West is already one of the widest residential streets in the city and questioned why adjacent property owners had not been contacted for input. Mr. Zimmerman also inquired why Columbia Falls is the only municipality in the county that does not publish contact information for elected officials.

Amber Renfro of 733 4th Avenue West urged the City to protect existing greenery and mature trees in her neighborhood. She emphasized the importance of maintaining natural areas for habitat, shade, and visual appeal, warning against a shift toward an overly industrial appearance.

Janelle Brooks of 713 4th Avenue West echoed Ms. Renfro's comments and voiced concerns about the long-term impact of removing established trees. She questioned why alternatives, such as widening the existing truck route, were not considered to avoid taking private residential property.

Christine Debarros of 811 13th Street West supported the creation of safe routes to school but requested adjustments to the design that would reduce the loss of residential yard space.

Amanda Johnson of 706 3rd Avenue West stated she values the existing trees and does not support removal of healthy specimens. She expressed concern that the loss of shade would alter the small-town character and noted conflicting information she had received from the City regarding tree removal.

Mylie Ferguson of 611 6th Avenue East raised the issue of hillside stability in her neighborhood, reporting that residents are anxious about the potential for slope movement. She asked the City to explore mitigation options.

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

Preliminary Budget - Water and Sewer Enterprise Funds; Debt Service

City Manager Hanks reported that the City has received its certified tax values, reflecting \$3.4 million in new growth for the year. He outlined the preliminary budget for the Water and Sewer Enterprise Funds and associated debt service.

For the Water Enterprise Fund, Mr. Hanks explained that the City benefits from high-quality, untreated water, which reduces operational costs while providing safe drinking water. However, critical infrastructure, including the main transmission line from the water storage tank near the reservoir, is aging and will require replacement within the next decade. The City is also considering the addition of a second water tank to improve redundancy, with preliminary cost estimates approaching \$10 million.

The City continues to face challenges with water loss. Locating leaks is particularly difficult given local soil conditions and the expense of detection. The water department is implementing improved utility billing monitoring to identify potential losses earlier. Current water rates, set in 2018, have remained flat, resulting in stagnant revenue despite inflation and rising operational costs. Mr. Hanks recommended commissioning a professional water rate study following completion of the Preliminary Engineering Report (PER) to determine necessary rate adjustments and funding strategies for future capital projects.

Significant current-year items include the \$10 million RAISE grant project to replace water mains on 13th and 4th Avenues, unexpected repairs to the Horine well totaling \$55,000, and the planned \$30,565 water rate study.

For the Sewer Enterprise Fund, Mr. Hanks emphasized the City's compliance with Montana Department of Environmental Quality (DEQ) discharge requirements into the Flathead River. The 2018 Sewer PER identified five major projects, of which only one has been completed due to funding constraints. The ongoing \$5 million bioreactor modernization project is in its final stages.

The County landfill will be increasing biosolid disposal rates by three percent annually over the next five years, raising annual costs from approximately \$33,000 to \$48,000. New regulations may also require increasing solids content from 15 percent to 18 percent before disposal, which will necessitate additional polymer usage, increase equipment wear, and add operational complexity.

Planned expenditures include a \$27,000 sewer rate study and a \$125,000 updated Sewer PER. Mr. Hanks concluded that while both enterprise funds are currently healthy, proactive planning and grant pursuit are critical to meeting future infrastructure needs.

Mayor Barnhart said at this time the Public Hearing will remain open.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor Lovering expressed support for conducting the hillside stability study despite its cost and requested that flexibility be maintained in the Gateway to Glacier safety plan to address community concerns. She also shared public praise for the cleanliness and quality of facilities at Columbus Park. Lovering would also like to inquire about bear safe containers at local businesses.

Councilor Price asked for clarification on tree replacement within the Gateway to Glacier project. City Manager Hanks responded that while the project does not mandate a one-for-one replacement, the City will preserve as many trees as feasible and may consider adding new plantings if project costs allow.

Councilor Piper noted that many of the trees in the project area are within the City's right-of-way and some are in poor health. Mayor Barnhart stated that while he values the City's trees, public safety requires removing trees that damage sidewalks or pose hazards.

Mayor Barnhart encourages folks to come into City Hall to discuss the project with staff.

CITY MANAGER REPORT

City Manager Hanks reported that the Government Study Commission will meet on August 20. An open house for downtown parking and sidewalk projects is scheduled for August 27. Regarding the Gateway to Glacier project, public outreach continues, and adjustments are being made during the transition from 60 percent to 90 percent design. Arborist evaluations have been conducted for all potentially impacted trees, with preservation prioritized when feasible.

Mr. Hanks noted that a geotechnical report and funding options for hillside stabilization will be presented at the next Council meeting. Updates will also be provided on the Tamarack Meadows subdivision and two ongoing speed studies being conducted by the Montana Department of Transportation. The City's tourism survey remains open until September 14, and results will inform future planning decisions.

Recent legislative changes will impact municipal authority over parking requirements, building heights, and zoning regulations. Mr. Hanks advised that the City will need to revise ordinances accordingly within the next 18 months.

CITY ATTORNEY REPORT

City Attorney Breck announced that he, Deputy City Attorney Stephanie Breck, the City Prosecutor, and leadership of the Columbia Falls Police Department are arranging joint training sessions to improve procedural clarity and coordination between the legal and law enforcement teams.

OTHER REPORTS

Police Chief Stephens reported 10 collisions along Highway 2 in the past 90 days, none of which were directly linked to recent traffic changes.

MISCELLANEOUS

Correspondence

Fire Department July Reports

Police Department July Reports

ADJOURN

Councilor Lovering motioned to adjourn at 7:58 p.m., seconded by Councilor King.

Mayor

City Clerk



COLUMBIA FALLS MONTANA

Item No.5.

City Council Agenda Item Summary

Title: City Accountant Job Description

Date: August 18, 2025

Staff Contact: City Manager Hanks

AGENDA ITEM SUMMARY: Seeking approval of the City Accountant Job Description

BACKGROUND:

- In FY25, Council approved an additional FTE for a City Accountant.
- The Interim City Manager decided to delay advertising for the position until a permanent City Manager and the Finance Director were well established. The budgeted personnel expenditures from this approved FTE were used to maintain a professional service contract with Susan Nicosia to maintain financial stability throughout the City's financial and project management programs, especially regarding annual accounting requirements and grant management.
- The City Accountant will be the functional deputy to the Finance Director. The position will be on the non-union wage scale. An accountant with limited education or experience will start at G12/Step 2: \$28.44; a more senior accountant with extensive experience could have a starting wage at \$33.24 (Grade 13/Step 6). Grade and step determinations will be in accordance with City of Columbia Falls Personnel Policy Manual.

ANALYSIS:

- The City anticipates a very challenging job market to attract a professional accountant to this critical municipal accounting position.
- The scope of duties in the job description is intentionally broad as the Staff will be flexible in adjusting immediate responsibilities to the strengths of the new hire as we invest in the development of more unique skillsets.
- Since her "retirement", Susan's superior, dedicated, and tireless service to our community has been invaluable to the staff's successful transition and training of several positions to include the City Manager, Finance Director, Public Works Director, Cashier, and Utility Billing.
- Upon approval of the FY26 City Budget, submission of the FY25 Annual Financial Report, and completion of the FY23/24 Audit, the City will begin to phase out routine and direct support provided through a professional service contract with Susan.

FINANCIAL IMPACTS:

- The Accountant FTE was budgeted in FY25 and FY26.

WAY AHEAD:

- Following Council approval of the job description, the City will advertise the position indefinitely until filled.

STAFF RECOMMENDATION: Approve the City Accountant job description in the consent agenda.

**CITY OF COLUMBIA FALLS
POSITION DESCRIPTION
SEPTEMBER 2025**

POSITION: City Accountant

DEPARTMENT: Finance and Administration

SUMMARY OF WORK: Under the direction of the Finance Director, this position performs advanced professional accounting, grants management, and payroll support duties for the City of Columbia Falls. As Deputy to the Finance Director, the role ensures accurate and timely financial transactions, compliance with municipal, state, and federal regulations, and effective grant administration.

NATURE OF WORK: Work involves independent judgment within statutory and policy guidelines, attention to detail, and adherence to confidentiality requirements. The position requires strong technical skills in governmental accounting, grant compliance, and municipal payroll processes, with the ability to work in a fast-paced environment and manage multiple priorities.

ESSENTIAL DUTIES AND RESPONSIBILITIES:

Accounting & Finance

- Maintain and reconcile the City's general ledger, bank accounts, and subsidiary ledgers.
- Prepare and post journal entries, accruals, and adjusting entries in compliance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB).
- Assist in preparation of the annual budget and financial statements.
- Monitor revenues and expenditures for accuracy and compliance with budget authority.
- Manage Resort Tax accounting, reporting, and disbursement tracking.
- Oversee Business Licensing processing, renewals, collections, and recordkeeping.
- Assist in maintaining internal controls over cash receipts, disbursements, and accounting records.
- Support audits by preparing schedules, responding to auditor requests, and ensuring corrective actions are implemented.

Grants Management

- Identify grant opportunities and assist in grant application preparation.
- Manage awarded grants, ensuring compliance with terms, conditions, and reporting requirements.
- Maintain detailed grant files, budgets, and reimbursement requests.

Payroll Support

- Serve as backup to the City Clerk for payroll processing.
- Assist in payroll tax reporting, benefit deductions, and compliance with state/federal wage laws.

Other Duties

- Provide financial analysis and special project support to the Finance Director.
- Cross-train with other Finance Department staff to ensure operational coverage.
- Attend trainings and maintain current knowledge of municipal accounting and grants management best practices.

JOB REQUIREMENTS:

Knowledge of:

- GAAP and GASB.
- Municipal finance operations, including budgeting, capital projects, and special revenue funds.
- Federal and state grant compliance requirements (e.g., 2 CFR Part 200).
- Payroll laws, tax reporting, and benefits administration.
- Internal control frameworks and municipal auditing processes.

Skills in:

- Preparing and analyzing financial data and reports.
- Using municipal finance/accounting software and Microsoft Office applications.
- Managing multiple tasks and deadlines with accuracy.
- Professional written and verbal communication.

Ability to:

- Maintain confidentiality and handle sensitive information appropriately.
- Interpret and apply laws, regulations, policies, and procedures.
- Work effectively with City staff, elected officials, auditors, grantors, and the public.
- Problem-solve and adapt to changing priorities.

EDUCATION & EXPERIENCE:

- Minimum three (3) years of progressively responsible accounting experience.
- Bachelor's degree in Accounting, Finance, Public Admin, or related field is strongly preferred.
- Municipal or governmental accounting experience is strongly preferred.
- Experience in grant administration and compliance is preferred.
- Payroll processing experience is preferred.
- Equivalent combinations of education and experience may be considered.

WORKING CONDITIONS:

- Office environment with frequent interruptions and high-volume workloads during budget, audit, and grant reporting cycles.
- Occasional evening or weekend work for deadlines or meetings.

COMPENSATION & BENEFITS:

- Starting Wage: \$28.44 (Grade 12/Step 2) – \$33.24 (Grade 13/Step 6)
 - *Depends on Education and Experience to meet Essential Duties and Responsibilities*
- Medical Insurance: Employer contributes 90% of medical insurance premiums, which could total up to \$29,940 annually for family coverage.
- Other Benefits: Includes participation in the Montana Public Employees' Retirement System paid vacation and sick leave, and other City-provided benefits as outlined in the employee handbook.

SELECTION GUIDELINES:

- Formal application, evaluation of education and experience, oral interviews and reference checks.
- The duties listed in the job description are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.
- The job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.

Council Approval Date: _____



COLUMBIA FALLS MONTANA

City Council Agenda Item Summary

Title: Confirmation of Probationary Volunteer Firefighter Seth Swartzenberger

Date: 8/14/2025

Staff Contact: Karl Weeks

AGENDA ITEM SUMMARY: Recommendation for Seth Swartzenberger to be appointed as a probationary volunteer firefighter.

BACKGROUND: N/A

ANALYSIS: The membership of the Columbia Falls Fire Department has voted to accept Seth Swartzenberger as a probationary volunteer firefighter. Seth's connection to the department is both unique and inspiring. On February 27, 2023, he was involved in a serious motor vehicle accident on Highway 2. Columbia Falls Fire Department personnel responded to the scene and extricated him from his vehicle. Now, Seth is considering pursuing firefighting as a career and has joined CFFD to gain valuable experience toward achieving that goal.

FINANCIAL CONSIDERATIONS: N/A

STAFF RECOMMENDATION: I recommend accepting Seith Swartzenberger as a probationary volunteer firefighter for the Columbia Falls Fire Department

SUGGESTED MOTION: Motion made to accept Seth Swartzenberger as a probationary volunteer firefighter.

ATTACHMENTS: N/A



City of Columbia Falls Budget Hearing Tax Mill Levy



COLUMBIA FALLS MONTANA

Tax Mill Levy

Item No.7.

Determination of Tax Revenue and Mill Levy Limitations

Section 15-10-420, MCA

Aggregate of all Funds

FYE June 30, 2026

Entity Name: City of Columbia Falls

Reference Line		Enter amounts in yellow cells	Auto-Calculation (If completing manually enter amounts as instructed)
(1)	Enter Ad valorem tax revenue <u>ACTUALLY</u> assessed in the prior year (from Prior Year's form Line 17)	\$ 1,189,182	\$ 1,189,182
(2)	Add: Current year inflation adjustment @ 2.11%		\$ 25,092
(3)	Subtract: Ad valorem tax revenue <u>ACTUALLY</u> assessed in the prior year for Class 1 and 2 property, (net and gross proceeds) (from Prior Year's form Line 20)- (enter as negative)		\$ -
(4)	Adjusted ad valorem tax revenue		\$ 1,214,274
-(1) + (2) + (3)			
ENTERING TAXABLE VALUES			
(5)	Enter 'Total Taxable Value' - from Department of Revenue Certified Taxable Valuation Information form, line # 2	\$ 14,221,799	\$ 14,221,799
(6)	Subtract: 'Total Incremental Value' of all tax increment financing districts (TIF Districts) - from Department of Revenue Certified Taxable Valuation Information form, line # 7 (enter as negative)	\$ (3,389,885)	\$ (3,389,885)
(7)	Taxable value per mill (after adjustment for removal of TIF per mill incremental district value)		\$ 10,831,914
-(5) + (6)			
(8)	Subtract: 'Total Value of Newly Taxable Property' - from Department of Revenue Certified Taxable Valuation Information form, line # 3 (enter as negative)	\$ (63,440)	\$ (63,440)
(9)	Subtract: 'Taxable Value of Net and Gross Proceeds, (Class 1 & 2 properties)' - from Department of Revenue Certified Taxable Valuation Information form, line # 5 (enter as negative)		\$ -
(10)	Adjusted Taxable value per mill		\$ 10,768,474
+(8) + (9)			
(11)	CURRENT YEAR calculated mill levy		112.76
(4) / (10)			
(12)	CURRENT YEAR calculated ad valorem tax revenue		\$ 1,221,407
(7) x (11)			
CURRENT YEAR AUTHORIZED LEVY/ASSESSMENT			
(13)	Enter total number of carry forward mills from prior year (from Prior Year's form Line 22)	38.39	38.39
(14)	Total current year authorized mill levy, including Prior Years' carry forward mills		151.15
+(1) + (13)			
(15)	Total current year authorized ad valorem tax revenue assessment		\$ 1,637,244
(7) x (14)			
CURRENT YEAR ACTUALLY LEVIED/ASSESSED			
(16)	Enter number of mills actually levied in current year (Number should equal total non-voted mills, which includes the number of carry forward mills, actually imposed per the final approved current year budget document. <u>Do Not</u> include voted or permissive mills imposed in the current year.)	110.39	110.39
(17)	Total ad valorem tax revenue actually assessed in current year		\$ 1,195,735
(7) x (16)			
RECAPITULATION OF ACTUAL:			
(18)	Ad valorem tax revenue actually assessed		\$ 1,188,732
(10) x (16)			
(19)	Ad valorem tax revenue actually assessed for newly taxable property		\$ 7,003
(20)	Ad valorem tax revenue actually assessed for Class 1 & 2 properties (net-gross proceeds)		\$ -
(21)	Total ad valorem tax revenue actually assessed in current year		\$ 1,195,735
+(19) + (20)			
(22)	Total carry forward mills that may be levied in a subsequent year (Number should be equal to or greater than zero. A (negative) number indicates an over levy.)		76
(14) - (16)			

- 30 -



2025 Certified Taxable Valuation Information

(15-10-202, MCA)

