



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

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

**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, JULY 19, 2021
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Karper, Piper)

NOTE: The Council Meeting will be held in the Council Chambers as well as by virtual meeting to provide for public health and access. Please contact City Clerk Barb Staalnd no later than 6 pm on the night of the meeting to register for ZOOM meeting access information by calling (406) 892-4391 or email: staalndb@cityofcolumbiafalls.com

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

1. Approval of Claims - July 19, 2021 - \$155,063.28 (June and July claims)
2. Approval of Payroll Claims - July 9, 2021 - \$90,935.22
3. Approval of July 6, 2021 Regular City Council Meeting Minutes
4. Approval of Task Order # 6 - HDR Engineering, Inc - Biosolids Dewatering and Management Plan and authorize City Manager to execute

VISITORS/PUBLIC COMMENT (Items not on agenda)

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

5. **Public Hearing - 2021 -22 FY Preliminary Budget - Beginning Monday July 19th and Continued Until Final Adoption**
NOTICE IS HEREBY GIVEN, that the City Council of the City of Columbia Falls, Montana, will hold public hearings beginning on July 19, 2021 at 7:00 p.m. in the Columbia Falls City Hall, 130-6th Street West, Columbia Falls, Montana, for the following purposes:

Preliminary Budget

Presentation and consideration of the preliminary budget for fiscal year beginning July 1, 2021 and ending June 30, 2022. This hearing will be continued until final adoption of the budget after receiving the certified taxable valuation.

Special Assessments

Consideration of the adoption of the Street Lighting District and Street Maintenance District assessments for FY2021/2022. Council will hear any objections to the final adoption of the resolution levying special assessments for FY 2021/2022. Special Assessments are estimated as follows:

Street Lighting District	\$ 30,049
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Street Maintenance District	\$316,000
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Individual property payment schedules are available for inspection ten (10) days from this notice, in the office of the City Clerk, 130 6th Street West, Columbia Falls, Montana, during regular hours Monday through Friday, 7:00 AM to 6:00 PM.

Permissive Medical Levy

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

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

6. Public Hearing - Urban Renewal District Expansion:

The Columbia Falls City Council will hold a public hearing at its regular meeting on Monday, July 19, 2021, beginning at 7:00 PM in the City Hall Council Chambers, 130 6th Street West, Columbia Falls, MT, to consider the First Reading and Provisional Adoption of the Ordinance establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan. Columbia Falls intends to use tax increment financing in support of making infrastructure improvements as revenues permit and may issue tax increment financing bonds.

And, at the Columbia Falls City Council regular meeting on Monday, August 2, 2021, beginning at 7:00 PM in the City Hall Council Chambers, 130 6th Street West, Columbia Falls, MT, the Council will consider the Second Reading and Final Adoption of the Ordinance establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan.

The Columbia Falls URD – 2021 Expansion encompasses approximately 23.87 acres locally known as the Cedar Palace Property and consists of seven parcels addressed as 500 12th Avenue West in Columbia Falls. These seven parcels are described as Assessor's Tracts 8, 8B, 8F, 8G, 8HA, 8H and 8E, in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

All interested parties are encouraged to attend. Written comments on establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan may be submitted to Susan Nicosia, City Manager, City of Columbia Falls, 130 6th Street West, Columbia Falls, MT 59912 or nicosias@cityofcolumbiafalls.com. For further information call the City at 406-892-4391.

7. Notice of Public Hearing - Zone Change and Conditional Use Permit (Multi-family) - Monday, August 2, 2021:

The Columbia Falls City-County Planning Board held a public hearing for the following items at their regular meeting on Tuesday, July 13, 2021 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Monday, August 2, 2021 starting at 7:00 p.m. in the same location.

Request to change the zoning from CR-5 (Two Family Residential) to CRA-1 (Multi-Family Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a zone change for 302 Meadow Lake Boulevard from the current CR-5 two-family designation to a CRA-1 multi-family residential designation. The applicant amended the application that was reviewed by the Planning Board in February. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 on Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for a Conditional Use Permit to construct 36 units of Apartments in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a Conditional Use Permit to construct 36 units of apartments in two buildings, eighteen units in each building. The applicant amended the application that went before the Planning Board in February. The proposed two-story apartments will access Meadow Lake Blvd at the intersection with Best Way. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

ORDINANCES / RESOLUTIONS:

8. Second and Final Reading - Ordinance # 807 - An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map from CSAG-5 Suburban Agricultural to CR-1 Suburban Residential for the Property Located at 221 Rogers Road, Further

Described as Parcel B of COS 16149 (Assessors' Tracts 9A, 1AA, 1ABAA and 8A) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County

- [9.](#) **Second and Final Reading - Ordinance # 808** - An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map to Allow the Development of a Planned Unit Development (PUD) Overlay for the Property Located North of Lemburg Lane between North Hilltop Road and Meadow Lake Boulevard, Further Described as Parcel 1 of COS 14679 Excepting Therefrom Property within the Plat Known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.
- [10.](#) **First Reading - Ordinance # 809** - An Ordinance of the City Council of the City of Columbia Falls, Montana, Establishing the Columbia Falls Urban Renewal Area, 2021 Expansion, Creating the Columbia Falls Urban Renewal District, 2021 Expansion and Adopting the 2021 Columbia Falls Urban Renewal District Plan with a Tax Increment Financing Provisiion Pursuant to Title 7, Chapter 15, Parts 42 and 43 of the Montana Codes Annotated
- [11.](#) **Resolution # 1854** - A Resolution of the City Council of the City of Columbia Falls, Montana, Amending Fund 2394 Building Code Enforcement Fund Budget Revenues and Appropriations for the Fiscal Year Ending June 30, 2021

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

CITY ATTORNEY REPORT

MISCELLANEOUS

- [12.](#) Police Department Activity Report - June 2021
- [13.](#) Finance Report - Preliminary June 2021
- [14.](#) Correspondence

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **August 2, 2021** – 7:00 PM

Planning Board – TBD - NO August meeting

07/16/21
11:24:46

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 7/21

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* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object Proj	Cash Account
42044		1185 AMSTERDAM PRINTING & LITHO	152.02					
	6861427	07/16/21 FIN-EMPLOYEE HISTORY FLDER	152.02*			1000 410500	210	101000
		Total for Vendor:	152.02					
42057		877 APPLIED INDUSTRIAL TECHNOLOGIES	106.00					
	7021928138	07/02/21 SWR-RUBBER PRODUCTS	106.00*			5310 430600	240	101000
		Total for Vendor:	106.00					
42053		1700 BRECK LAW OFFICE, PC	6,613.28					
	070621	07/06/21 LGL-FEES FOR AUG 2021	1,370.59*			1000 411100	350	101000
	070621	07/06/21 CITY CRT PROS-FEES FOR AUG 202	3,502.76*			1000 410365	350	101000
	070621	07/06/21 WTR-FEES FOR AUG 2021	548.23*			5210 430500	350	101000
	070621	07/06/21 SWR-FEES FOR AUG 2021	548.23*			5310 430600	350	101000
	070621	07/06/21 PLNG/ZONING FEES AUG 2021	274.12*			1000 411000	350	101000
	070621	07/06/21 PD-FEES FOR AUG 2021	110.81*			1000 420100	399	101000
	070621	07/06/21 WTR-FEES FOR AUG 2021	24.62*			5210 430500	357	101000
	070621	07/06/21 SWR-FEES FOR AUG 2021	36.94*			5310 430600	357	101000
	070621	07/06/21 STRS-FEES FOR AUG 2021	49.24*			2500 430200	399	101000
	070621	07/06/21 LGL-FEES FOR AUG 2021	147.74*			1000 411100	350	101000
		Total for Vendor:	6,613.28					
		*** Claim from another period (6/21) ****						
42051	E	997 CENTURYLINK - ELECTRONIC PAY	886.04					
		JUNE 2021						
	061821	06/18/21 CRTS-6/18/21-7/17/21	32.51			1000 410360	345	101000
	061821	06/18/21 PD-6/18/21-7/17/21	131.23			1000 420100	345	101000
	061821	06/18/21 FD-6/18/21-7/17/21	61.76			1000 420400	345	101000
	061821	06/18/21 POOL-6/18/21-7/17/21	69.41			1000 460445	345	101000
	061821	06/18/21 STRTS-6/18/21-7/17/21	134.55			2500 430200	345	101000
	061821	06/18/21 WTR-6/18/21-7/17/21	206.07			5210 430500	345	101000
	061821	06/18/21 SWR-6/18/21-7/17/21	250.51			5310 430600	345	101000
		Total for Vendor:	886.04					
42035	E	2852 CHARTER COMMUNICATIONS	124.98					
	01378740	07/01/21 PD-INTERNET 7/1/21-7/30/21	124.98*			1000 420100	355	101000
		Total for Vendor:	124.98					

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		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object Proj Account
*** Claim from another period (6/21) ****									
42063		1145 CITY OF WHITEFISH BUILDING	44,777.85						
Permits issued for JUNE 2021									
	063021	06/30/21 BUILDING PERMITS 06/21	43,286.10			2394		420500	398 101000
	063021	06/30/21 ELECTRICAL PERMITS 06/21	344.50			2394		420500	398 101000
	063021	06/30/21 PLUMBING PERMITS 06/21	1,147.25			2394		420500	398 101000
		Total for Vendor:	44,777.85						
*** Claim from another period (6/21) ****									
42047		2943 CORE & MAIN LP	164.92						
	P121411	06/24/21 WTR-3" MTR FLANGE/ PARTS	164.92*			5210		430500	240 101000
		Total for Vendor:	164.92						
42074		3026 DAILY INTER LAKE	603.50						
	I00465777	07/11/21 FIN-BUDGET NOTICE 07/04-07/	274.50*			1000		410500	331 101000
	I00467966	07/07/21 P/Z-MOHR FLOODPLAIN PERMIT	93.00*			1000		411000	331 101000
	I00465779	07/11/21 FIN-URD EXPANSION	236.00*			1000		410500	331 101000
		Total for Vendor:	603.50						
*** Claim from another period (6/21) ****									
42036		1797 DEPARTMENT OF ADMINISTRATION	52.49						
	06302021	07/09/21 PD-ITSD/EMAIL 06/1/21-6/30-2	52.49*			1000		420100	355 101000
		Total for Vendor:	52.49						
*** Claim from another period (6/21) ****									
42071		999999 DOG WASTE DEPOT	370.22						
	419242	06/28/21 PRKS-DOG WASTE BAGS	370.22*			1000		460400	220 101000
		Total for Vendor:	370.22						
42068		532 DON "K" CHEVROLET	92.84						
	6089005/1	07/15/21 PD-CAR 21 OIL AND FILTR CHA	92.84*			1000		420100	361 101000
		Total for Vendor:	92.84						
*** Claim from another period (6/21) ****									
42064	E	1879 EVERGREEN WASTE CONNECTIONS	548.12						
	070121	07/01/21 FAC-06/01/21-06/30/21	74.33			1000		411200	340 101000
	070121	07/01/21 STRS-06/01/21-06/30/21	184.30			2500		430200	340 101000
	070121	07/01/21 WTR-06/01/21-06/30/21	126.19			5210		430500	340 101000
	070121	07/01/21 SWR-06/01/21-06/30/21	61.90			5310		430600	340 101000
	070121	07/01/21 PRKS-06/01/21-06/30/21	101.40			1000		460400	340 101000
		Total for Vendor:	548.12						