Flathead County

CITY OF COLUMBIA FALLS

Certified values are now available online at property.mt.gov/cov

1. 2025 Total Market Value ¹	\$ 1,267,797,652
2. 2025 Total Taxable Value ²	\$ 14,221,799
3. 2025 Taxable Value of Newly Taxable Property.....	\$ 63,440
4. 2025 Taxable Value less Incremental Taxable Value ³	\$ 10,831,914
5. 2025 Taxable Value of Net and Gross Proceeds ⁴ (Class 1 and Class 2).....	\$ -
6. 2025 Tax Loss from HB212.....	\$ -

Tax Increment District Name	Current Taxable Value ²	Base Taxable Value	Incremental Value
COLUMBIA RISING	714,586	249,028	465,558
COLUMBIA FALLS URD (A)	4,843,843	1,986,191	2,857,662 ^
COLUMBIA FALLS INDUS'	128,700	62,035	66,665

^ Increment based on the percentage of overall increment for the TIFD
Total Incremental Value \$ 3,389,885

Preparer Holly Dale Date 7/31/2025

¹ Market value does not include class 1 and class 2 value

² Taxable value is calculated after abatements have been applied

³ This value is the taxable value less total incremental value of all tax increment financing districts

⁴ The taxable value of class 1 and class 2 is included in the taxable value totals

Aug 18 Public Hearing



- Taxable valuation **decreased 11.55%** as result of the amended tax rates for 2025
- Residential Graduated Property Tax Rate (assessed DOR market value, not real estate value)
 - **0.76%** - First \$400,000
 - **1.10%** - \$400,000 - \$1.5 million
 - **2.20%** - Greater than \$1.5 million
- Multifamily rental dwellings with market value greater than \$2 million
 - **1.89%** maximum graduated rate
- Commercial and Industrial Properties:
 - **1.4%** on first \$400,000 and **1.89%** on value greater than \$400,000

Historic Tax Rate – 1.35%

Fiscal Year 2026 City Tax Levy				
Property Value	\$100,000	\$300,000	\$600,000	\$1,000,000
Tax Rate(s) (1st \$400K)	0.76%	0.76%	0.76%	0.76%
(>\$400K)	-----	-----	1.10%	1.10%
Taxable Valuation	760	2,280	5,240	9,640
FY26 City Levy	148.44	148.44	148.44	148.44
FY26 City Taxes	\$ 112.81	\$ 338.44	\$ 777.82	\$ 1,430.96
Fiscal Year 2025 City Tax Levy				
Property Value	\$100,000	\$300,000	\$600,000	\$1,000,000
Tax Rate(s)	1.35%	1.35%	1.35%	1.35%
Taxable Valuation	1,350	4,050	8,100	13,500
FY25 City Mill Levy	128.98	128.98	128.98	128.98
FY25 City Taxes	\$ 174.12	\$ 522.37	\$ 1,044.74	\$ 1,741.23
FY25 to FY26 City Tax Reduction	\$ (61.31)	\$ (183.93)	\$ (266.91)	\$ (310.27)



FY26 Resort Tax Impact to Property Taxes

General Fund	Property Taxes	Resort Taxes	Total Taxes	Change Year-Year \$\$\$	%
FY26	\$ 1,175,835	\$ 441,480	\$ 1,617,315	\$ 92,723	6%
% of total tax revenue	73%	27%			
FY25	\$ 1,152,807	\$ 371,785	\$ 1,524,592*	\$ (31,003)*	-2%*
% of total tax revenue	76%	24%			
FY24	\$ 707,669	\$ 847,926	\$ 1,555,595	\$ 89,732	6%
% of total tax revenue	45%	55%			
FY23 -1st year resort tax	\$ 1,329,428	\$ 136,435	\$ 1,465,863	\$ 109,812	8%
% of total tax revenue	91%	9%			
FY22	\$ 1,356,051		\$ 1,356,051		

- Resort Tax collections began in FY22/October 2021 and first Tax Reduction in FY23
- City of Columbia Falls' Property Taxes are **\$180,216** less than FY22 (pre-resort tax)
- Over the last four years, the Resort Tax has contributed to **\$1.8M in tax reductions** while also funding additional Police/Fire equipment and personnel and other infrastructure projects.

**Note: FY25 maximum mill calculation left 8.03 mills unaccounted*

TAXABLE VALUATION/MILL LEVY

HISTORY AND ANALYSIS

Item No.7.

Fiscal Year	Taxable Valuation	Increase (Decrease) From Prior Year	Previous Year Levy	Current Year Authorized Levy	Floated Mill - Up-(Down)	Current Year Actual Levy	Carry Forward Mills Available	Permissive Mills		
								Other/ Voted Levy	Med. Levy	Total Mills
98-99***	4,718,500		97.867	97.972						97.972
99-00	4,812,931	2.00%	97.972	103.774	5.802	103.777	(0.003)	16.600		120.377
00-01	4,119,153	-14.41%	103.774	134.260	30.486	119.465	14.795	14.798		134.263
01-02	4,108,543	-0.26%	134.260	129.960	(4.300)	123.686	6.274	10.577		134.263
02-03	4,128,276	0.48%	129.960	135.440	5.480	135.426	0.014	11.349	5.037	151.812
03-04	4,297,479	4.10%	135.440	139.790	4.350	136.607	3.183	15.813	7.929	160.348
04-05	4,870,116	13.32%	139.790	133.530	(6.260)	133.529	0.001	12.775	10.084	156.388
05-06	4,856,782	-0.27%	133.530	148.870	15.340	148.874	(0.004)	12.251	13.157	174.282
06-07	5,189,818	6.86%	148.870	149.910	1.040	149.910	0.000	12.548	19.345	181.803
07-08	5,507,947	6.13%	149.910	152.290	2.380	152.289	0.001	18.843	18.228	189.360
08-09	5,732,539	4.08%	152.290	154.440	2.150	154.440	0.000	23.447	21.905	199.792
09-10	5,850,970	2.07%	154.440	163.255	8.815	163.255	0.000	23.753	20.450	207.458
10-11	6,034,384	3.13%	163.255	166.790	3.535	166.788	0.002	23.071	17.466	207.325
11-12	6,183,419	2.47%	166.790	155.158	(11.632)	155.158	0.000	23.116	15.483	193.757
12-13	6,498,236	5.09%	155.158	157.157	1.999	157.157	0.000	22.456	13.871	193.484
13-14	6,669,524	2.64%	157.157	158.312	1.155	158.312	0.000	21.481	12.082	191.875
14-15	6,697,343	0.42%	158.312	157.450	(0.862)	157.439	0.011	22.942	18.109	198.490
15-16	6,051,712	-9.64%	157.450	179.590	22.140	175.404	4.186	23.604	22.509	221.517
16-17	6,411,624	5.95%	179.590	178.083	(1.507)	182.083	(4.000)	23.457	19.463	225.003
17-18	6,946,439	8.34%	170.083	180.460	10.377	176.500	3.960	21.358	18.491	216.349
18-19	6,834,299	-1.61%	180.460	185.890	5.430	189.850	(3.960)	19.158	17.962	226.970
19-20	7,482,213	9.48%	185.890	178.380	(7.510)	178.380	0.000	11.634	22.831	212.845
20-21	7,694,963	2.84%	178.380	181.290	2.910	181.290	0.000	11.294	29.592	222.176
21-22	8,891,315	15.55%	181.290	164.410	(16.880)	157.854	6.556	8.574	25.319	191.747
22-23	8,969,364	0.88%	164.410	168.300	3.890	153.130	15.170	0.000	27.880	181.010
23-24	12,029,377	34.12%	168.300	132.950	(35.350)	62.460	70.490	2.000	25.900	90.360
24-25	12,246,983	1.81%	132.950	135.490	2.540	97.100	38.390	4.080	27.800	128.970
25-26	10,831,914	-11.55%	135.490	151.140	15.650	110.390	40.750	0.000	38.050	148.440



COLUMBIA FALLS MONTANA

Item No.7.

Backup



Background:

- Columbia Falls maintains a low cost, high quality Municipal Water System that is **untreated** and **sourced from three deep groundwater wells**. City water supply does not require treatment to meet Safe Drinking Water Act Standards. City does not add chlorine or fluoride to the water system.
- Aging infrastructure includes a water storage tank and the associated single water transmission main from the tank to the City. An additional storage tank and transmission main will be required within the next decade (**>\$8M**).
- City has historic water loss challenges; difficult to locate due to high soil absorption rate.
- Columbia Falls Water Rate is **among the lowest rate in the State**
 - Costs of service delivery, maintenance, and modernization exceeds the current revenue rate model.
 - Current water rates set in 2018 which included a modest rate increase with no incremental growth.
 - Base Rate is based on meter size (3/4" \$10.50; 1" \$21.00; 2" \$73.50.....12" \$2,688)
 - Usage Rate begins at \$1/1,000 gal to \$1.77/1,000 gallons

Current Water Enterprise Fund Balance:

5210	101000	Cash/Cash Equivalents	\$492,017.07
5210	102222	Bond Reserve 2005	\$35,308.00
5210	102223	Bond Reserve 2020	\$21,863.00
5210	102230	Surplus Capital	\$261,733.25
5210	102240	Replacement and Depreciation	\$586,754.00
5211	102230	Capital Expansion Surplus Capital	\$58,868.41



Priorities & Significant Projects:

- FY26 Rate Adjustment – Last adjustment was in 2018 and the costs of service delivery, maintenance, and modernization exceeds the current revenue rate model
 - Contracting a formal FY26 Water Rate Study to inform rate-level discussions.
- Water Preliminary Engineering Report – Analyze current infrastructure, model system capacities, and identify future projects to ensure the City’s infrastructure maintains sufficient capacity, resiliency, and redundancy to continue to provide safe and affordable drinking water to current residents and areas of potential growth.
- Gateway to Glacier Project: **New water mains installed on 4th Ave W, 7th St W, and 13th W**
 - \$400,000 transferred from 5211/Water Capital Expansion for City match
- 4th Ave Water Main: Replace water main North of Gateway to Glacier project to curve along Railroad St.
 - Project development and proposed funding – In Work

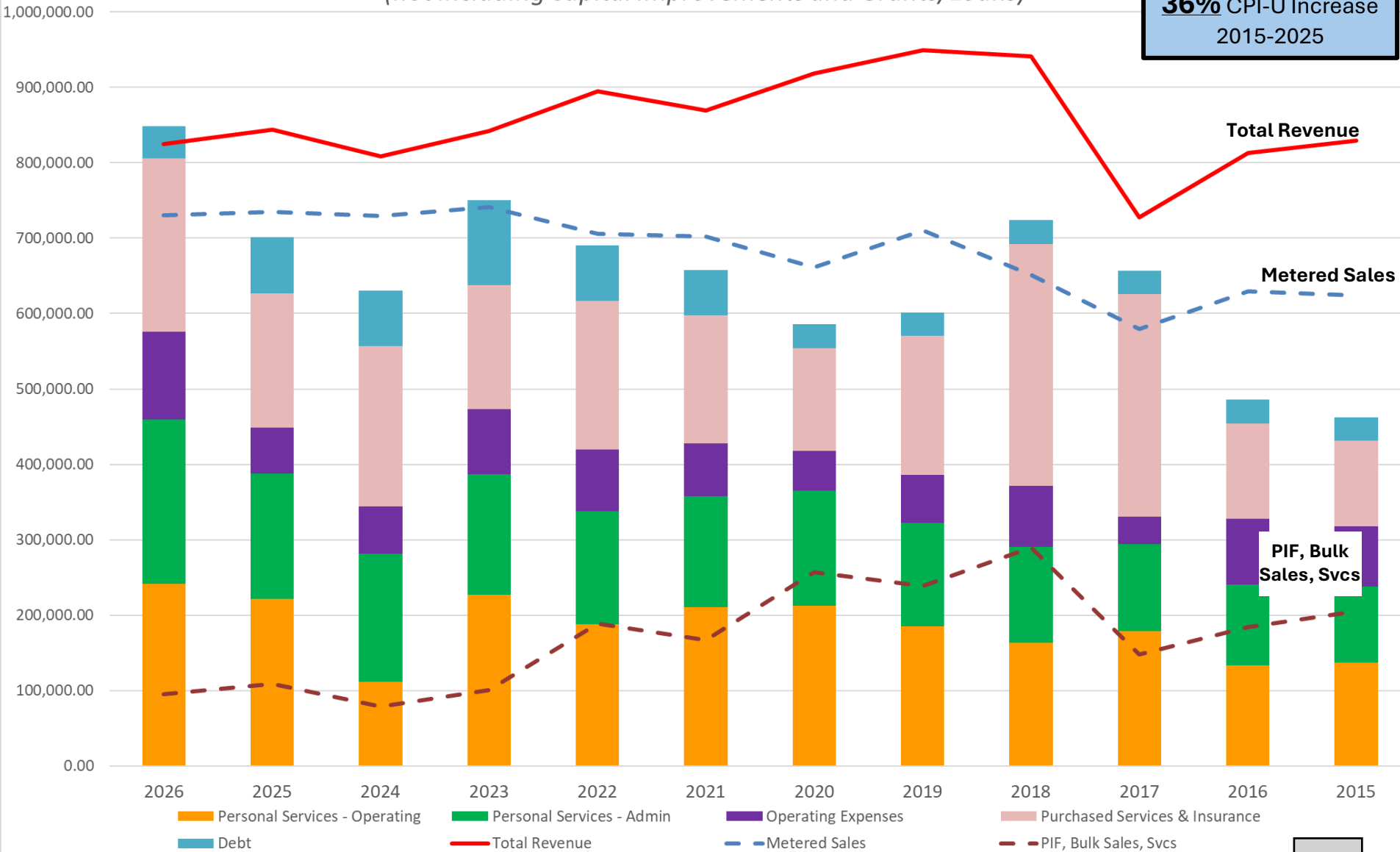
Acct/Obj	Highlighted Budget Items	FY26
430500/354	Rate Study	\$30,565
430500/354	Water System PER in support of MLUPA	\$120,000
430500/240 & 399	Horine Well Variable Frequency Drive and Motor Repair	- 36 - 00

Water Enterprise Fund Comparison of Expenses and Revenues

(not including Capital Improvements and Grants/Loans)

Item No.7.

36% CPI-U Increase
2015-2025





Background – Opportunities – Challenges:

- WWTP discharges into the Flathead River – most stringent compliance with state discharge permit.
- 2018 Preliminary Engineering Report (PER) recommended improvements and expansion of the WWTP
 - Only 1 of 5 recommended projects were financially feasible
 - Installation of a bioreactor and ongoing expansion increases plant capacity
 - Phase II of the WWTP Expansion Project completion projected in Fall 2025.
 - Funded by **\$2.88M** ARPA Grant; **\$1.4M** SLFRF Grant; **\$750K** in State Revolving Funds Loan/Grants
- County Landfill FY25 increased rates for WWTP Biosolid Disposal
- Columbia Falls Sewer Rate is **among the lowest rates in the State**; last rate adjustment was 2018.
 - Base Rate \$8.85/month for residential and applied to commercial, government and industrial users based on an annual equivalent usage. Sewer usage rate is billed at \$5 per 1,000 gallons.