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		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object	Proj	Account
42066		2589 FASTSIGNS WHITEFISH	158.19								
		NEW PARK SIGN FOR KRECK RIVERSIDE PARK									
		489-21015 07/13/21 PRKS-KRECK RVRS PARK NEW SI	158.19*			1000		460400	220		101000
		Total for Vendor:	158.19								
		*** Claim from another period (6/21) ****									
42070	E	2961 FIRST BANKCARD-ELECTRONIC PYMT	911.20								
		3293865 06/26/21 PD-600VA BATTERY BKUP/SURGE P	59.99			1000		420100	210		101000
		2021050135 05/31/21 FD-PRE EMP SCREENING/DICKE	123.37			1000		420400	390		101000
		2021050135 05/31/21 POOL-PRE EMP SCREENING/BAB	112.37			1000		460445	390		101000
		1023-34487 06/03/21 POOL-ORIENTATION/STGLINE P	76.00			1000		460445	380		101000
		5205 06/18/21 CRTS-JUROR MEALS	33.69			1000		410360	390		101000
		19756176 06/09/21 POOL-SWIM SUITS/SHIRTS	338.08			1000		460445	226		101000
		000708520 06/09/21 POOL-MANAGER TEES	24.40			1000		460445	226		101000
		4268 06/09/21 POOL-STAFF SHIRTS	32.30			1000		460445	226		101000
		R93264 06/01/21 PD-LODGING DEP/ TRAINING/BURNS	111.00			1000		420100	380		101000
		Total for Vendor:	911.20								
		*** Claim from another period (6/21) ****									
42072		663 FLATHEAD COUNTY SOLID WASTE	3,219.86								
		SLUDGE HAULING 06/01/21-06/30/21									
		063021 06/30/21 SWR-SLUDGE HAULING 06/01-06/30	3,204.65			5310		430600	395		101000
		060921 06/09/21 PRKS-FENCE DISPOSAL/HOERNER PR	15.21			4010		460400	930		101000
		Total for Vendor:	3,219.86								
		*** Claim from another period (6/21) ****									
42040		24 FLATHEAD COUNTY TREASURER	1,218.00								
		063021 06/30/21 CRT-TECH SUR 6/21	440.00			1000		212201			101000
		063021 06/30/21 CRT-LEA/CRIM CONV SURCHRG 6/21	528.00			1000		212201			101000
		063021 06/30/21 CRT-PUBLIC DEF FEES 06/21	250.00			1000		212205			101000
		Total for Vendor:	1,218.00								
		*** Claim from another period (6/21) ****									
42037		21 FLATHEAD ELECTRIC COOP INC	15,740.44								
		063021 06/30/21 FAC-5/25/21 TO 6/25/21	422.66			1000		411200	341		101000
		063021 06/30/21 PD-5/25/21 TO 6/25/21	36.06			1000		420100	341		101000
		063021 06/30/21 FD-5/25/21 TO 6/25/21	290.88			1000		420400	341		101000
		063021 06/30/21 PARKS-5/25/21 TO 6/25/21	663.10			1000		460400	341		101000
		063021 06/30/21 POOL-5/25/21 TO 6/25/21	504.99			1000		460445	341		101000
		063021 06/30/21 LIGHTING-5/25/21 TO 6/25/21	2,494.01			2400		430200	341		101000

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Claim/	Check	Vendor #/Name/	Document \$/	Disc \$						Cash
		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object	Proj Account
	063021	06/30/21 STRS-5/25/21 TO 6/25/21	134.92			2500		430200	341	101000
	063021	06/30/21 WTR-5/25/21 TO 6/25/21	5,054.05			5210		430500	341	101000
	063021	06/30/21 SWR-5/25/21 TO 6/25/21	6,139.77			5310		430600	341	101000
		Total for Vendor:	15,740.44							
		*** Claim from another period (6/21) ****								
42054		999999 HOLLI RAYMOND	31.00							
		REFUND SWIM LESSONS 6/30/21								
	063021	06/30/21 POOL-REFUND SWIM LESSONS	31.00			1000		346033		101000
		Total for Vendor:	31.00							
		*** Claim from another period (6/21) ****								
42039		2047 LAURIE'S DELI	50.00							
		FOOD FOR STAFF PER KYLE - SANDWICHES, CHIPS & DRINKS								
	061021	06/10/21 POOL-FOOD FOR STAFF	50.00*			1000		460445	220	101000
		Total for Vendor:	50.00							
42038		1080 LES SCHWAB TIRE CENTER	970.42							
	00426106	07/09/21 PD-2014 RAM NEW BRAKES	970.42*			1000		420100	361	101000
		Total for Vendor:	970.42							
		*** Claim from another period (6/21) ****								
42042		282 MONTANA DEPT. OF LABOR &	630.03							
	071221	07/12/21 BLDG CODE EDUC FUND	630.03			2394		420500	399	101000
		Total for Vendor:	630.03							
42075		707 MONTANA DEPT. OF REVENUE	560.00							
		CHIP SEALING-PAVEMENT MAINTANCE SOLUNTIONS								
	070821	07/08/21 PAVEMENT MAINT SOL 1% W/H	560.00*			2820		430200	399	101000
		Total for Vendor:	560.00							
		*** Claim from another period (6/21) ****								
42045		43 MONTANA ENVIRONMENTAL LABORATORY	656.00							
		STATEMENT ENDING 6/30/21								
	2106120	06/15/21 WTR-COLIFORM	125.00			5210		430500	394	101000
	2105269	06/02/21 SWR-NITRATE+NITRITE, TKN	60.00			5310		430600	394	101000
	2105553	06/08/21 SWR-AMMONIA, TKN, NITRATE+NIT	85.00			5310		430600	394	101000
	2105554	06/02/21 SWR-ALUMINUM, DISSOLVED	15.00			5310		430600	394	101000
	2105905	06/15/21 SWR-NITRATE+NITRITE, TKN	60.00			5310		430600	394	101000
	2106224	06/22/21 SWR-NITRATE+NITRITE, TKN	60.00			5310		430600	394	101000
	2105270	06/04/21 SWR-CADMIUM,COPPER, LEAD, ZIN	164.00			5310		430600	394	101000