Current Sewer Enterprise Fund Balance:

5310	101000	Cash/Cash Equivalents	\$619,722
5310	102225	Bond Reserve 2009	\$24,467
5310	102226	Bond Reserve 2025	\$11,957
5310	102230	Surplus Capital	\$313,893
5310	102235	Restricted WWTP	\$481,734
5310	102240	Replacement and Depreciation	\$586,754
5311	102230	Capital Expansion Surplus Capital	\$1,298,501



Key Projects – Staff Priorities :

- WWTP Bioreactor Project – \$5M
 - Scheduled for completion in September 2025
- Recommend a FY26 Rate Adjustment. Last rate adjustment was in 2018 and the costs of service delivery, maintenance, and modernization exceeds the current revenue rate model; remains among lowest in the state.
 - Revenue from Sewer Service Charges:
 - 2022/\$1.10M 2023/\$1.13M 2024/\$1.11M **2025/\$1.12M**
- Sewer Preliminary Engineering Report – Analyze current infrastructure, model system capacities, and identify future projects to ensure the City’s infrastructure has sufficient capacity in areas of potential growth while maintaining high standards of safety and environmental compliance.
- County Landfill Policy and Rate Changes
 - FY25 increased rates for WWTP Biosolid Disposal – *3% increase each year for next 5 years*
 - 2025 Disposal Expenditures: \$33,000 2029 Projection: \$48,000
 - Flathead County Landfill Biosolids Acceptance Moisture Level Policy (pilot program)
 - Requires biosolid moisture level >18% to increase “operational ease” at the landfill
 - City currently maintains 15%. Higher level requires increased polymer usage, drying, and compaction.
 - Polymer’s per unit cost significantly increases in FY26 (FY25: \$19.8K; FY26 Budget: \$35K)
 - Requires moisture testing of every load prior to delivery (~24 hrs/test)
 - City investigating solutions for overnight storage of trucks to prevent biosolid freezing

Acct/Obj	Highlighted Budget Items	FY26
430600/354	Rate Study	\$27,000
430600/354	Sewer System PER in support of MLUPA	\$ - 39 - 00

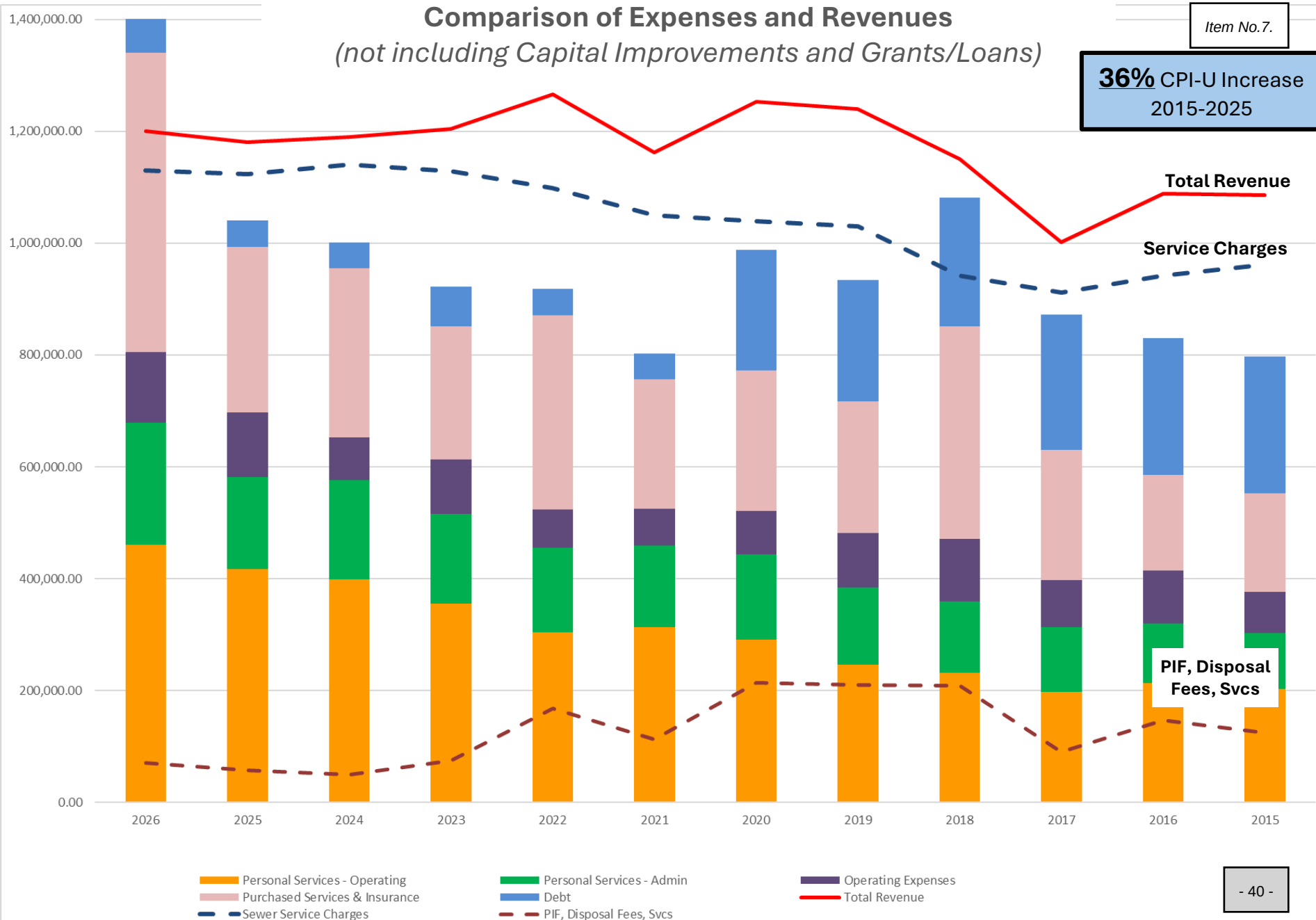
Sewer Enterprise Fund

Comparison of Expenses and Revenues

(not including Capital Improvements and Grants/Loans)

Item No.7.

36% CPI-U Increase
2015-2025





COLUMBIA FALLS MONTANA

Debt Service

Item No.7.

	Principal	Interest	Total	Balance	Notes
Fire Truck - Pumper/Rescue	\$13,089	\$4,923	\$18,012	\$130,433	Internal loan 3.87% – 2035 paid off;
SID 38 – Riverwood	\$16,393	\$8,099	\$24,492	\$195,600	Internal loan 4.16% – 2039 paid off
Water 2020	\$30,000	\$13,238	\$43,238	\$537,000	2.5% interest rate – 2040 paid off
Sewer 2009	\$42,000	\$4,234	\$46,234	\$77,000 (B) \$129,000 (C)	B – 0.75% / C – 3.0%
Sewer 2025	\$14,000	\$10,709	\$24,709	\$382,500	2.5% interest rate – 2045 paid off
Total Debt	\$115,482	\$41,203	\$156,686	\$1,451,533	



Priorities & Significant Projects:

- Attract and retain highly capable and dedicated staff
 - Maintain competitive total compensation - wages are competitive with regional municipalities
 - Invest in staff's quality of life and workplace environment
- Proposed wage **increase of 3% in cost of living**; maintain **2% experience step increase**
 - All wage/salary schedules presented to City Council Regular Meeting for decision on July 21
 - Collective Bargaining Agreements (Fraternal Order of Police and Teamsters): 3 year contract with annual 3% cost of living and 2% step; no significant changes to previous contract
 - Tentative CBA Contract presented to City Council for ratification on July 21
 - Non-Represented: same wage schedule increase (3% + 2%) as represented employees
 - Salaried: same rate increase (5%) as wage-scheduled employees
- Personnel Services budget is approximately **20% of all fund appropriations**
 - **\$4.99M** (total expenditures includes wages, overtime, health insurance, pension, workers compensation, and uniform allowances)
 - FY25 Budget: \$4.79M / Actual: \$4.37M
 - Actuals: FY22 \$3.09M; FY23 \$3.79M; FY24 \$3.98M
- **37 of 39** of funded FY26 Full Time Equivalents
 - Hiring – Accountant/Grant Management (Aug advertisement)
 - Hiring – Firefighter – 1/2 funded by rural (FY26 Q3 - awaiting SAFER grant award decision)
- CoCF provides the highest insurance contribution (families/spouses/children) but slightly lower wages compared to other regional municipalities. **City provides ~90% of all insurance plan coverage.**
 - Permissive Medical Levy pays aprox 50% of City's total costs for Medical Insurance



COLUMBIA FALLS MONTANA

Legislative – 410100

Tree City/Arbor Day – 410131/132 Item No.7.

Court – 410360/365

Administrative – 410400

Finance – 410500

Priorities & Significant Projects:

Legislative – 410100

- Non-Profit building permit reimbursement at \$1,000/property (FY26: 8-10 properties)
- ~~Geotechnical and Boring Contract (FY26 Carryover 1000/521000/820)~~

Tree City / Arbor Day – 410131/132

- Dangerous Tree Removal – ROW trees and Pinewood Park
- FY24 Urban Forestry Grant Tree Survey – Expires Sep’25; no contract and will release the grant

Administrative – 410400

- Website and Social Media improvements
- *Council Priority: Enhance community communication and transparency to meet public expectations*

Finance – 410500

- 3yr Audit for FY24-FY26 - \$110,900 (Budget FY26 \$75K; FY27 \$35.8)

Acct/Obj	Highlighted Budget Items	FY26
410100/212	Minor updates to Council Chambers to include community chairs, electrical upgrades, A/V	\$10,000
410100/390	Res 1460 – Non-Profit building permit reimbursement @ \$1,000/property (FY26: 8-10 properties)	\$10,000
410100/399	Geotechnical and Boring Contract – 2024 Hillside Sloughing 6th St E & 2nd Ave E (P	\$35,000
410131/390	Dangerous Tree Removal	\$30,000
410500/353	Audit	0

Need More Details



Priorities & Significant Projects:

Computer Systems – 410580

- FY26 IT Strategic Upgrade shifting from aging servers to cloud-based network;
 - Carryover FY25/\$15K appropriated for new servers to FY26 Cloud Transition
 - Evaluate IT Service Contract framework
- Windows 10 -> Windows 11 Upgrade
- Police CJIN IT support service

Planning & Zoning – 411000

- MT Land Use Planning Act – Growth Policy Development
- Land Use Planning Contract

Facilities Admin – 411200

- City Hall Modernization (FY26 Repaint Exterior; FY27 Court/Bathrooms/Floor; FY28 Admin)

Acct/Obj	Highlighted Budget Items	FY26
410580/212	Upgrade outdated computer hardware for Windows 10-> Windows 11 transition	\$8,000
410580/355	IT Service Contract transition from Server Based to Cloud Based	\$15,000
411000/399	City Planner Contract increase for MLUPA & Growth Policy; Land Use Planning Contract	\$140,000
411200/366	City Hall Modernization (FY26 Repaint Exterior)	0



Priorities & Significant Projects:

Law Enforcement – 420100

- Targeted Overtime Distribution (STEP, Stonegarden, Shift Coverage, In Service Training, Holiday, and Courts)
- FY26/Q3 – Cost-Benefit Analysis of a transition to modern Video and Taser Officer Safety System
 - 5 yr contract: 2.5-yr life cycle of technology upgrades; Virtual Reality training module
 - Improved data quality and reduced administrative burden for transfer of evidence/records management
 - Includes improved in-car cellular data system
- IT transition towards all Toughbook laptops and retire desktop computers; Police CJIN – IT service support.
- Annual Police Car – Cost-Benefit Analysis of technology buildouts (radar, radios, laptops, etc.) and standardized configuration (equipment, color schemes, decals, etc)
- Longterm employee retention through career opportunities (SWAT, Task Force, Instructor Roles) and improvements in training and available technology.

Fire Protection & Control – 420400

- FY26/Q3 - +1 FTE; awaiting SAFER grant awards.
- New Engine arrives in September
- Engine 433 – Engine rebuild \$40K
- Received a VFA Grant to purchase 17 portable radios - \$30K grant with 50% match from Firefighter Assn
- *Council Priority: Prioritize vehicle and equipment maintenance and up-keep due to rising replacement costs.*

Acct/Obj	Highlighted Budget Items	FY26
420100/940	Police vehicle annual purchase	\$90,000
420100/399	Integrated Video and Taser Officer Safety System; cost-benefit analysis FY26/Q3 (\$38,000/yr contract)	\$19,000
420400/361	Engine 433 engine rebuild	- 45 - 00



COLUMBIA FALLS MONTANA

Road & Street Svcs – 430200
Tax Increment District Fund – 0
Special St Maint District – 2500
Gas Tax Fund – 2820
EDA Fund - 2959
RAISE Fund - 2995
Capital Projects – 4040
Cedar Creek Trust Fund - 2700

Priorities & Significant Projects:

Street and Sidewalk Services, Maintenance, Repairs

- Street Prioritization Plan – Council Presentation in Fall 2026
- Downtown Sidewalk and Parking Improvement Project
 - Phase 2 Construction (**TIF Fund 2310**)
 - Phase 1 & 2 – Chip sealing asphalt sections (**TIF Fund 2310**)
- Chip Sealing Projects – (**\$150K Gas Tax Fund 2820 & \$150K FY25 Carryover 1000/521000/820**)
 - 7th St E and Hilltop (Martha/Grace/Beth Rd)
- Gateway to Glacier Safety & Mobility Project – \$10M Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Federal Grant (**RAISE Fund 2995**)
- 4th Ave to Railroad St/8th Ave EN Transportation Alternative Sidewalk - MDOT led project (**Fund 4040**)
 - City contribution is currently \$213,873 (13.42% of total project costs)
- 12th Ave W and RR crossing EDA Grant – project completion (**EDA 2959**)
- City Hall Parking Lot and Alley (**TIF Fund 2310**)
- Sidewalk and Path Repairs
 - Julie’s Park and 5th St W Sidewalk repair (**Cedar Creek Trust Fund 2700**)

Acct/Obj	Highlighted Budget Items	FY26
2500/2820	Chip Sealing and Road Maintenance: 7 th St E, Hilltop (Martha/Grace/Beth), and prioritized street plan	\$300,000
2700/399	Sidewalk and Path Repairs: Julie’s Park, 5 th St W Sidewalk,	\$100,000
2310	City Hall Parking Lot and Alley	- 46 -



Priorities & Significant Projects:

Parks and Recreation

- River's Edge Fishing Pier - **\$141K**
 - MT FWP/other grant funding - \$_____ (applying for up to \$40,000)
 - Civic Organization (Rotary) donation - \$_____ (targeting \$20,000)
 - Resort Tax Funding Infrastructure - **\$100,000 (Fund 2100)**
- River's Edge Entrance Sign and Landscaping - \$10,000
- Columbus Park – Improved parking along 2nd Ave E - \$_____ **(460400)**
- Swimming Pool – **\$200,000** modernization in FY26
 - Boiler Replacement – **\$135,000 or \$57,000 (Resort Tax Fund 2100)**
 - Splash Pad Sprinkler Features Replacement - **\$35,000 (Resort Tax Fund 2100)**
 - Interior and Floor Painting; Boiler House Paint and Fascia - \$22,000 **(460445/366)**
 - Robotic Vacuum - \$8,500 **(Capital Project Fund 4010)**

Acct/Obj	Highlighted Budget Items	FY26
2100 & 4010	River's Edge Fishing Pier	\$141,000
2700/399	Swimming Pool Modernization	\$200,000
460400	Columbia Park – Parking along 2 nd Ave E	\$_____ .



COLUMBIA FALLS MONTANA

Resort Tax Fund (2100)

Item No.7.

Background

- April 2019 – Montana Department of Commerce designated Columbia Falls a qualifying resort community under state law - tourism-based economy and population size.
- June 2020 – Voters approved a 3% resort tax authorizing a 20-year implementation period, with revenue allocations set: 55% public safety, 25% property tax relief, 14% infrastructure, 5% business collection reimbursements, and 1% city administration.
- October 2021 – Revenue collection began and will continue through September 2040.

Collection History:

FY25 - \$1,573,737
FY24 - \$1,412,783
FY23 - \$1,435,827
FY22 - \$518,453

Resort Tax Rebate History:

FY26 - \$441,480 (\$37,102 excess)
FY25 - \$371,785
FY24 - \$847,925 (\$637,960 excess)
FY23 - \$136,435

FY25 Resort Tax Analysis

Total FY25 Revenue	\$1,656,565.46
Less: 5% Business Admin Fee	\$82,828.27
Total City Collections	\$1,573,737.19
Less: FY24-25 Budgeted Revenues	\$1,536,635.00
Excess Revenue for Tax Relief¹	\$37,102.19
 Total Revenue for Distribution Calculation ²	 \$1,619,463.27
Public Safety - 55%	\$889,630.79
Other Infrastructure - 14%	\$226,451.47
City Admin - 1%	\$16,175.11
FY26 City Annual Appropriation or Reserve	\$1,133,624.29
 Tax Relief - 25%	 \$404,377.63
Excess Revenue for Tax Relief	\$37,102.19
FY26 Total Tax Relief	\$441,479.82

¹ Per state law, all excess collections above budget are added to tax relief

² Distribution Calculation is 100% of the projected budget or actual total revenue, whichever is less.



COLUMBIA FALLS MONTANA

Resort Tax Fund (2100)

Item No.7.

FY26 Appropriations

Public Safety – \$889,631

- \$323,880 3x Police Officers (fully burdened costs)
- \$255,393 2.25x Fire Fighters (fully burdened costs)
- \$90,000 Police Vehicle (annual purchase)
- \$20,000 Debt Payment for Fire Engine
- \$200,358 Reserve Cash (+\$212,927 from FY24) =
\$413,285 available for future

Infrastructure – \$226,451

- Options presented in future budget presentation, including capital improvements to Parks, Pool, Sidewalks, Roads, Facilities, etc.

• **\$170,000 Pool Modernization**

• **\$100,000 Fishing Pier**

- Infrastructure Reserve Balance: **\$258,633**

City Administration – \$16,175

FY26 Budget Projections

Total Resort Tax

Collections \$1,736,842

Less: 5% kept by business \$86,842

Net to City for

Distribution \$1,650,000

City Distribution:

Public Safety - 55% \$955,263

Other Infrastructure - 14% \$243,158

City Admin - 1% \$17,368

Tax Relief - 25% \$434,211

Total - City Distribution \$1,650,000



STAFF RECOMMENDATION: Approve FY26 Resort Tax Appropriations and Budget Projections.