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		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object	Proj	Account
	2106516	06/29/21 SWR-NITRATE+NITRITE, TKN	60.00			5310		430600	394		101000
	2106358	06/24/21 SWR-PHOSPHORUS	27.00			5310		430600	394		101000
		Total for Vendor:	656.00								
		*** Claim from another period (6/21) ****									
42048		2477 NEW CASTLE ELECTRIC, INC	180.00								
	5525	06/24/21 WTR-RESET HTR OVRLD WBC WTR	180.00			5210		430500	360		101000
		Total for Vendor:	180.00								
42050		1121 NICOSIA, SUSAN	23.97								
	218430	07/01/21 POOL-DRINKS	23.97*			1000		460445	220		101000
		Total for Vendor:	23.97								
		*** Claim from another period (6/21) ****									
42061		3125 P N D ENGINEERS INC.	2,475.00								
		ENGINEERING SUPPORT SERVICES MAY 31ST - JULY 4TH 2021. TYLER BRADSHAW									
	2107065	07/12/21 WTR-ENGINEERING SERVICES	618.75*			5210		430500	399		101000
	2107065	07/12/21 SWR-ENGINEERING SERVICES	618.75*			5310		430600	399		101000
	2107065	07/12/21 STRTS-ENGINEERING SERVICES	618.75*			2500		430200	399		101000
	2107065	07/12/21 FAC/PRKS-ENGINEERING SERVICES	618.75			1000		411200	399		101000
		Total for Vendor:	2,475.00								
42043		2129 PAVEMENT MAINTENANCE SOLUTIONS	55,440.00								
	1831	07/08/21 STREETS CHIP SEAL-BARSAA	40,047.00*			2821		430200	399		101000
	1831	07/08/21 STREETS CHIP SEAL	15,953.00*			2820		430200	399		101000
	1831	07/08/21 1% WITHHOLDING	-560.00*			2820		430200	399		101000
		Total for Vendor:	55,440.00								
42049		2932 PIONEER CHEMICAL SUPPLY LLC	3,027.40								
	10686	07/01/21 POOL-5GAL ACID MAGIC AQUATICS	3,027.40*			1000		460445	221		101000
		*** Claim from another period (6/21) ****									
42076		2932 PIONEER CHEMICAL SUPPLY LLC	199.95								
	10662	06/28/21 POOL-STABILIZER	199.95*			1000		460445	221		101000
		Total for Vendor:	3,227.35								
42041		2017 RAILROAD MANAGEMENT COMPANY III,	569.70								
	441246	06/28/21 SWR-LIC FEE 10/21-9/22 #305674	284.85*			5310		430600	390		101000
	441247	06/28/21 SWR-LIC FEE 10/21-9/22 #305675	284.85*			5310		430600	390		101000
		Total for Vendor:	569.70								

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		*** Claim from another period (6/21) ****									
42060	E	3008 REPUBLIC SERVICES	752.89								
		000231152 06/30/21 PRKS-PORTA POTTIES JUNE 202	752.89			1000		460400	399		101000
		Total for Vendor:	752.89								
		*** Claim from another period (6/21) ****									
42055		2769 RESPONSE EQUIPMENT SPECIALISTS,	821.73								
		3530 06/28/21 PD-17 FORD UNIT #18 BATTERY	332.17*			1000		420100	361		101000
		3391 06/28/21 PD-17 FORD SPOTLIGHT REPAIR	489.56*			1000		420100	361		101000
		Total for Vendor:	821.73								
42056		2832 RUSSELL INDUSTRIES INC	5,442.10								
		141100-00 07/06/21 SWR-LFT STN PARTS & MAINT	5,442.10*			5310		430600	240		101000
		Total for Vendor:	5,442.10								
42058		2706 TRAINNOW.NET	1,197.00								
		1468 07/06/21 STRS-ETIME SUBSCRIPTION	112.00*			2500		430200	363		101000
		1468 07/06/21 FIN-ETIME SUBSCRIPTION	945.00*			1000		410500	363		101000
		1468 07/06/21 WTR-ETIME SUBSCRIPTION	70.00*			5210		430500	363		101000
		1468 07/06/21 SWR-ETIME SUBSCRIPTION	70.00*			5310		430600	363		101000
		Total for Vendor:	1,197.00								
		*** Claim from another period (6/21) ****									
42059		523 USA BLUE BOOK	92.32								
		645343 06/25/21 WTR-THE FALLS FLOAT REPAIR	92.32			1000		460400	240		101000
		Total for Vendor:	92.32								
		*** Claim from another period (6/21) ****									
42052		3063 UTILITIES UNDERGROUND LOCATION	94.20								
		MONTH OF SERVICE JUNE									
		60 UDIGS									
		1065065 06/30/21 WTR-JUNE 21 UDIGS	31.40			5210		430500	318		101000
		1065065 06/30/21 SWR-JUNE 21 UDIGS	31.40			5310		430600	318		101000
		1065065 06/30/21 STRS-JUNE 21 UDIGS	31.40			2500		430200	318		101000
		Total for Vendor:	94.20								
		*** Claim from another period (6/21) ****									
42073		3096 UTILITIES UNDERGROUND LOCATION	30.70								
		INVOICE IS FOR ANNUAL FEES FOR THE UNDERGROUND FACILITY PROTECTION PROGRAM. ONCE									
		A YEAR AROUND JUNE/JULY UULC BILLS FOR ANNUAL FEE TO ALL FACILITY OWNERS IN THE									
		STATE AT \$.10 PER OUTGOING LOCATE PER 69-4-522, MCA.									
		400056 07/31/21 STRS-ANNL FEE FOR CALL LOCATES	10.23			2500		430200	318		101000

07/16/21
11:24:46

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 7/21

Page: 7 of 9
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/	Document \$/	Disc \$						Cash	
		Invoice #/Inv Date/Description	Line \$		PO #	Fund	Org	Acct	Object	Proj	Account
	400056	07/31/21 WTR-ANNL FEE FOR CALL LOCATES	10.24			5210		430500	318		101000
	400056	07/31/21 SWR-ANNL FEE FOR CALL LOCATES	10.23			5310		430600	318		101000
		Total for Vendor:	30.70								
		*** Claim from another period (6/21) ****									
42077		1134 VICTIM-WITNESS ADVOCATE PROGRAM	645.00								
	063021	07/06/21 CRTS-JUNE 2021	645.00			2917		410360	356		101000
		Total for Vendor:	645.00								
42046		84 WESTERN BUILDING CENTER	154.03								
	4657925	07/07/21 FIRE-CABLE CUTTER, CRES WRENC	46.98*			1000		420400	212		101000
	4657857	07/07/21 WTR-SOCKET, TAPE MEASURE	49.96*			5210		430500	212		101000
	4656978	06/28/21 WTR-BOLTS, FASTENERS	9.12*			5210		430500	240		101000
	4656978	06/28/21 WTR-OSCILLATING PEDESTAL	34.99*			5210		430500	210		101000
	4658037	07/08/21 POOL-BLOWER GAS	12.98*			1000		460445	220		101000
		Total for Vendor:	154.03								
		*** Claim from another period (6/21) ****									
42065	E	2733 WEX Fleet Universal	5,279.89								
STATEMENT ENDING 06/30/21											
	72597621	06/30/21 PD-FUEL JUNE 2021	2,310.04			1000		420100	231		101000
	72597621	06/30/21 FD-FUEL JUNE 2021	440.79			1000		420400	231		101000
	72597621	06/30/21 WTR-FUEL JUNE 2021	625.28			5210		430500	231		101000
	72597621	06/30/21 SWR-FUEL JUNE 2021	481.57			5310		430600	231		101000
	72597621	06/30/21 STRS-FUEL JUNE 2021	922.13			2500		430200	231		101000
	72597621	06/30/21 PARKS-FUEL JUNE 2021	488.87			1000		460400	231		101000
	72597621	06/30/21 FAC-FUEL JUNE 2021	11.21			1000		411200	231		101000
		Total for Vendor:	5,279.89								
		# of Claims	40	Total:		155,063.28					
		Total Electronic Claims				8,503.12					
		Total Non-Electronic Claims				146560.16					

07/16/21
11:24:47

CITY OF COLUMBIA FALLS
Fund Summary for Claims
For the Accounting Period: 7/21

Page: 8 of 9
Report ID: AP110

Fund/Account	Amount
1000 GENERAL FUND	
101000 CASH/CASH EQUIVALENTS	\$22,322.09
2394 BUILDING CODE ENFORCEMENT FUND	
101000 CASH/CASH EQUIVALENTS	\$45,407.88
2400 SPECIAL LIGHTING DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	\$2,494.01
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	\$2,197.52
2820 GAS TAX FUND	
101000 CASH/CASH EQUIVALENTS	\$15,953.00
2821 Special Road/Street Allocation Program	
101000 CASH/CASH EQUIVALENTS	\$40,047.00
2917 CRIME VICTIMS ASSISTANCE FUND	
101000 CASH/CASH EQUIVALENTS	\$645.00
4010 CAPITAL PROJECTS FUND - Parks	
101000 CASH/CASH EQUIVALENTS	\$15.21
5210 WATER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$7,878.82
5310 SEWER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	\$18,102.75
Total:	\$155,063.28

07/16/21
11:24:47

CITY OF COLUMBIA FALLS
Claim Approval Signature Page
For the Accounting Period: 7 / 21

Page: 9 of 9
Report ID: AP100A

Council Meeting Date: 07/19/2021

Claims Submitted to Council: \$ 155,063.28

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

Prepared By: Shawn Bates, Finance Director

Shawn Bates

Approved by Susan M. Nicosia, City Manager

Susan Nicosia

City Council to Approve by motion on consent agenda

The following claim is significant:

Pavement Maintenance Solutions - \$56,000 Streets chip sealing (Funds 2820 & 2821)

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

June claims - \$79,827.85
July claims - \$75,235.43

07/09/21
10:45:21

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 07/09/21 to 07/09/21

Page: 1 of 3
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
	-----	-----	-----
ADDL HOURS (Additional)	0.00		77.81
COMA HOURS (Comp Time Accumulated)	53.63		
COMP HOURS (Comp Time Used)	2.25		45.12
OVER HOURS (Overtime)	125.75		3,828.02
OVRTD HOURS (STEP overtime)	22.00		964.98
PERS HOURS (Personal Time Used)	4.00		193.47
REG HOURS (Regular Time)	2,635.25		61,994.24
REG1 HOURS (Additional to regular)	299.00		7,469.42
SHFI HOURS (Step B)	12.00		18.00
SHFN HOURS (Shift B)	288.00		288.00
SHFQ HOURS (OVT B)	48.00		72.00
SICK HOURS (Sick Time)	7.25		162.18
VACA HOURS (Vacation Time Used)	182.25		4,782.07
GROSS PAY	79,895.31	0.00	
NET PAY	54,425.75	0.00	
NET PAY (CHECKS)	3,781.24		
NET PAY (DIRECT DEPOSIT)	50,644.51		
AFLAC-POSTTAX	108.04	0.00	
AFLAC-PRETAX	78.73	0.00	
CHILD SUPPORT	88.61	0.00	
CHILD SUPPORT P	413.07	0.00	
FIT	6,318.77	0.00	
FLEX ALLEGIANCE	1,154.13	37.50	
FLEX DEP CARE	208.33	2.50	
FOP	320.00	0.00	
HEALTHINS/PRE	2,595.60	14,885.20	
MEDICARE	1,133.47	1,133.47	
MT ST FIRE ASSO	29.68	0.00	
NATIONWIDE/CITY	0.00	2,311.90	
NATIONWIDE/EMP	335.62	0.00	
P.E.R.S.	3,311.48	3,718.10	
PERS/FURS	317.60	426.24	
PERS/POLICE	1,980.89	3,171.60	
SIT	3,435.00	0.00	
SOCIAL SECURITY	3,141.80	3,141.80	
TEAMSTERS DUES	241.50	0.00	
UNEMPL. INSUR.	0.00	439.43	
UNUM LIFE INS.	118.78	0.00	
WA CHILD SUPPOR	138.46	0.00	
WORKERS' COMP	0.00	2,221.00	
CHARLES SCHWAB	1,483.11	0.00	
FIRST INTERSTAT	4,287.13	0.00	
FREEDOM BANK	1,144.95	0.00	
GLACIER BANK KA	5,289.29	0.00	
GLACIER BANK/CF	13,137.75	0.00	
GLACIER BANK/WF	1,656.39	0.00	
PARKSIDE CR U	14,092.38	0.00	
THREE RIVERS	1,006.14	0.00	

July 9, 2021
Payroll
\$90,935.22
Bob Skaland

07/09/21
10:45:21

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 07/09/21 to 07/09/21

Page: 2 of 3
Report ID: P130

USAA FEDERAL	1,111.16	0.00
USBANK.	1,770.36	0.00
VALLEY BANK KAL	100.00	0.00
VERIDIAN CREDIT	325.00	0.00
WELLS FARGO	1,438.86	0.00
WELLS FARGO GA	1,257.93	0.00
WFISH CR UNION	2,544.06	0.00
FIT/SIT BASE	70,121.26	0.00
MEDICARE BASE	78,170.42	0.00
PERS BASE	66,895.54	0.00
SOC SEC BASE	50,674.12	0.00
UN BASE	79,895.31	0.00
WC BASE	78,264.25	0.00

Total 31,488.74
Total Payroll Expense (Gross Pay + Employer Contributions): 111,384.05

Check Summary

Payroll Checks Prev. Out. \$21,224.40
Payroll Checks Issued \$7,098.58
Payroll Checks Redeemed \$1,859.94
Payroll Checks Outstanding \$26,463.04
Electronic Checks \$83,836.64

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
-----	-----	-----	-----	-----
Social Security 6283.60		6283.60		212260
Medicare 2266.94		2266.94		212260
P.E.R.S. 7029.58	239.45	7269.03		212270
Unempl. Insur. 439.43	439.43		878.86	212210
Workers' Comp 2221.00	2221.00		4442.00	212220
FIT 6318.77		6318.77		212260
SIT 3435.00		3435.00		212260
AFLAC-PRETAX 78.73	78.73		157.46	212230
NATIONWIDE/EMP 335.62		335.62		212280
Teamsters dues 241.50	241.50		483.00	212310
PERS/Police 5152.49		5152.49		212240
NATIONWIDE/CITY 2311.90		2311.90		212280
AFLAC-POSTTAX 108.04	108.04		216.08	212230
PERS/FURS 743.84		743.84		212275
MT ST FIRE ASSO 29.68		29.68		212315
HEALTHINS/PRE 17480.80	17480.80		34961.60	212400
CITY OF COLUMBI 0.00				212450
UNUM LIFE INS. 118.78	118.78		237.56	212400
FLEX ALLEGIANCE 1191.63		1191.63		212285
CHILD SUPPORT 88.61		88.61		212330
CHILD SUPPORT P 413.07		413.07		212330
WA CHILD SUPPOR 138.46		138.46		212330
FOP 320.00		320.00		212335
FLEX DEP CARE 210.83		210.83		212285
Total Ded. 56958.30	20927.73	36509.47	41376.56	

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

CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD JULY 06, 2021

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

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

Also Present: City Manager Susan Nicosia, City Clerk Barb Staaland, City Attorney Justin Breck, Planner Eric Mulcahy and Sergeant Sean Murphy

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA: Councilor Robinson motioned to approve the Agenda, seconded by Councilor Lovering.