- 49 -



COLUMBIA FALLS MONTANA

Background

- City of Columbia Falls established a Special Lighting District in 1949 to fund and maintain Street Lighting.
- Revenues are collected according to linear feet along lighted roadways within the district
 - FY25 Rate \$0.126423/linear ft for a total revenue of **\$30,049/yr**
 - Rates have remained unchanged since FY19; City staff recommend to maintain the current rate for FY26.
- City Municipal Code 17.14.130 - Street lights shall be installed at each street intersection, and at intermediate locations on blocks longer than 500 feet.
- Note: Existing properties and neighborhoods must vote to join the Special Lighting District.

Analysis

- Electric utility expenses for street lighting average \$31,000/yr
- Limited maintenance funds are needed for bulb replacement, pole damage, etc.
- City Staff recommends a street light addition at 3rd Ave E and Hwy 2. Staff will re-engage property owners to determine their interest. Engineering design is complete.

STAFF RECOMMENDATION: Levy Street Lighting District special assessment rate at \$30,049.



COLUMBIA FALLS MONTANA

Special Street Maintenance District Fund Item No. 7. d)

Background

- City of Columbia Falls established a Special Street Maintenance District to fund and maintain Street Maintenance.
- Historically, the fund has been insufficient to adequately maintain the City's streets.
 - FY10-19, the levy remained unchanged at \$301,000
 - FY20-23, the levy increased to \$316,000
 - FY24, the City Staff recommended a 4.4% increase with a projected **5% increase per year for the following four years (FY25-FY28)**.
 - FY25 - \$346,500; **FY26 - \$363,825**; FY27 - \$382,016; FY28 - \$401,117
- Revenues are collected according to square footage for properties along City streets.

Analysis

- Streets Maintenance District's expenditure budget is greater than \$600,000/yr
 - Supplemented by the Gas Tax Fund and General Fund
- FY26 Projects – Street Assessment is ongoing; street prioritized plan will be presented in Fall '26.

STAFF RECOMMENDATION: Levy Street Maintenance District special assessment rate at \$363,8



COLUMBIA FALLS MONTANA

Gas Tax Fund (2820)

Item No.7.

Background

- City receives a monthly disbursement for a share of state fuel-tax collections based on a road-mileage/population formula. Funds can be used for construction, reconstruction, maintenance and repair of streets and alleys.
- FY26 budget projection is **\$230,477**
 - FY25 - \$224,389
 - FY24 - \$235,306; FY24 (special one-time) - \$196,574
 - FY23 - \$93,346;
 - FY22 - \$100,141

Analysis

- Streets Maintenance District's expenditure budget is greater than \$600,000/yr
 - Supplemented by the Gas Tax Fund and General Fund
- FY26 Projects – Street Assessment is ongoing; street prioritized plan will be presented in Fall '26.

STAFF RECOMMENDATION: Gas Tax Fund presentation is for information purposes only.

- 52 -



2025 Certified Taxable Valuation Information

(15-10-202, MCA)

Flathead County

CITY OF COLUMBIA FALLS

Certified values are now available online at property.mt.gov/cov

1. 2025 Total Market Value ¹	\$	1,267,797,652
2. 2025 Total Taxable Value ²	\$	14,221,799
3. 2025 Taxable Value of Newly Taxable Property.....	\$	63,440
4. 2025 Taxable Value less Incremental Taxable Value ³	\$	10,831,914
5. 2025 Taxable Value of Net and Gross Proceeds ⁴ (Class 1 and Class 2).....	\$	-
6. 2025 Tax Loss from HB212.....	\$	-

7. TIF Districts

Tax Increment District Name	Current Taxable Value ²	Base Taxable Value	Incremental Value
COLUMBIA RISING	714,586	249,028	465,558
COLUMBIA FALLS URD (A	4,843,843	1,986,191	2,857,662 ^
COLUMBIA FALLS INDUS	128,700	62,035	66,665

^ Increment based on the percentage of overall increment for the TIFD

Total Incremental Value \$ 3,389,885

Preparer Holly Dale

Date 7/31/2025

¹Market value does not include class 1 and class 2 value

²Taxable value is calculated after abatements have been applied

³This value is the taxable value less total incremental value of all tax increment financing districts

⁴The taxable value of class 1 and class 2 is included in the taxable value totals

For Information Purposes Only

2025 taxable value of centrally assessed property having a market value of \$1 million or more, which has transferred to a different ownership in compliance with 15-10-202(2), MCA.

I. Value Included in "newly taxable" property	\$	-
II. Total value exclusive of "newly taxable" property	\$	-

Note

Special district resolutions must be delivered to the department by the first Thursday after the first Tuesday in September, 09/04/2025, or within 30 calendar days after the date on this form 7-11-1025(8), MCA.

The county clerk and recorder must provide mill levies for each taxing jurisdiction to the department by the second Monday in September, 09/08/2025, or within 30 calendar days after the date on this form 15-10-305(1)(a), MCA.



2025 Certified Taxable Valuation Information

(15-10-202, MCA)

Flathead County

COLUMBIA FALLS HEALTH INSURANCE (CF PERM MED LEVY)

Certified values are now available online at property.mt.gov/cov

1. 2025 Total Market Value ¹	\$	1,267,797,652
2. 2025 Total Taxable Value ²	\$	14,221,799
3. 2025 Taxable Value of Newly Taxable Property.....	\$	63,440
4. 2025 Taxable Value less Incremental Taxable Value ³	\$	10,831,914
5. 2025 Taxable Value of Net and Gross Proceeds ⁴ (Class 1 and Class 2).....	\$	-
6. 2025 Tax Loss from HB212.....	\$	-

7. TIF Districts

Tax Increment District Name	Current Taxable Value ²	Base Taxable Value	Incremental Value
COLUMBIA RISING	714,586	249,028	465,558
COLUMBIA FALLS URD (A	4,843,843	1,986,191	2,857,662 ^
COLUMBIA FALLS INDUS	128,700	62,035	66,665

^ Increment based on the percentage of overall increment for the TIFD

Total Incremental Value \$ 3,389,885

Preparer Holly Dale

Date 7/31/2025

¹Market value does not include class 1 and class 2 value

²Taxable value is calculated after abatements have been applied

³This value is the taxable value less total incremental value of all tax increment financing districts

⁴The taxable value of class 1 and class 2 is included in the taxable value totals

For Information Purposes Only

2025 taxable value of centrally assessed property having a market value of \$1 million or more, which has transferred to a different ownership in compliance with 15-10-202(2), MCA.

I. Value Included in "newly taxable" property	\$	-
II. Total value exclusive of "newly taxable" property	\$	-

Note

Special district resolutions must be delivered to the department by the first Thursday after the first Tuesday in September, 09/04/2025, or within 30 calendar days after the date on this form 7-11-1025(8), MCA.

The county clerk and recorder must provide mill levies for each taxing jurisdiction to the department by the second Monday in September, 09/08/2025, or within 30 calendar days after the date on this form 15-10-305(1)(a), MCA.



2025 Certified Taxable Valuation Information

(15-10-202, MCA)

Flathead County

COLUMBIA FALLS FIRE

Certified values are now available online at property.mt.gov/cov

1. 2025 Total Market Value ¹	\$	2,077,731,950
2. 2025 Total Taxable Value ²	\$	24,423,409
3. 2025 Taxable Value of Newly Taxable Property.....	\$	651,308
4. 2025 Taxable Value less Incremental Taxable Value ³	\$	24,423,395
5. 2025 Taxable Value of Net and Gross Proceeds ⁴ (Class 1 and Class 2).....	\$	-
6. 2025 Tax Loss from HB212.....	\$	-

7. TIF Districts

Tax Increment District Name	Current Taxable Value ²	Base Taxable Value	Incremental Value
COLUMBIA FALLS URD (A)	24	1,986,191	14 ^

^ Increment based on the percentage of overall increment for the TIFD

Total Incremental Value \$ 14

Preparer Holly Dale

Date 7/31/2025

¹Market value does not include class 1 and class 2 value

²Taxable value is calculated after abatements have been applied

³This value is the taxable value less total incremental value of all tax increment financing districts

⁴The taxable value of class 1 and class 2 is included in the taxable value totals

For Information Purposes Only

2025 taxable value of centrally assessed property having a market value of \$1 million or more, which has transferred to a different ownership in compliance with 15-10-202(2), MCA.

I. Value Included in "newly taxable" property	\$	-
II. Total value exclusive of "newly taxable" property	\$	-

Note

Special district resolutions must be delivered to the department by the first Thursday after the first Tuesday in September, 09/04/2025, or within 30 calendar days after the date on this form 7-11-1025(8), MCA.

The county clerk and recorder must provide mill levies for each taxing jurisdiction to the department by the second Monday in September, 09/08/2025, or within 30 calendar days after the date on this form 15-10-305(1)(a), MCA.

Determination of Tax Revenue and Mill Levy Limitations

Section 15-10-420, MCA

Aggregate of all Funds/or _____ Fund

FYE June 30, 2026

Entity Name: City of Columbia Falls

Reference Line		Enter amounts in yellow cells	Auto-Calculation (If completing manually enter amounts as instructed)
(1)	Enter Ad valorem tax revenue ACTUALLY assessed in the prior year (from Prior Year's form Line 17)	\$ 1,189,182	\$ 1,189,182
(2)	Add: Current year inflation adjustment @ 2.11%		\$ 25,092
(3)	Subtract: Ad valorem tax revenue ACTUALLY assessed in the prior year for Class 1 and 2 property, (net and gross proceeds) (from Prior Year's form Line 20)- (enter as negative)		\$ -
(4)	Adjusted ad valorem tax revenue		\$ 1,214,274
ENTERING TAXABLE VALUES			
(5)	Enter 'Total Taxable Value' - from Department of Revenue <i>Certified Taxable Valuation Information</i> form, line # 2	\$ 14,221,799	\$ 14,221,799
(6)	Subtract: 'Total Incremental Value' of all tax increment financing districts (TIF Districts) - from Department of Revenue <i>Certified Taxable Valuation Information</i> form, line # 6 (enter as negative)	\$ 3,389,885	\$ (3,389,885)
(7)	Taxable value per mill (after adjustment for removal of TIF per mill incremental district value)		\$ 10,831.914
(8)	Subtract: 'Total Value of Newly Taxable Property' - from Department of Revenue <i>Certified Taxable Valuation Information</i> form, line # 3 (enter as negative)	\$ 63,440	\$ (63,440)
(9)	Subtract: 'Taxable Value of Net and Gross Proceeds, (Class 1 & 2 properties)' - from Department of Revenue <i>Certified Taxable Valuation Information</i> form, line # 5 (enter as negative)		\$ -
(10)	Adjusted Taxable value per mill		\$ 10,768.474
(11)	CURRENT YEAR calculated mill levy		112.76
(12)	CURRENT YEAR calculated ad valorem tax revenue		\$ 1,221,407
CURRENT YEAR AUTHORIZED LEVY/ASSESSMENT			
(13)	Enter total number of carry forward mills from prior year (from Prior Year's form Line 22)	30.36	30.36
(14)	Total current year authorized mill levy, including Prior Years' carry forward mills		143.12
(15)	Total current year authorized ad valorem tax revenue assessment		\$ 1,550,264
CURRENT YEAR ACTUALLY LEVIED/ASSESSED			
(16)	Enter number of mills actually levied in current year (Number should equal total <u>non-voted</u> mills, which includes the number of carry forward mills, actually imposed per the final approved current year budget document. <u>Do Not</u> include voted or permissive mills imposed in the current year.)	102.12	102.12
(17)	Total ad valorem tax revenue actually assessed in current year		\$ 1,106,155
RECAPITULATION OF ACTUAL:			
(18)	Ad valorem tax revenue actually assessed		\$ 1,099,677
(19)	Ad valorem tax revenue actually assessed for newly taxable property		\$ 6,478
(20)	Ad valorem tax revenue actually assessed for Class 1 & 2 properties (net-gross proceeds)		\$ -
(21)	Total ad valorem tax revenue actually assessed in current year		\$ 1,106,155
(22)	Total carry forward mills that may be levied in a subsequent year (Number should be equal to or greater than zero. A (negative) number indicates an over levy.)		41.00

Determination of Permissive Levy for Group Benefits

Section 15-10-420(9), MCA

FYE June 30, 2025

Entity Name: City of Columbia Falls

Item No.7.

Step A: Input in Yellow Cells		Fiscal Year	<u>Line 1</u> : BASE Year = Total <u>Actual</u> Annual Employer Contribution for Group Benefits in BASE Year <u>Line #2</u> : BUDGET Year: Total Annual Employer Contribution For Group Benefits for <u>Eligible Workers</u> <u>Employed</u> on July 1st	Average Monthly Employer Contribution per Employee	Actual # of Employees the Local Government Made (1) or Will Make (2) Employer Contributions to Group Benefits for on July 1st
(1)	BASE Year	2000	\$39,104.00	\$232.76	14
(2)	Budgeting For	2026	\$484,742.00	\$1,553.66	26
(3)	Increase from BASE Year (Decreases will be reported as zero)			\$1,320.90	12

Step B:		Fiscal Year	2026
		2025	Certified Taxable Valuation
(4)	Taxable Value less Incremental Taxable Value of General Fund	\$10,831,914.00	

Step C:		(5) BASE Contribution	(6) Increase in Employer Contribution from BASE Year
Calculation of:			
(5) BASE Contribution			
(6) Increase in Employer Contribution from BASE Year			
		\$72,621.71	\$412,120.29

Step D: Must be deposited into Fund 2372		Fund #2372 Permissive Medical Levy			
Transition clause per L2009 SB 491, Section 4, has expired.		Fiscal Year	Fund 2372 Permissive Levy # of Mills Allowed to Levy (Not Subject to 15-10-420)	Value Per Mill	Fund 2372 Total Generated Tax Revenue
(7)	Choice #1 PER sec. 4, Ch 412, L.2009 - (1)(b)	2026	38.05	\$10,831.91	\$412,120.29



COLUMBIA FALLS MONTANA

Item No.8.

City Council Agenda Item Summary

Title: Tamarack Meadows

Date: August 18, 2025

Staff Contact: City Manager Hanks

AGENDA ITEM SUMMARY: City Manager update on a citizen complaint regarding Tamarack Meadows Preliminary Plat and Subdivision Construction Enforcement.

BACKGROUND:

- Dec 13, 2022: Public Hearing of the City/County Planning Board and Zoning Commission to review Schellinger Construction request for a Major Subdivision called *Tamarack Meadows*. It consists of 103 lots and open space areas totaling 47 acres. Originally part of the Tamarack Heights development, these lots had preliminary plat approval back in 2006 (since expired). The proposed subdivision followed the same design as the original subdivision.
 - o Adopted Staff Report CPP-22-03 as Findings of Fact
 - o Recommend Approval of Preliminary Plat to City Council
- Jan. 3, 2023 (continued to Jan. 17, 2023): Public Hearing of the City Council
 - o Adopted Staff Report CPP-22-03 as Findings of Fact
 - o Approved Preliminary Plat
- Jun 30, 2024: City of Columbia Fall relinquished extraterritorial planning and zoning jurisdiction outside of city limits, in accordance with State Law (Senate Bill 382).

ANALYSIS:

- The City of Columbia Falls no longer holds planning or zoning jurisdiction outside its municipal boundaries. The County Administrator and County Planning Director have confirmed that Flathead County now has municipal jurisdiction over this development.
- The Montana Department of Environmental Quality (DEQ) is the environmental regulator and has issued the subdivision's permits. Both DEQ and the Flathead County Conservation District are aware of citizen concerns and are currently assessing any potential environmental impacts.
- The City/County Board and City Council agenda packets from the original public hearings remain posted on the City website. These packets include the full staff report inclusive of the Environmental Assessment and Stormwater Drainage Plan detailing the purpose and location of the retention ponds.
- City staff remain available to provide historical context and documentation to County or DEQ officials as needed.

STAFF RECOMMENDATION: This subdivision is outside the City's jurisdiction and falls under Flathead County and State DEQ oversight. This briefing is intended to keep the City Council informed and responsive to citizen inquiries, while recognizing the City has no enforcement authority in this matter.



COLUMBIA FALLS MONTANA

Item No.9.

City Council Agenda Item Summary

Title: Geotechnical Evaluation – 2nd Avenue East Slope Stability Assessment

Date: August 18, 2025

Staff Contact: Shawn Bates, PWD

AGENDA ITEM SUMMARY: Requesting authorization to proceed with a geotechnical evaluation of the 2nd Avenue East slope to determine current stability, identify potential failure mechanisms, and recommend mitigation measures following the June 2024 hillside sloughing event.

BACKGROUND:

- In June 2024, a slope failure occurred along 2nd Avenue East, likely triggered by a combination of a waterline service leak and a significant rainfall event. The City initiated emergency mitigation, contracting a tree service to remove nine hazardous trees to protect homes at the base of the slope.
- A preliminary survey conducted in June/July 2025 indicated signs of historic slope movement, suggesting long-term contributing factors to the failure. These include subsurface water flows from underground sections of Cedar Creek, which contribute to saturated ground conditions in the “Mosquito Flats” area.
- The hillside sloughing region is on City Right of Way.

ANALYSIS:

- The slope’s current stability remains uncertain and may require further hazard mitigation. Key observations include:
 - o The slope is an outflow area for underground Cedar Creek channels, creating persistently moist soils and occasional standing water.
 - o Preliminary review identified historic sloughing, possibly influenced by subsurface hydrology.
 - o Emergency tree removal addressed immediate hazards; no high-risk trees or boulders are currently visible.
- A comprehensive geotechnical investigation, including soil borings, will evaluate slope conditions and develop recommended mitigation strategies.
 - o If excessive subsurface water is confirmed, potential solutions may include vertical drainage systems to reduce groundwater impacts on the slope.
- City Alternatives:
 - o No Action: City Staff would continue to monitor the hillside for changes.
 - The city is aware of an existing condition and likely has a duty to mitigate the condition to reduce risk damage to private property.

- Non-Engineered Mitigation: Contract removal of visibly hazardous trees, stumps, boulders, and other debris.
 - Consideration whether removal of vegetation or other materials could potentially reduce slope stability and increase the risk of further sloughing.
- Geotechnical Evaluation: City contracts with a licensed geotechnical engineer to assess slope conditions and recommend solutions to reduce risk.
 - If engineered solutions are cost-prohibitive, the City will pursue state/federal grants and loan opportunities.
 - The City will prioritize projects for the highest-risk scenarios (most likely and most severe events) and while funding is pursued, develop a monitoring plan for key stability indicators.
- MMIA Liability Coverage for all three alternatives: *The City likely has liability coverage to the city should a claim arise however is dependent on the facts, allegations, and pleadings that are asserted to each specific claim.*

FINANCIAL CONSIDERATIONS:

- Alpine Geotechnical has proposed a fee of \$35,000 for the geotechnical evaluation.
 - Unknown projected costs for engineered solutions
- Unknown costs for non-engineered mitigation alternative

STAFF RECOMMENDATION: Approve the proposed contract with Alpine Geotechnical to ensure public safety and address long-term slope stability concerns for 2nd Avenue East.

SUGGESTED MOTION: Move to authorize the City Manager to execute a contract with Alpine Geotechnical in the amount of \$35,000 for geotechnical evaluation of the 2nd Avenue East slope.

ATTACHMENTS: Alpine Geotechnical proposal and contract.



A portion of the hillside sloughing exposing boulders and undercut of tree roots



View of homes from midway down hillside, near the sloughing location.



July 16, 2025

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

Attn: Shawn Bates – Public Works Director
bates@cityofcolumbiafalls.com

Re: Proposal for Geotechnical Investigation
2nd Avenue East Hillside
Columbia Falls, Montana

Dear Shawn Bates:

Alpine Geotechnical, LLC (Alpine) is pleased to submit this proposal to provide geotechnical consultation for the above referenced project. We understand slope instabilities have developed along the hillside between 6th Street East and 2nd Avenue East in Columbia Falls, Montana. We understand slope movement was first observed following a leaking water service followed by an intense rainstorm. Based on our observations, it appears a relatively large rotational failure occurred along the hillside, which developed a scarp approximately 20 feet wide and 4 feet tall along the top of the failure surface.

Progressive slope movement or creep is not obvious at this time; therefore, we do not believe additional mass movement is eminent. However, due to close proximity of residences at the base of the hillside, we believe future remediation of the failed slope is necessary to minimize potential future slope movements. The attached site map shows the slope failure area and proposed boring/investigation locations.

The services to be provided by Alpine are summarized in the following paragraphs.

Field Investigation – For the scope of this project, we propose to drill two (2) borings along the slope crest to a depth of 80 feet. We also propose to drill one (1) boring along the base of the slope to a depth of 20 feet. The two deep borings along the slope crest will be drilled with a Geoprobe 8150LS sonic drill rig operated by O’Keefe Drilling in Butte, Montana. Due to limitations of site access, the single boring along the base of the slope will be drilled using a low-clearance drill rig. Alternatively, a test pit to a depth of 10 feet +/- with a compact excavator will be conducted if drill rig access is not feasible. Based on our observations along the slope, it is anticipated the near-surface native soils encountered will consist of silt and sand with abundant cobbles and boulders.

Sampling will be in general accordance with industry standard procedures wherein Standard Penetration Testing (SPT) will be conducted at maximum intervals of 5-feet, and thin-walled tube

Proposal for Geotechnical Investigation

2nd Avenue East Hillside, Columbia Falls, Montana

Item No.9.

July 16, 2025

samples will be obtained at selected depths in fine-grained deposits. The field investigation will be directed by our geotechnical engineer who will oversee the drilling operation and select sample type and location. Observations will be made for groundwater levels during and after drilling. Once the samples have been collected and classified in the field, they will be placed in appropriate sample containers for transport to our laboratory.

Items to be provided by the client include the right of entry to conduct the exploration and an awareness and/or location of any private subsurface utilities existing in the area. We will contact the regional utility notification center for location of utilities in public easements. Location of private lines on the property is not part of the one-call service or Alpine scope. All private lines should be marked by others prior to beginning of drilling.

Laboratory Investigation – Samples will be tested in our laboratory to determine physical and engineering characteristics. Testing will be performed under the direction of a geotechnical engineer and will include visual classification, moisture content, particle size, liquid-plastic limits, in-situ unit weight, and direct shear/triaxial testing. All laboratory testing will be conducted according to ASTM test standards.

Engineering Analysis and Report – The results of our field and laboratory programs will be evaluated by a professional geotechnical engineer licensed in the State of Montana. Based on the results of our evaluation, we will prepare an engineering report that summarizes the results of the testing performed and provides appropriate geotechnical recommendations based upon our analyses. The report will include the following:

- Boring location plan
- Encountered soil conditions
- Groundwater levels observed during and after completion drilling
- Computer generated boring logs with soil stratification based on visual classification
- Summarized laboratory data
- Soil classification criteria, and general notes that describe drilling, sampling, and classification terminology
- Two-dimensional slope stability analyses using EnSlope v2025
- Engineering evaluation of existing slope failure
- Slope remediation recommendations

Schedule – The field investigation can be completed within about 4-6 weeks following notice to proceed based upon current scheduling. The final geotechnical report can be completed within about 30 days after drilling is completed. We schedule field investigations based on first to authorize, first served basis.

Fee – For the scope of services outlined in this proposal, our total lump sum fee as described above would be **\$35,000**. An invoice for the first 60% will be sent after completion of the field investigation. The remaining 40% will be sent after the investigation and report is completed.

Proposal for Geotechnical Investigation

2nd Avenue East Hillside, Columbia Falls, Montana

Item No.9.

July 16, 2025

We appreciate the opportunity to provide this proposal and look forward to the opportunity of working with you should you find this proposal acceptable. Please call our office at 406-257-6479 if you have any questions.

Sincerely,

ALPINE GEOTECHNICAL, LLC



Kagan Rutz, P.E.
Principal/Senior Engineer



Cliff Clark
Staff Geotechnical Engineer

**Attachments: Proposed Exploration Location Plan
Agreement for Services**

2nd Ave E Hillside Columbia Falls

Boring Map - Alpine Geotechnical

Legend

Item No.9.

 Boring -

 Untitled Path

Boring - 80 feet

Boring - 80 feet

Failure Area

Boring - 20 feet

Google Earth

Image © 2025 Airbus

2nd Ave E

100 ft

- 65 -

AGREEMENT FOR SERVICES

This **AGREEMENT** is between City of Columbia Falls Public Works ("Client") and Alpine Geotechnical, LLC ("Consultant") for Services to be provided by Consultant for Client on the 2nd Avenue East Columbia Falls Hillside ("Project"), as described in the Project Information section of Consultant's Proposal dated July 16, 2025 ("Proposal") unless the Project is otherwise described in Exhibit A to this Agreement (which section or Exhibit is incorporated into this Agreement).

1. **Scope of Services.** The scope of Consultant's services is described in the Scope of Services section of the Proposal ("Services"), unless Services are otherwise described in Exhibit B to this Agreement (which section or exhibit is incorporated into this Agreement). Portions of the Services may be subcontracted. Consultant's Services do not include the investigation or detection of, nor do recommendations in Consultant's reports address occupant safety issues, such as vulnerability to natural disasters, terrorism, or violence. Consultant's findings, opinions, and recommendations are based solely upon data and information obtained by and furnished to Consultant at the time of the Services.
2. **Acceptance/ Termination.** Client agrees that execution of this Agreement is a material element of the consideration Consultant requires to execute the Services, and if Services are initiated by Consultant prior to execution of this Agreement as an accommodation for Client at Client's request, both parties shall consider that commencement of Services constitutes formal acceptance of all terms and conditions of this Agreement. Additional terms and conditions may be added or changed only by written amendment to this Agreement signed by both parties. In the event Client uses a purchase order or other form to administer this Agreement, the use of such form shall be for convenience purposes only and any additional or conflicting terms it contains are stricken. This Agreement shall not be assigned by either party without prior written consent of the other party. Either party may terminate this Agreement or the Services upon written notice to the other. In such case, Consultant shall be paid costs incurred and fees earned to the date of termination plus reasonable costs of closing the project.
3. **Change Orders.** Client may request changes to the scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee.
4. **Compensation and Terms of Payment.** Client shall pay compensation for the Services performed at the fees stated in the Compensation section of the Proposal unless fees are otherwise stated in Exhibit C to this Agreement (which section or Exhibit is incorporated into this Agreement). If not stated in either, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney fees. Consultant may suspend Services for lack of timely payment.
5. **Third Party Reliance.** This Agreement and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties. For a limited time period not to exceed three months from the date of the report, Consultant will issue additional reports to others agreed upon with Client, however Client understands that such reliance will not be granted until those parties sign and return Consultant's reliance agreement and Consultant receives the agreed-upon reliance fee.
6. **LIMITATION OF LIABILITY. CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARD ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND EMPLOYEES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO THE GREATER OF \$50,000 OR CONSULTANT'S FEE, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. PRIOR TO ACCEPTANCE OF THIS AGREEMENT AND UPON WRITTEN REQUEST FROM**

CLIENT, CONSULTANT MAY NEGOTIATE A HIGHER LIMITATION FOR ADDITIONAL CONSIDERATION. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE(S)

OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL LIABILITY POLICY.

- 7. Indemnity/Statute of Limitations.** Consultant and Client shall indemnify and hold harmless the other and their respective employees from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles. Neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of services on the project.
- 8. Warranty.** Consultant will perform the Services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. **EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**
- 9. Insurance.** Consultant represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Consultant's employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$1,000,000 occ / \$2,000,000 agg); (iii) automobile liability insurance (\$1,000,000 B.I. and P.D. combined single limit); and (iv) professional liability insurance (\$1,000,000 claim / agg). Certificates of insurance will be provided upon request. Client and Consultant shall waive subrogation against the other party on all general liability and property coverage.
- 10. CONSEQUENTIAL DAMAGES. NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.**
- 11. Dispute Resolution.** Client shall not be entitled to assert a Claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion from a registered, independent, and reputable engineer, architect, or geologist that Consultant has violated the standard of care applicable to Consultant's performance of the Services. Client shall provide this opinion to Consultant and the parties shall endeavor to resolve the dispute within 30 days, after which Client may pursue its remedies at law. This Agreement shall be governed by and construed according to Montana law.
- 12. Subsurface Explorations.** Subsurface conditions throughout the site may vary from those depicted on logs of discrete borings, test pits, or other exploratory services. Client understands Consultant's layout of boring and test locations is approximate and that Consultant may deviate a reasonable distance from those locations. Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.
- 13. Sample Disposition, Affected Materials, and Indemnity.** Samples are consumed in testing or disposed of upon completion of tests (unless stated otherwise in the Services). Client shall furnish or cause to be furnished to Consultant all documents and information known or available to Client that relate to the identity, location, quantity, nature, or characteristic of any hazardous waste, toxic, radioactive, or contaminated materials ("Affected Materials") at or near the site, and shall immediately transmit new, updated, or revised information as it becomes available. Client agrees that Consultant is not responsible for the disposition of Affected Material unless specifically provided in the Services, and that Client is responsible for directing such disposition. In the event that test samples obtained during the performance of Services (i) contain substances hazardous to health, safety, or the environment, or (ii) equipment used during the Services cannot reasonably be decontaminated, Client shall sign documentation (if necessary) required to ensure the equipment and/or samples are transported and disposed of properly, and agrees to pay Consultant the fair market value of this equipment and reasonable disposal costs. In no event shall Consultant be required to sign a hazardous waste manifest or take title to any Affected Materials. Client shall have the obligation to make all spill or release notifications to appropriate governmental agencies. The Client agrees that Consultant neither created nor contributed to the creation or existence of

any Affected Materials conditions at the site. Accordingly, Client waives any claim against Consultant and indemnify and save Consultant, its agents, employees, and related companies harmless from any claim, liability or defense cost, including attorney and expert fees, for injury or loss sustained by any party from such exposures allegedly arising out of Consultant's non-negligent performance of services hereunder, or for any claims against Consultant as a generator, disposer, or arranger of Affected Materials under federal, state, or local law or ordinance.

- 14. Ownership of Documents.** Work product, such as reports, logs, data, notes, or calculations, prepared by Consultant shall remain Consultant's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.
- 15. Utilities.** Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to subterranean structures or utilities that are not called to Consultant's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Consultant.
- 16. Site Access and Safety.** Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any other parties, including Client, Client's contractors, subcontractors, or other parties present at the site.

Consultant: Alpine Geotechnical, LLC

Client: City of Columbia Falls Public Works



By: _____ **Date:** 7/16/2025

Name/Title: Kagan Rutz / Principal

Address: 120 Round Stone Drive, Suite 101
KalisPELL, MT 59901

Phone: (406) 257-6479

Email: kr@alpinegt.com

By: _____

Name/Title: _____

Address: _____

Phone: () _____

Email: _____



City Manager's Report

City Calendar

18 Aug: City Council Regular Mtg

- **Public Hearing** - Final Budget and Levies
- Update on Tamarack Meadows and Geotechnical Evaluation

20 Aug: Government Study Commission

27 Aug: **Open House** Downtown Parking & Sidewalk Project

2 Sep: City Council Regular Mtg

- **Public Hearing** – Final Budget

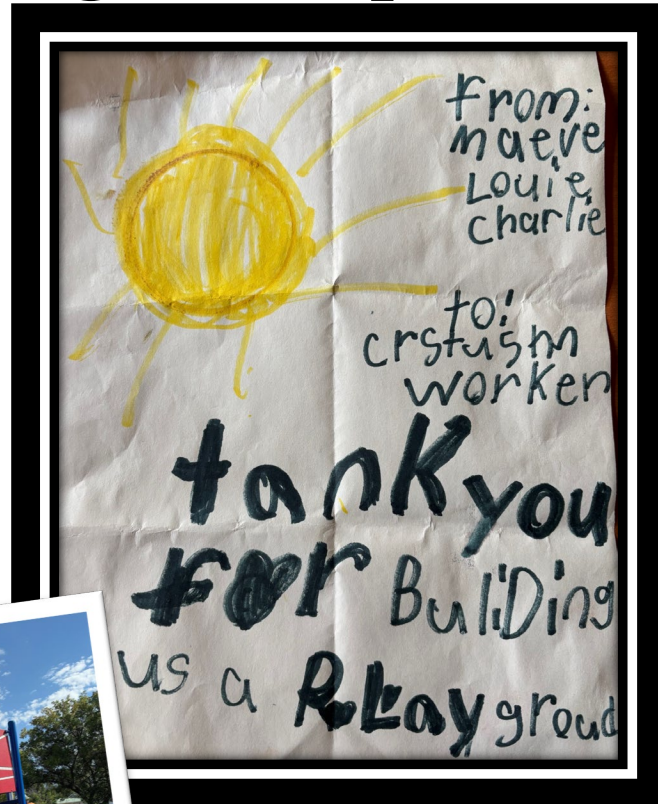
4 Sep: Government Study Commission

- **Public Hearing** - Final Report

15 Sep: City Council Regular Mtg

- **Public Hearing** - Adopt Budget

30 Sep: Budget Submission



Staff Highlights

City Manager

- FY26 Budget Development
- Gateway to Glacier Safety & Mobility Project Temp Construction Easements – Ongoing
- Tamarack Meadows Subdivision Review
- Geotechnical Evaluation Review
- Pool Customer Satisfaction Survey

Finance & Admin

- FY25 Budget Closeout
- FY26 Budget Development
- Audit – Ongoing

Public Works & Planning

- Columbus Park Playground
- Street Line Painting
- WWTP Expansion and Modernization Project

Police

- Increased patrols on Hwy 2 and Railroad St

Fire

- Acceptance Inspection of new Fire Engine
- Complications in Engine Repair for Engine

City Manager Report

Item No.10.