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

Approval of Claims - July 6, 2021 - \$ 157,402.71 (includes June 2021 and July 2021 Claims)

Approval of Payroll Claims - June 25, 2021 - \$128,902.89

Approval of Payroll Claims - June 30, 2021 - Special Term Pay

Approval of Payroll Claims - June 30, 2021 - \$17,308.58 - Payroll Quarterlies

Approval of June 21, 2021 Regular City Council Meeting Minutes

Approve Nucleus Ave. Bulb Out Engagement - \$5,200 - Jackola Engineering and Authorize City Manager to execute

Approval of 2021-22 FY City Manager Contract

VISITORS/PUBLIC COMMENT:

Ken Jarboe resides at 9 Martha Road. Mr. Jarboe reported a problem with vehicle speeding in front of his apartment on Martha Road. Mr. Jarboe said he has gotten license plate numbers and turned them over to the Police Department, talked to the neighbors to slow down and the speed cart has been put in place but the problem still remains. Mr. Jarboe said he has researched speed bumps and would like the city to install them along Martha Road.

City Manager Nicosia said Detective Denham has prepared a comprehensive report on how to best address speeders in this area and City administration is in the process of remedying the issue. Mayor Barnhart said this is a Council priority and needs to be addressed as soon as possible.

EMPLOYEE RECOGNITION: Barb Staaland, City Clerk - 15 Years of Service
Mayor Barnhart thanked City Clerk for her years of service and presented her with a 15 year pin.

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

Mayor Barnhart read the notice of hearing and requested the Staff Report presentation:

Request to change zoning from CSAG-5 (Suburban Agricultural) to CR-1 (Suburban Residential) in the Columbia Falls Zoning Jurisdiction:

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING
MINUTES HELD ON JULY 06, 2021**

Item No.3.

The applicant, Jean Flynn, is requesting a zone change at 221 Rogers Road in the Columbia Falls area from the current CSAG-5 (Suburban Agricultural) to a CR-1 (Suburban Residential) designation. The property is approximately five acres with a residence and outbuildings. The property is described as Parcel B of COS 16149 (Assessors' Tracts 9A, 1AA, 1ABAA and 8A) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County.

City Planner Mulcahy delivered Staff Report CZC-21-04 as Findings of Fact, noting City staff recommends approval.

Mayor Barnhart opened and closed the Public Hearing at 7.15 p.m. – no one wished to comment. There were not written comments submitted.

Councilor Fisher motioned to adopt Staff Report CZC-21-04 as Findings of Fact, seconded by Councilor Shepard with Council voting as follows. Ayes: Lovering, Piper, Robinson, Shepard, Fisher, Karper and Barnhart.

Mayor Barnhart read the Garnier Heights notices and requested the Planner present both staff reports:

Public Hearing - Request for a Planned Unit Development (PUD) for the Garnier Heights Development:

The applicant, RH Joint Holdings, LLC, is requesting a PUD Overlay for property generally located north of Lemburg Lane between North Hilltop Road and Meadow Lake Boulevard. The property is 28 acres in size and is zoned with a combination of CR-1, CR-2, and CR-3 urban residential zoning districts. The PUD will allow the applicant to cluster lots into single family attached and detached units preserving 11.42 acres in park and open space. The overall density of the project is 3.55 units per acre. In addition to the clustering, the applicant is asking for a front yard setback deviation for the alley loaded townhomes. The property is described as Parcel 1 of COS 14679 excepting therefrom the property within the Plat known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Public Hearing - Request for Preliminary Plat approval of the Garnier Heights Subdivision – A 102- unit development:

The applicant, RH Joint Holdings, LLC, is requesting preliminary plat approval for property generally located north of Lemburg Lane between North Hilltop Road and Meadow Lake Boulevard. The applicant will subdivide the property into 102 units with a combination of single family detached, two unit attached, and four unit attached structures. The subdivision will place 11.42 acres of the 28-acre parcel in park and open space and develop an overall density of the project is 3.55 units per acre. The subdivision has two access points one from Meadow Lake Boulevard on the east and the other on North Hilltop Road to the west. All internal subdivision roads will be developed to City standards with curb, gutter, sidewalks, and boulevard trees. The property is described as Parcel 1 of COS 14679 excepting therefrom the property within the Plat known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County

City Planner Mulcahy delivered Staff Report CPUD-21-01 and Staff Report CPP-21-01 as Findings of Fact. Mulcahy noted the property owners have had a traffic impact study (TIS) completed which observed the intersections at North Hilltop and Meadow Lake Blvd. Residents may enter and exit from two directions, Meadow Lake Blvd. or North Hilltop Road. The intersection at Meadow Lake Blvd. may have some turning delays, which may be addressed by MDOT. In CPUD-21-01, staff recommended 8 conditions and the Planning Department added condition number 9 “No overnight parking permitted adjacent to the Parks or Open Spaces”.

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING
MINUTES HELD ON JULY 06, 2021**

Item No.3.