- **City Council Election – November 4, 2025**
 - Candidates can contact the City Manager to schedule a Candidate Preparation Session.
- **Columbia Falls Aquatic Center Customer Satisfaction Survey open till August 31, 2025.**

- **Over 70 Surveys Collected!**
- Very positive feedback about this popular City program, specifically highlighting the professionalism of the staff, safety, low costs, swim lessons, lap swim, and pool parties.
- Negative comments highlighted poor City-wide communication, restroom facilities, pool house restrooms & floors, older splash pad sprinkler features, depth of pool, boiler closures, and length of season.
- Survey results will inform improvements to a significant 2026 Modernization of program operating procedures and facilities.



- **Capital Improvement Projects:** City Staff is available to discuss current project details
- **Gateway to Glacier Safety & Mobility Project** (www.columbiafallsgatewaytoglacier.com)
Increasing public interest concerning impacts to the right of way in vicinity of residences
 - City and Engineers are nearing 100% design
 - **Temporary Construction Easements (ongoing)**
 - Advertise for bids in Oct; Open House in Nov/Dec; Construction in Mar 2026
- **Downtown Sidewalk and Parking Improvement – Phase 2**
 - Open House – August 27th at 6PM
- **Railroad St Pathway Project** (MDT-led project)
- **Destination Marketing Office Resident Sentiment Survey** (closes Sep 14)
 - *As tourism continues to grow in Columbia Falls and the surrounding area, we want to hear from the people who matter most — you, our residents. Your feedback will help local leaders, businesses, and tourism organizations better understand how tourism is impacting our community — both the benefits and the challenges.*
 - Laura Gadwa, Executive Director Columbia Falls Destination Marketing Office
- <https://www.surveymonkey.com/r/2XBZPJF>



8/15/2025

Visit the City of Columbia Falls Website and Contact Us for Questions

<https://www.cityofcolumbiafalls.org/>

<https://www.cityofcolumbiafalls.org/contact-us>



- 70 -



COLUMBIA FALLS MONTANA

Item No.10.

Budget Plan of Action & Milestones

Foster a fiscally responsible and forward-thinking community by embracing an incremental budgeting approach that ensures the continuity and enhancement of essential municipal services. The City is committed to strategically investing in capital improvements that strengthen our infrastructure, prioritizing public safety and public health, and maintaining the high level of service our residents expect and deserve.

17 Apr	Department Budget Worksheets
5 May	Council Regular Session – Budget Action Plan
28-15 May	Staff Budget Development
14 May	Staff Insurance Committee
19 May/6PM	Council Budget Workshop (FY25-26 Budget Goals, Priorities)
19 May	Council Regular Session
2 Jun/6PM	Council Personnel Committee
2 Jun	Council Regular Session
5 Jun/5PM	Council Public Works Committee
5 Jun/6PM	Council Public Safety Committee
16 Jun/6PM	Council Parks and Rec Committee
16 Jun	Council Regular Session
16 Jun	Notification of Public Hearing
7 Jul	Council Public Hearing for Preliminary Budget
21 Jul/6PM	Council Workshop (Final Budget Thoughts and Council Priorities)
21 Jul	Council Public Hearing for Preliminary Budget
4 Aug	Certified Tax Values Received
4 Aug	Council Public Hearing for Budget
18 Aug	Council – Final Budget and Levies
2 Sep	Council – Final Budget
18 Sep	Council – Adopt Budget
NLT 30 Sep	Budget Submission

May				
M	T	W	T	F
			1	2
5	6	7	8	9
12	13	14	15	16
19	20	21	22	23
26	27	28	29	30
June				
M	T	W	T	F
2	3	4	5	6
9	10	11	12	13
16	17	18	19	20
23	24	25	26	27
30				
July				
M	T	W	T	F
	1	2	3	4
7	8	9	10	11
14	15	16	17	18
21	22	23	24	25
28	29	30	31	
August				
M	T	W	T	F
				1
4	5	6	7	8
11	12	13	14	15
18	19	20	21	22
25	26	27	28	29
September				
M	T	W	T	F
1	2	3	4	5
8	9	10	11	12
15	16	17	18	19
22	23	24	25	26
29	30			

**CITY OF COLUMBIA FALLS
CORRESPONDENCE LIST
COUNCIL MEETING
August 18, 2025**

8/04/25 Andy Zimmerman-Gateway to Glacier Safety and Mobility Improvement Project

08/11/25 Paul Kruger – Tamarack Meadows Subdivision

08/12/25 Email from Julie Mitchell – RE: Tamarack Meadows Subdivision

2025.8.4

Good evening, my name is Andy Zimmerman. I live at 805 13th St W and I have concerns about the Columbia Falls Gateway to Glacier Safety and Mobility Improvement Project. I, like most people in our community, and probably you, believe there is a lot of opportunity to improve, maintain and increase the safety of the streets in our town. My concerns with this project though is the scale, location and transparency of it.

The cross section of the plan, as I have seen it on paper, shows on 13th street, maximizing the right of way to build:

- a buffer zone
- a multi-use pathway
- another buffer zone
- a parking lane
- a lane of vehicle travel
- turning lane
- another lane of travel
- followed by buffer zone
- a sidewalk
- And one more buffer zone

In total this shows 5 lanes of travel, 2 parking lanes and 4 buffer zones, all on a residential street. I think if we are going to pursue building massive corridors they belong near businesses, city centers, main streets and not in neighborhoods.

It should be noted that, 13th street is already one of the widest residential streets in the city. There's plenty of room to improve it without expanding its width.

I am also concerned about the environmental impact of our community with this 10.5 million dollar, 1.7 mile, project. I have no doubt that we can improve our streets and increase safety without replacing large amounts of greenspace and several hundred mature trees with concrete and rocks.

However, my biggest concern with the project is the lack of communication with the stakeholders. Why were adjacent property owners to the project never directly contacted for input? Also, how much money did we spend on the PR firm associated with this project and why have they not responded to any of my website submissions or phonecalls.

How to run a city is a very profound question that I don't claim to know the answer to, and I applaud our new city manager for hitting the ground running and being as available as possible to answer questions to a project he inherited. But I do find it disturbing that Columbia Falls is the only municipality in the county, and possibly the state, that doesn't list contact information for its elected officials. Elected officials should be proud to talk with the taxpayers that they represent, and this barrier to communicate outside of meetings is unique, unprofessional and should be remedied.

Thank you for your time.

I'm available for questions.

**8/11/25 : CONCERNS OVER TAMARACK MEADOWS SUBDIVISION STORM WATER PONDS
ADJACENT TO GARNIER CREEK, FLATHEAD COUNTY, MONTANA—Statement by Paul Kruger,
Resident of Garnier Creek Estates, and neighboring subdivision to the west, and president,
Garnier Creek Estates, HOA**

- This spring 3 stormwater ponds were constructed by Schellinger Construction at Tamarack Meadows to support filtering a volume storm water runoff from this 103-lot subdivision. Pond "D" (North Pond), Pond "I" (Middle Pond), Pond "F,G,H,J" (South Pond). A plat map showing these ponds has been previously provided.
- The ponds were constructed in violation of Tamarack Meadows Condition of Approval #18 which states "Open Space" would not be disturbed and that a corridor of non-disturbance would exist along Garnier Creek. Maps of the proposed ponds were added after public comment and Columbia falls City council approval of the Tamarack Meadows subdivision to support required DEQ storm management, thus precluding public and City Council comments to the pond's location. (Note that I find the developer, City and County use of the argument that the Open Space and non-disturbance area being only governed during construction by a non-existent Tamarack Meadows HOA , leaving the developer to be allowed to do whatever they please in the publicly agreed to designated Open Space, a spurious and un-ethical argument to bypass the public comment process.)
- A flawed wetlands survey (firm hired by the developer) guided pond construction.
- All three ponds have penetrated the groundwater near Garnier Creek and also have surface water from Garnier Creek wetlands entering the ponds. The North Pond is below the grade of Garnier Creek. The middle pond is partially sitting in a wetland associated with Garnier Creek. The middle pond also has an active spring flowing into it.
- Continual sump pumping of the ponds for over two months has not eliminated the groundwater or Garnier Creek water and wetland water in the ponds. Photos have been previously provided. The standing groundwater precludes the installation of the engineered drainage system for the storm water ponds.
- As constructed, the ponds cannot accommodate stormwater volumes due to the existing groundwater and stream and spring water in the ponds, and the north and middle ponds are in danger of overflow of highly turbid /algae and pesticide contaminated water into Garnier Creek during storm and spring runoff events. **In fact, the middle pond has already overflowed, as noted in conversations with the DEQ onsite inspector John Obannon.**
- Silt fencing to protect Garnier Creek only exists at the North Pond and is in disrepair and lacking straw waddles. No other silt fencing exists, although it was required during construction in the approval of the preliminary plat of Tamarack Meadows.
- The ponds are stagnating in hot weather, with significant green color, odors, mosquitoes and globs of floating green algae. The ponds have the potential for toxic algae, especially as fertilizers, pesticides, and phosphates from the storm runoff from the 103-lot subdivision enters the water.

- Thistle, Knapweed and other invasive weed species are now invading the drain channels and pond banks. Weed seeds will likely be transported to the length of Garnier Creek.
- The deep ponds are an “attractive nuisance” with associated safety issues, to children, wildlife and pets.
- Due to the above, and the interaction of this groundwater with Garnier Creek, **significant short and long-term damage will occur to Garnier Creek**. This damage is inconsistent with both the spirit/intent, and the letter of, the Montana Stream Protection Act.
- The DNRC and FWP are not protecting Garnier Creek consistently with protections proposed for a subdivision near Lakeside, MT for a similar stream type. Newspaper articles attached to this statement and distributed today.
- Flathead County, and the City of Columbia Falls, are not enforcing publicly agreed to Conditions of Approval to protect Garnier Creek.
- The MDEQ has issued an enforcement letter to Schellinger Construction relative to the Storm Water ponds. **Conversations with John Obannon of DEQ indicate 11 violations have been issued to Schellinger Construction Co.** I have an FOI in to obtain this letter. These violations are contrary to Schellinger Construction Company indicating to the newspaper that DEQ’s visit to the site resulted in “..DEQ is satisfied with the ponds”. When I obtain the violation letter I will distribute it to the DNRC and other involved parties.
- The City of Columbia Falls is investigating the lack of compliance with Tamarack Meadows COA’s. The Mayor of Columbia Falls has stated that while they now lack jurisdiction, that **“..mistakes were made in allowing these settling pods near a free-flowing stream”**. However, Flathead County states in a letter that they will not enforce COA #18 and that this is a City of Columbia Falls issue. Seems like bureaucratic “finger pointing”. Who is the Planning Dept enforcement agency?
- The Flathead Conservation district of the DNRC is currently negligent in their protection of Garnier Creek. Flathead County and the City of Columbia Falls are currently negligent in enforcing publicly agreed to Conditions of Approval for protecting Garnier Creek. Montana DEQ has approved flawed storm water ponds that are damaging Garnier Creek. These State and local Agencies do not coordinate on these important issues, contributing to not only a lack of protection to natural resources, but an active degradation of these resources.

POSSIBLE REMEDIES:

- Rehabilitate the existing ponds and move them higher topographically to avoid groundwater penetration, wetland intrusion, and live stream and spring flow.
- Since the timbered natural contaminant filtration has been mostly removed by the developer, install filter systems (vegetative or man-made) so that fertilizers, pesticides and phosphates from the runoff from the 103-lot subdivision are removed prior to “point sourcing” these contaminants into Garnier Creek from the three stormwater ponds. Put in

place a maintenance program for these filters. Obtain appropriate permits for the MPDES system.

- Install rock spreaders to drain systems entering Garnier Creek
- Install silt fencing and straw waddles the length of Tamarack Meadows adjacent to Garnier Creek.
- Develop a weed control plan to mitigate thistle, knapweed and other weeds now invading the ponds banks, drainage swales, and massively disturbed Open Space.
- Address safety issues of the deep ponds being an attractive nuisance inviting children to play in the ponds, and wildlife and pet incursion.
- Develop a "Riparian Management Plan" to address long term issues of the pond's broad impacts to Garnier Creek, and the wetlands and groundwater associated with Garnier Creek. This plan should include weed and mosquito control, controlling fertilizer and pesticide contamination, and long term pond/drainage system and MPDES maintenance.
- Immediately and aggressively revegetate disturbed Open Space areas not associated with the ponds themselves, and place temporary ground cover (Bark/Straw) to support revegetation and limit runoff.
- In future development activities in Montana where unmanaged activities can damage natural resources important to all Montana such as forest, wildlife and water,..the agencies with fragmented jurisdiction (City and County planning departments, Montana Fish and Game, the MDEQ and the DNRC) should carefully coordinate on management of these natural resources. The current approach is at best "helter skelter",.. and lends toward developer exploitation and damage to these resources with their inherent bias towards generating profit not balanced with resource protection. To be clear, I am not anti-development, but I do believe the citizens of the great State of Montana deserve to have this development balanced with resource protection provided by Montana Law and the Regulatory agencies who administer these laws.

Proposed luxury resort above Lakeside gets first public hearing

by TAYLOR INMAN

Daily Inter Lake | July 3, 2025 12:00 AM

A proposed luxury resort offering spacious views of Flathead Lake and spanning 1,700 acres could bring 359 residential lots, along with a golf course, to Lakeside.

The members-only development known as Flathead Lake Club, planned to be nestled next to Blacktail Mountain, would include seven commercial or amenity lots, open space, along with parcels allotted for the golf course, according to a major subdivision application filed with Flathead County.

A preliminary plat request for the development goes before the Flathead County Planning Board on July 9. The county planning board meets at 6 p.m. in the South Campus Building at 40 11th St. W. in Kalispell. Recommendations from the planning board regarding the requests are forwarded to the Flathead County Commissioners for final consideration.

Submitted by Flathead Friends, LLC, with technical assistance from 406 Engineering, Inc. and Kimley Horn & Associates, Inc., the Arizona-based Discovery Land Company is behind the project. The development group has a portfolio that includes 33 residential enclaves across the globe, including Iron Horse Golf Club in Whitefish and the Yellowstone Club near Big Sky.

The development would be completed in five phases and served by the Lakeside Water and Sewer District, according to a staff report from the Flathead County Planning and Zoning office.

Most of the property is not zoned, although a portion located within a quarter mile of U.S. 93 is zoned Scenic Corridor.

The property is largely undeveloped, with the exception of the southern portion of a private airfield located in the northern extent of the subdivision, according to the staff report. The remainder of the airfield extends into the Eagle Development Subdivision, adjacent to the north.

The site of the proposed development is currently owned by Flathead Valley residents Terry Leiser and Pat Leiser with TAL & PGL LLC. The forestland is bordered by U.S. 93 on the east flank and abuts Forest Service land to the west. The Lakeside airpark is on one of the northern parcels.

Access to the lots would be from a network of internal subdivision roads via two approaches onto U.S. 93, the staff report notes.

Requests for comment to Discovery Land Company, as well as the current landowners, were not returned by press time.

Discovery Land Company held a community meeting about the development in May 2024 in Lakeside. Representatives from the company said the site will feature a 23,000-square-foot village area with offices, a general store, restaurants, a sports complex, a kids' club and a fishing pond.

Two of the amenity lots would contain a golf course. The subdivision, although accessible year-round, would provide homes of a recreational and seasonal nature, with access to the golf course being a central feature, according to the staff report.

The other amenity lots would be used to serve residents of the subdivision in the form of onsite restaurants, clubhouses, a spa, fitness areas, offices, retail stores and maintenance facilities. In addition to the golf course, several open space areas will be located throughout the subdivision, totaling 864 acres.

CONSTRUCTION FOR the five phases is planned between spring of 2026 and spring of 2028, according to the staff report.

The first phase is planned with 80 single-family residential lots with 177 acres of open space, followed by 64 single-family residential lots, 16 acres of open space and one amenity lot completed, all in the second phase. The third phase will include 62 single-family residential lots, 138 acres of open space and three amenity lots.

Finally, phase four would see 80 single-family residential lots with 80 acres of open space, and phase five would complete the development with 73 single-family residential lots, 449 acres of open space and three amenity lots.

The developer will construct their own water system for the project, to the Lakeside Water and Sewer District's specifications, and turn over ownership and

operation of the water system to the district at the conclusion of each phase, according to the staff report.

The Montana Department of Natural Resources and Conservation said in a letter to the county noted that wildfire would likely occur within the boundaries of the proposed subdivision and gave a list of mitigations to evacuate residents, lower fire severity and lower the risk of primary structure loss.

The subdivision would be served by the Somers Rural Fire District. The applicant will be required to implement an approved Fire Prevention, Control and Fuels Reduction Plan prior to final plat approval and the subdivision will include an onsite fire station and fire suppression infrastructure with multiple primary and emergency egress routes.

The subdivision would be served by two primary ingress/egress routes connecting directly to U.S. 93. Approach permits will be required from the Montana Department of Transportation for the approaches onto the highway, and the internal subdivision roads would be constructed to Flathead County Road and Bridge Department standards.

The traffic impact study for the development said the 359-lot subdivision could generate 3,590 average daily trips. However, the study also indicates the residential lots, and ancillary uses would generate 1,973 average daily trips, with higher traffic counts expected during summer months due to the seasonal nature of the proposed subdivision.

The staff report found the proposed subdivision would have minimal impact on the surrounding road network. A southbound right-turn lane will be installed along U.S. 93 at the Legacy Park Way intersection, prior to the fifth phase, contingent upon state approval, according to documents submitted to the county.

Comment from Montana Fish, Wildlife and Parks and the Flathead Conservation District said there would be environmental impacts to the unnamed tributary of Stoner Creek due to the golf course's proximity — with potential negative impacts to water quality, aquatic species and other wildlife as a result of the use of pesticides and fertilizers in maintenance of the golf course, according to the staff report. The state wildlife agency recommended an increased setback of 200 feet from the tributary.

An approved Riparian Resource Management Plan will be required prior to final plat approval and any work conducted in or near the unnamed tributary would

require a 310 permit from the Flathead Conservation District, and a vegetative buffer shall be designated as a 'No Build Zone' on the final plat.

The developer proposed a 30-foot-wide buffer around the wetlands to mitigate impacts, but Montana Fish, Wildlife and Parks recommended increasing the buffer to 130 feet, according to comments submitted by the state wildlife agency.

The development would result in a significant loss of wildlife habitat, create habitat fragmentation and barriers to movement for wildlife, including the loss of winter range for certain ungulates and black bears and increase human-wildlife conflicts, according to the wildlife assessment.

The proposed subdivision generally complies with the Flathead County Growth Policy and Lakeside Neighborhood Plan, according to the county staff report.

Reporter Taylor Inman may be reached at 758-4440 or tinman@dailyinterlake.com.

Opinion Piece/Published in Daily Interlake

No consistency in oversight of stream regulations

by Paul Kruger

| July 8, 2025 12:00 AM

As a former government regulator for oil and gas development and nuclear operations for 30 years, I was always taught that while fairness is in the eye of the beholder, consistency was the most important value of good regulatory enforcement.

This is why I am alarmed and disappointed over the July 3 article in the Daily Inter Lake on a proposed ‘Yellowstone Clone’ luxury resort in Lakeside. The article states that Montana Fish, Wildlife and Parks says that there would be “...environmental impacts to an unnamed tributary to Stoner Creek due to the golf course’s proximity to the creek. With potential negative impacts to the water quality, aquatic species and other wildlife from the use the use of pesticides and fertilizers in the resort.”

The agency goes on to state they recommend a 200-foot buffer zone to the tributary creek. The developer proposes a 30-foot buffer around wetlands associated with the creek, but Fish, Wildlife and Parks recommends a 130-foot buffer. Also, the agency will require an approved riparian management plan for the small tributary to Stoner Creek

My neighbors and I have been fighting for better protections for Garnier Creek as Tamarack Meadows (103 lots east of and adjacent to Garnier Creek and west of the Meadow Lake resort) is developed. This has been to little avail, as the Flathead Conservation District of the Montana Department of Natural Resources (DNRC), and the Montana Department of Environmental Quality (DEQ) have permitted large stormwater drainage ponds adjacent to Ganier Creek.

To accommodate the ponds, most all the timber and vegetation has been stripped away from the corridor next to the creek, eliminating any natural vegetation filtering of silts and pesticides.

Unlike the proposed Lakeside resort, Garnier Creek has no 130–200-foot creek setbacks or a “no development zone” adjacent to the creek. There is no approved riparian management plan for Garnier Creek.

I am disappointed in the developers’ lack of demonstrated “Montana values” as I believe they are damaging Garnier Creek. But my deepest disappointment lies with Fish, Wildlife and Parks, the DNRC, the DEQ, and the planning departments and councils of Flathead County and the city of Columbia Falls in allowing this chaos to occur at Garnier Creek.

With our growth in Flathead County comes necessary development, but the development should be carefully permitted to occur while protecting our natural resources.

Meanwhile, on the ground at Garnier Creek, groundwater has filled the ponds due to their proximity to Garnier Creek, creating scum ponds of muddy water (and negating their effectiveness as stormwater ponds). The developer is attempting to sump out the ponds, directing sumped water into the few remaining forested areas, but to no avail, the ponds continue to fill to near overflowing with groundwater.

Mud fields have replaced the timbered corridor along the east side of Garnier Creek in the Tamarac Meadows subdivision. In my opinion, the fishery once present in Garnier Creek has been destroyed. Little or no silt fences are protecting Garnier Creek. Mud bogging ATV’s churn up the mud along Garnier Creek.

Why does a small unnamed tributary to Stoner Creek in Lakeside get 130-200 feet of protection, and Garnier Creek gets only 10-30 feet of protection? Why was no approved riparian management plan required for Garnier Creek?

Perhaps because the elite Lakeside “Yellowstone Clubbers” deserve a pristine stream? Perhaps the wealthy do not like large mosquito laden scum ponds near their mansions? Perhaps those of us in Columbia Falls are not worthy of having our streams protected?

Thus, I ask, where is the consistency in the regulatory oversight of our streams? The involved regulators and oversight agencies are not consistently protecting the resources they are charged to protect for all Montanans.

Paul Kruger lives in Columbia Falls.

SPONSORED CONTENT





Subject: FW: request for information regardig Tamarack Meadows Subdivision Noncompliance of Approved Conditions

Attachments: Garnier Creek deposition; looking upstream 8-12-25.png; pond I,J, etc..png; Columbia Falls Resolution No. 1891.pdf; Tamarack Meadows Preliminary Plat with overlay.pdf; Tamarack Meadows subdivision plat shared with public.pdf

From: Julie Mitchell <jmitchellruns@gmail.com>

Sent: Wednesday, August 13, 2025 7:33 PM

To: City Manager <citymanager@cityofcolumbiafalls.com>

Subject: Fwd: request for information regardig Tamarack Meadows Subdivision Noncompliance of Approved Conditions

Dear Mr. Hanks,

I am following up regarding my email I sent earlier today to a few governmental entities, but not your office specifically, concerning potential noncompliance with the Tamarack Meadows Subdivision and the impact on Garnier Creek. That email is included in this thread along with pertinent attachments.

As the Columbia Falls City Council meeting approaches, scheduled for Monday, August 18, 7:00 pm, I am requesting that this matter be formally placed on the agenda for discussion or at least included in council materials (if it's not already). The issues outlined, specifically the removal of the buffer along Garnier Creek and the installation of retention ponds without a public amendment, continue to remain unresolved and continue to be the root of the ongoing environmental and community impacts.

Given the language of **Conditions 1, 18, and 23** (see the original email attachment), and the lack of any documented amendment, could your team please review-

Whether any formal action was taken to amend Attachment A or authorize the retention basins within the buffer.

More specifically, was the amended preliminary plat (that includes the addition of the retention ponds and the deletion of Open Space B, in violation of Condition 18) approved without public input? If so, could you explain the process by which this happened?

Thank you for your time,
Julie Mitchell
20 Garnier Lane
406-270-4883

"Make the most of yourself....for that is all there is of you."
~ Ralph Waldo Emerson

----- Forwarded message -----

From: Julie Mitchell <jmitchellruns@gmail.com>

Date: Wed, Aug 13, 2025 at 3:51 PM

Subject: request for information regardig Tamarack Meadows Subdivision Noncompliance of Approved

Conditions

To: Flathead Conservation District <streampermits@flatheadcd.org>, O'Bannon, John <John.OBannon@mt.gov>, Erik Mack <emack@flatheadcounty.gov>
 Cc: Planning.Zoning <planning.zoning@flatheadcounty.gov>, B. Staaland <staalandb@cityofcolumbiafalls.com>, Susan Bawden <sbawden@mt.gov>, Samantha Tappenbeck <samantha@flatheadcd.org>, Compliance <compliance@flatheadcounty.gov>, Julie Mitchell <jmitchellruns@gmail.com>

Dear Mr. Mack and Flathead County Planning,

Considering recent pollution impacting Garnier Creek, once again, I wanted to reach out to you about potential noncompliance with the conditions of approval for the Tamarack Meadows Subdivision #CPP-22-03. The subdivision was approved by the City of Columbia Falls while the property was within the City's "donut" jurisdiction. The City Council adopted the findings and Attachment A conditions as part of the preliminary plat approval. (see attached).

Condition 1 of Attachment A: requires that the final plat be in substantial compliance with the approved preliminary plat.

Condition 18: *"The buffer area adjacent to Garnier Creek shall remain undeveloped and in a natural state."*

Condition 23: requires stormwater management facilities to be installed prior to final plat approval.

The preliminary plat now on file with Flathead County shows stormwater detention ponds within the designated Garnier Creek buffer. Once again, this was never made public. Nor was Condition 23 stating where the facilities be located. The developer chose to dissolve the buffer. The jurisdictional shift from Columbia Falls to Flathead County under Senate Bill 382 does not nullify the subdivision's original conditions; those should remain binding until lawfully amended. An overlay of ponds on a map should not supersede Conditions voted on and approved in a City Council meeting.

I know that Paul Kruger has already brought this to your attention. Your response, in which I was included on that email, states: "The City approved both a no-build zone and retention basins within the same areas of the designated open space, which would appear to present an inherent contradiction." I agree with this statement, yet I do not think that we should simply shrug our shoulders and say, "Oh well," while the creek is polluted and our home prices drop due to this "contradiction."

Under MCA § 76-3-609 and MCA § 76-3-611, a final plat must remain in substantial compliance with the approved preliminary plat and its conditions. **Significant changes require public review and approval through the same process as the original preliminary plat. I have found no record of a public hearing or governing body action to amend Attachment A or approve a plat modification that would reduce the buffer area or allow stormwater infrastructure within it.**

Without such an amendment, the developer's construction of retention basins in the buffer appears inconsistent with the approved preliminary plat and conditions, which is a **substantial deviation** under MCA § 76-3-609 and § 76-3-611.

Please provide any documentation of a formal amendment, public hearing, or City Council action that legally authorizes the retention basins within the Garnier Creek buffer.

If no such amendment exists, please advise how the County intends to enforce compliance with the una Attachment A conditions.

Item No.11.

Given the proximity to Garnier Creek and its current water quality impacts, please review this matter again in coordination with the County, DEQ, and Columbia Falls Planning as needed.

Respectfully,
Julie Mitchell
20 Garnier Lane
406-270-4883

"Make the most of yourself....for that is all there is of you."
~ *Ralph Waldo Emerson*



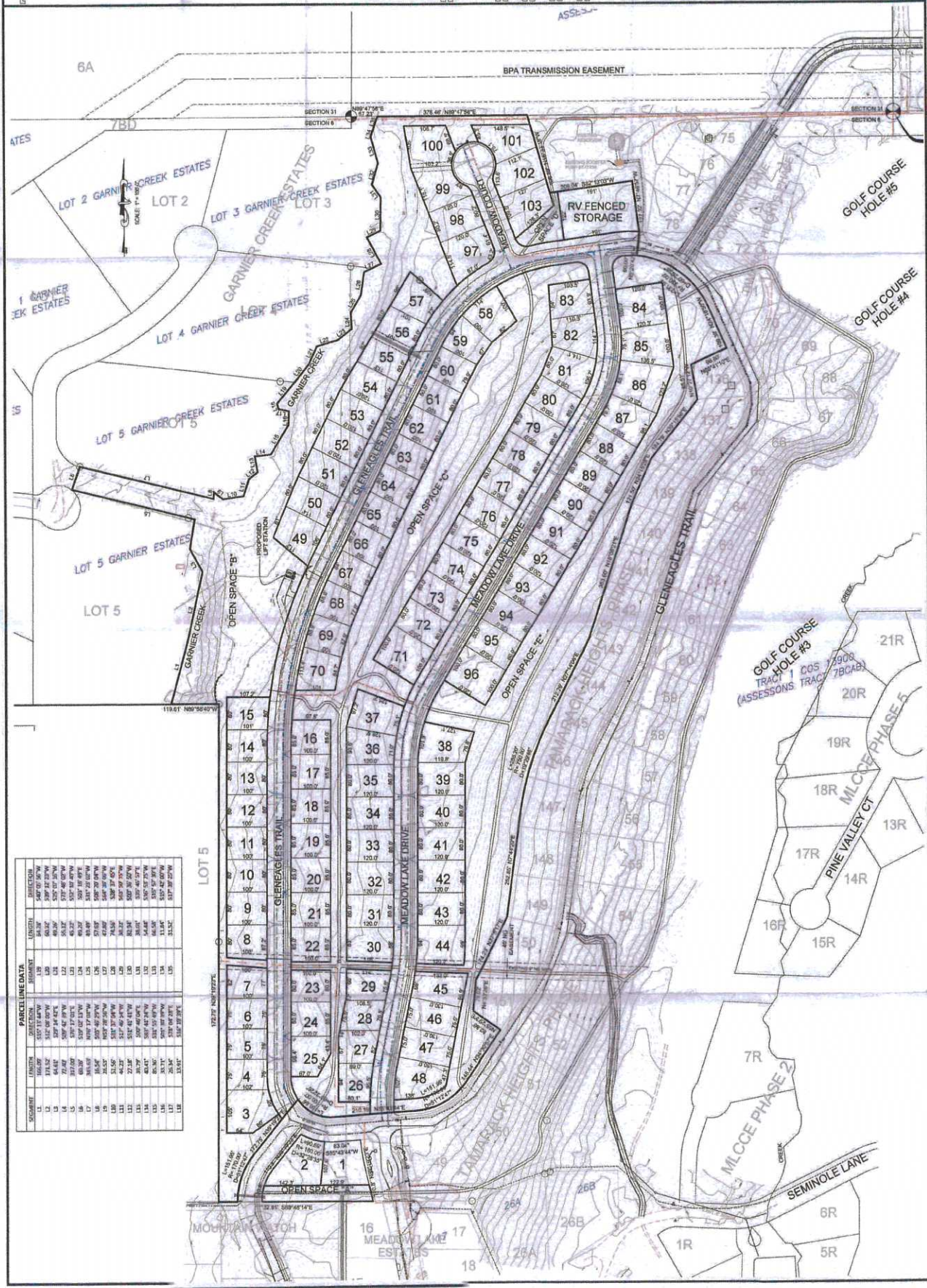




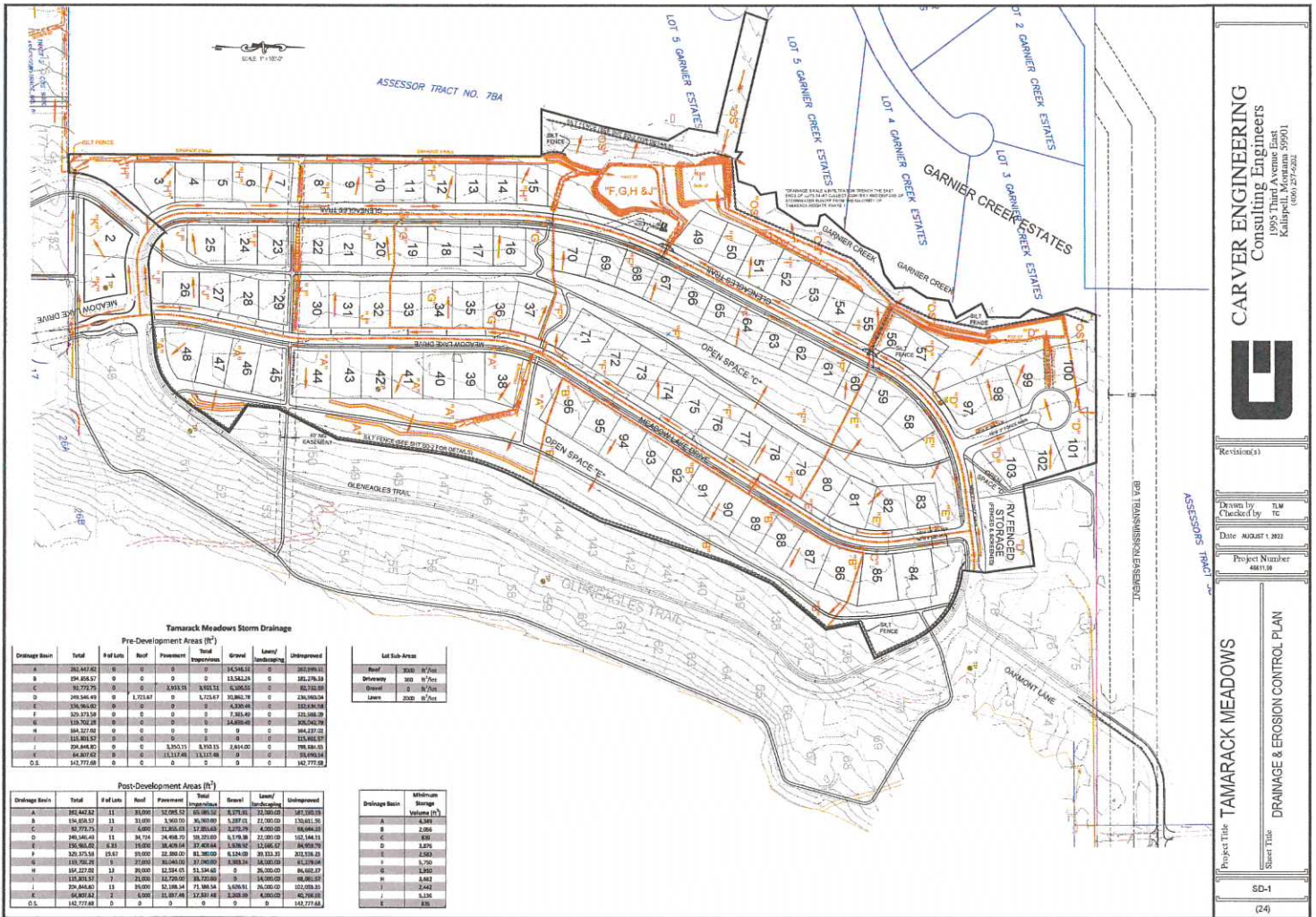
Revisions:
Drawn by: TUE
Checked by: TUE
Date: 06/06/2022
Project Number: 466108

Project Title: TAMARACK MEADOWS
Sheet Title: PRELIMINARY PLAT

Item No.11.



PARCEL LINE DATA			
SHEET	LENGTH	BEARING	AREA
1	118.52	S89°42'30"W	1,487.02 SQ. FT.
2	68.82	S89°42'30"W	868.82
3	68.82	S89°42'30"W	868.82
4	68.82	S89°42'30"W	868.82
5	68.82	S89°42'30"W	868.82
6	68.82	S89°42'30"W	868.82
7	68.82	S89°42'30"W	868.82
8	68.82	S89°42'30"W	868.82
9	68.82	S89°42'30"W	868.82
10	68.82	S89°42'30"W	868.82
11	68.82	S89°42'30"W	868.82
12	68.82	S89°42'30"W	868.82
13	68.82	S89°42'30"W	868.82
14	68.82	S89°42'30"W	868.82
15	68.82	S89°42'30"W	868.82
16	68.82	S89°42'30"W	868.82
17	68.82	S89°42'30"W	868.82
18	68.82	S89°42'30"W	868.82
19	68.82	S89°42'30"W	868.82
20	68.82	S89°42'30"W	868.82
21	68.82	S89°42'30"W	868.82
22	68.82	S89°42'30"W	868.82
23	68.82	S89°42'30"W	868.82
24	68.82	S89°42'30"W	868.82
25	68.82	S89°42'30"W	868.82
26	68.82	S89°42'30"W	868.82
27	68.82	S89°42'30"W	868.82
28	68.82	S89°42'30"W	868.82
29	68.82	S89°42'30"W	868.82
30	68.82	S89°42'30"W	868.82
31	68.82	S89°42'30"W	868.82
32	68.82	S89°42'30"W	868.82
33	68.82	S89°42'30"W	868.82
34	68.82	S89°42'30"W	868.82
35	68.82	S89°42'30"W	868.82
36	68.82	S89°42'30"W	868.82
37	68.82	S89°42'30"W	868.82
38	68.82	S89°42'30"W	868.82
39	68.82	S89°42'30"W	868.82
40	68.82	S89°42'30"W	868.82
41	68.82	S89°42'30"W	868.82
42	68.82	S89°42'30"W	868.82
43	68.82	S89°42'30"W	868.82
44	68.82	S89°42'30"W	868.82
45	68.82	S89°42'30"W	868.82
46	68.82	S89°42'30"W	868.82
47	68.82	S89°42'30"W	868.82
48	68.82	S89°42'30"W	868.82
49	68.82	S89°42'30"W	868.82
50	68.82	S89°42'30"W	868.82
51	68.82	S89°42'30"W	868.82
52	68.82	S89°42'30"W	868.82
53	68.82	S89°42'30"W	868.82
54	68.82	S89°42'30"W	868.82
55	68.82	S89°42'30"W	868.82
56	68.82	S89°42'30"W	868.82
57	68.82	S89°42'30"W	868.82
58	68.82	S89°42'30"W	868.82
59	68.82	S89°42'30"W	868.82
60	68.82	S89°42'30"W	868.82
61	68.82	S89°42'30"W	868.82
62	68.82	S89°42'30"W	868.82
63	68.82	S89°42'30"W	868.82
64	68.82	S89°42'30"W	868.82
65	68.82	S89°42'30"W	868.82
66	68.82	S89°42'30"W	868.82
67	68.82	S89°42'30"W	868.82
68	68.82	S89°42'30"W	868.82
69	68.82	S89°42'30"W	868.82
70	68.82	S89°42'30"W	868.82
71	68.82	S89°42'30"W	868.82
72	68.82	S89°42'30"W	868.82
73	68.82	S89°42'30"W	868.82
74	68.82	S89°42'30"W	868.82
75	68.82	S89°42'30"W	868.82
76	68.82	S89°42'30"W	868.82
77	68.82	S89°42'30"W	868.82
78	68.82	S89°42'30"W	868.82
79	68.82	S89°42'30"W	868.82
80	68.82	S89°42'30"W	868.82
81	68.82	S89°42'30"W	868.82
82	68.82	S89°42'30"W	868.82
83	68.82	S89°42'30"W	868.82
84	68.82	S89°42'30"W	868.82
85	68.82	S89°42'30"W	868.82
86	68.82	S89°42'30"W	868.82
87	68.82	S89°42'30"W	868.82
88	68.82	S89°42'30"W	868.82
89	68.82	S89°42'30"W	868.82
90	68.82	S89°42'30"W	868.82
91	68.82	S89°42'30"W	868.82
92	68.82	S89°42'30"W	868.82
93	68.82	S89°42'30"W	868.82
94	68.82	S89°42'30"W	868.82
95	68.82	S89°42'30"W	868.82
96	68.82	S89°42'30"W	868.82
97	68.82	S89°42'30"W	868.82
98	68.82	S89°42'30"W	868.82
99	68.82	S89°42'30"W	868.82
100	68.82	S89°42'30"W	868.82



CARVER ENGINEERING
Consulting Engineers
10405 24th Avenue East
Kalamazoo, MI 49001-2742
(269) 214-0000



Revisions(s)
Drawn by: RLM
Checked by: re
Date: AUGUST 1, 2010
Project Number: 48811.00

TAMARACK MEADOWS
DRAINAGE & EROSION CONTROL PLAN

Project Title: Tamarack Meadows
Sheet Title: Drainage & Erosion Control Plan
Sheet Number: SD-1
(24)

RESOLUTION NO. 1891

A RESOLUTION OF THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA CONDITIONALLY APPROVING THE PRELIMINARY PLAT OF TAMARACK MEADOWS SUBDIVISION, LOCATED ALONG GLENEAGLES TRAIL AND TURNBERRY TERRACE MORE PARTICULARLY DESCRIBED AS TRACT 1 (THE REMAINDER OF TAMARACK HEIGHTS PHASE 1) IN SECTION 6, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

WHEREAS, Schellinger Construction, owner/applicant of the subject property, has applied for preliminary plat approval of the Tamarack Meadows Subdivision;

WHEREAS, the proposed subdivision plat is subject to the provisions of Title 17 of the Columbia Falls Municipal Code and Title 76 of the Montana Code Annotated;

WHEREAS, the Columbia Falls Planning Department, in Subdivision Report #CPP-22-03, recommended approval of said subdivision plat with certain conditions;

WHEREAS, the request was considered by the Columbia Falls City-County Planning Board in a public hearing at its regularly scheduled meeting on December 13, 2022, at which the Board adopted Staff Report #CPP-22-03 with revisions and recommended approval of the preliminary plat subject to certain conditions as shown on Attachment "A;" and

WHEREAS, the preliminary approval of said subdivision plat was considered by the City Council of the City of Columbia Falls at the regular council meeting on Monday, January 3, 2023 and after said hearing was advertised according to law and at which time the 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, and determined that the development of the subdivision meets the requirements of Title 76, Chapter 3 of the Montana Code Annotated and should be approved with certain conditions; and

WHEREAS, the Council continued their deliberation of the findings of fact and conditions on January 17, 2023 upon receiving answers to specific questions posed on January 3, 2023 whereby they concluded that they had sufficient information to proceed.

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

Section One. Findings of Fact. That Subdivision Report #CPP-22-03 of the Columbia Falls Planning Department is adopted by the Council as findings of fact with respect to said Subdivision Plat approval and subject to the conditions set forth on Attachment "A" as amended by the City Council.

Section Two. Zoning. That the zoning classification of said premises shall not be affected by this action.

Section Three. Final Plat. That upon proper review and filing of the final plat of said subdivision in the office of the Flathead County Clerk and Recorder; said premises shall be a subdivision of the City of Columbia Falls.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS,
MONTANA THIS 6th DAY OF FEBRUARY, 2023, THE COUNCIL VOTING AS
FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 6TH DAY
OF FEBRUARY, 2023.

Mayor

ATTEST:

City Clerk

ATTACHMENT "A"

1. The final plat of Tamarack Meadows shall conform to the approved preliminary plat design.
2. A five foot detached concrete sidewalk shall be provided along one side of all interior roads within the subdivision. A six foot gravel trail shall be provided within the open space areas. All sidewalk and trails shall closely follow the locations shown on the preliminary plat. A waiver is hereby granted to Subdivision Standard 17.16.110.
3. A variance is granted to Subdivision Standard 17.16.140 which requires curbs, gutters and sidewalks based on the findings herein, except as noted herein.
4. A variance to Subdivision Standard 17.16.130, outdoor street lighting requirements is hereby granted based in the findings. Any outdoor lighting installed by the developer or future homeowners shall be downcast and fully shielded and otherwise dark-sky compliant.
5. All utilities to the lots shall be installed in conformance with the requirements of the utility owner. Utilities shall be buried and extended to the front property line of each lot.
6. The applicant shall secure approval from the Meadow Lake Water and Sewer District for the water and sewer design prior to any construction. The applicant shall also secure approval of the water and sewer infrastructure from the Montana Department of Environmental Quality.
7. The applicant shall secure approval from the Montana Department of Environmental Quality for the stormwater management including detention, treatment and conveyance.
8. All pavement sections within the subdivision shall be built in accordance with City standards. Street signs shall be provided. Road construction shall be inspected and certified by a registered engineer.
9. Prior to final plat, the applicant shall provide a final Geotechnical plan and the applicant shall follow the recommendation in the construction of the infrastructure.
10. Prior to final plat approval the entire length of Meadow Lake Drive and Turnberry Terrace shall be resurfaced to the existing width, unless an alternate route for subdivision construction traffic can, through compliance with Condition No. 27 hereto, be procured, in which case such resurfacing shall not be required. Prior to this work the applicant shall secure permits and approval from the Flathead County Road Department. The resurfacing shall meet County standards for thickness, crown, and integrity of the existing driveways.
11. The applicant shall approach the Flathead County Road and Bridge Superintendent to determine if there are alternative speed bump designs or other traffic calming measure that can be implemented in Meadow Lake Drive. If there is a best practices traffic calming measure that is acceptable to the County, such as striping and signage, the applicants shall implement it in the resurfacing of the road.
12. The proposed subdivision shall waive the right to protest annexation as required by the Meadow Lake Water and Sewer District agreement with the City of Columbia Falls.

13. All dwellings shall have house numbers, which conform to the requirements of the Rural Fire District. This condition shall be placed on the face of the plat.
14. The applicants shall provide Columbia Falls Public Works Department and Meadow Lake Water and Sewer District copies of the final plat drawings and as-built construction drawings for all public infrastructure improvements constructed in street rights of way or easements within the plat. Drawings shall be paper and digital. Digital copies shall be in a format prescribed by the City and the District. The Developer shall provide a GPS location of the center of each water valve cover, sewer manhole cover, and the location every 20 feet of any buried piping that varies more than 6% from a straight line between main line appurtenances that possess surface components.
15. The parkland dedication requirement has been met by the common open space area as shown on the plat, in conjunction with the plat notes outlined herein.
16. The Flathead County Weed Department shall approve a Weed Management Plan for the Development prior to Final Plat. A note shall be placed on the face of the final plat stating: "Lot owners are subject to the Weed Management Plan approved by the Flathead County Weed Department."
17. The applicant shall provide a letter from the applicable Solid Waste Contractor stating that Solid Waste Service is available to the Subdivision. The CC&R's will encourage use of a Solid Waste contractor for residences in the subdivision.
18. Plat notes shall be added to the face of the plat delineating that the open space is dedicated in perpetuity; that the open space is available for use by the general public, and that said open space will be owned and maintained by the Homeowners Association. No vegetation can be removed in open space areas without approval by the Homeowners Association; and the buffer area adjacent Garnier Creek shall remain undeveloped and in a natural state. Changes to the use and/or management of the common open space shall be approved by the Homeowners Association.
19. The applicant shall provide a Set of CC&R's to be filed with the Final Plat. Said CC&R's shall address the maintenance of all common features within the subdivision including roads, common areas, and paths within common areas.
20. A Construction Mitigation Plan shall be developed, in consultation with the applicable representative Homeowner's Associations (Mountain Watch, Meadow Lake and Garnier Estates) and private property owner adjacent to Lots 2-15, and submitted to the City prior to the commencement of any construction. Said plan shall include construction hours, ingress, egress and haul routes, staging of materials and job shacks, parking for construction workers, dust abatement, temporary erosion control measures and other best management practices. The neighboring representatives have no veto power over any proposed or approved Construction Mitigation Plan.
21. Tamarack Heights is approved as a single phase.
22. The responsible postmaster shall approve a common mailbox facility at an approved location. The facility shall meet the requirements of 17.18.250.
23. All improvements including road, water, sewer, stormwater, dry utilities, sidewalks and paths shall be installed prior to Final Plat or the applicant

shall provide the City with a Subdivision Improvements Agreement with required collateral as provided for Chapter 17.32 of the Columbia Falls Subdivision Regulations.

24. The preliminary plat shall expire three (3) years after the approved effective date stipulated by the City Council. Extensions may be granted by the City Council if the applicant requests extension 30-days prior to the expiration of the plat or any remaining phase.
25. Tamarack Meadows shall be responsible for an contribute no less than twenty-five (25%) of the cost of road maintenance and repair for Turnberry Terrace for as long as the Tamarack Meadows Homeowners Association, or its successor(s) in interest, continues to remain an active and viable governing body of the subdivision. Such contribution shall be, unless otherwise designated by the Mountain Watch HOA, made directly to such HOA.
26. The applicant must install a sidewalk on the ____ side of Meadow Lake Drive wherever feasible, unless the applicant can affirmatively demonstrate to the City that: the governing HOA does not approve of such sidewalk; that any such sidewalk portion or portions cannot be constructed in compliance with the American with Disabilities Act; or, that Flathead County does not approve of any one or more such sidewalk portions.
27. The applicant shall pursue will all reasonable diligence the use of an alternate construction traffic route through property currently owned by Kelson and Suzanne Colbo, unless securing and constructing such alternate route proves to be economically unfeasible.
28. The applicant shall erect a permanent six foot split-rail fence, in compliance with the Tamarack Meadows CC&R's adjacent to Lots 2-15 of Tamarack Meadows and property owned by Kelson and Suzanne Colbo in order to deter and/or prevent trespass over and across Colbo's property.