The Planning Board requested a comprehensive playground plan be provided by the city prior to Final Plat. The parks would be privately maintained by the HOA noted Mulcahy.

Mayor Barnhart asked if Council had any questions for staff.

Councilor Shepard asked if any residents have commented since the Planning Board Meeting, Mulcahy said there have been no further comments received. Mayor Barnhart asked if the single family residential homes will exit off North Hilltop Road. Mulcahy replied that is correct as proposed in the plat. Mayor Barnhart asked if the city will inherit North Hilltop and Meadow Lake Blvd. Nicosia said we are a long way off of acquiring county roads and discussed the county procedure for turning over roads to a city. Mayor Barnhart inquired about snow removal responsibility. Mulcahy replied the City Streets Department will be responsible as the development will be annexed into the City.

Mayor Barnhart asked for the applicant presentation:

Bruce Lutz WGM, joined by Mike Brodie said City Planner Mulcahy covered the reports very well. Mr. Lutz said this project fits very well within the Columbia Falls Growth Policy and enhances the value of the Weyerhaeuser property. There are a lot of nice open spaces on the property. Mr. Lutz said the developer concurs with the conditions as written for the PUD and Preliminary Plat.

Mayor Barnhart opened the Public Hearing at 7:39 p.m. City Manager noted there was one written letter received after the council packet was posted, that is provided at each Councilmembers station. With no further Public Comments Mayor Barnhart closed the Public Hearings at 7:39 p.m.

Councilor Karper motioned to adopt Staff Report CPUD-21-01 as Findings of Fact, seconded by Councilor Shepard with Council voting as follows. Ayes: Piper, Robinson, Shepard, Fisher, Karper, Lovering and Barnhart.

Councilor Shepard made motion to adopt Staff Report CPP-21-01 as Findings of Fact, seconded by Councilor Lovering with Council voting as follows. Ayes: Robinson, Shepard, Fisher, Karper, Lovering, Piper and Barnhart.

Mayor Barnhart requested a short recess at 7:43 p.m., the meeting resumed at 7:47 p.m.

Mayor Barnhart read the notices for the upcoming hearings:

Notice of Public Hearings - 2021-22 FY Preliminary Budget - Beginning Monday, July 19, 2021:

NOTICE IS HEREBY GIVEN, that the City Council of the City of Columbia Falls, Montana, will hold public hearings beginning on July 19, 2021 at 7:00 p.m. in the Council Chambers for the following purposes:

Preliminary Budget

Presentation and consideration of the preliminary budget for fiscal year beginning July 1, 2021 and ending June 30, 2022. This hearing will be continued until final adoption of the budget after receiving the certified taxable valuation.

Special Assessments

Consideration of the adoption of the Street Lighting District and Street Maintenance District assessments for FY 2021/2022. Council will hear any objections to the final adoption of the resolution levying special assessments for FY 2021/2022. Special Assessments are estimated as follows:

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING
MINUTES HELD ON JULY 06, 2021**

Item No.3.

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

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

Permissive Medical Levy

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

Notice of Public Hearing - Urban Renewal District Expansion - July 19, 2021:

The Columbia Falls City Council will hold a public hearing at its regular meeting on Monday, July 19, 2021, beginning at 7:00 PM in the City Hall Council Chambers, 130 6th Street West, Columbia Falls, MT, to consider the First Reading and Provisional Adoption of the Ordinance establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan. Columbia Falls intends to use tax increment financing in support of making infrastructure improvements as revenues permit and may issue tax increment financing bonds.

And, at the Columbia Falls City Council regular meeting on Monday, August 2, 2021, beginning at 7:00 PM in the City Hall Council Chambers, 130 6th Street West, Columbia Falls, MT, the Council will consider the Second Reading and Final Adoption of the Ordinance establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan.

The Columbia Falls URD – 2021 Expansion encompasses approximately 23.87 acres locally known as the Cedar Palace Property and consists of seven parcels addressed as 500 12th Avenue West in Columbia Falls. These seven parcels are described as Assessor's Tracts 8, 8B, 8F, 8G, 8HA, 8H and 8E, in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

Notice of Public Hearings – Zone Change and Conditional Use Permit – Planning Board, July 13th, and City Council, August 2nd:

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, July 13, 2021 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Monday, August 2, 2021 starting at 7:00 p.m. in the same location.

Request to change the zoning from CR-5 (Two Family Residential) to CRA-1 (Multi-Family Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a zone change for 302 Meadow Lake Boulevard from the current CR-5 two-family designation to a CRA-1 multi-family residential designation. The applicant amended the application that was reviewed by the Planning Board in February. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 on Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING
MINUTES HELD ON JULY 06, 2021**

Item No.3.

Request for a Conditional Use Permit to construct 36 units of Apartments in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a Conditional Use Permit to construct 36 units of apartments in two buildings, eighteen units in each building. The applicant amended the application that went before the Planning Board in February. The proposed two-story apartments will access Meadow Lake Blvd at the intersection with Best Way. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

ORDINANCES / RESOLUTIONS:

First Reading - Ordinance # 807 - An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map from CSAG-5 Suburban Agricultural to CR-1 Suburban Residential for the Property Located at 221 Rogers Road, Further Described as Parcel B of COS 16149 (Assessors; Tracts 9A, 1AA, 1ABAA and 8A) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana

Councilor Lovering motioned to approve the First Reading of Ordinance # 807, seconded by Councilor Robinson and the motion carried with all members voting in favor.

First Reading - Ordinance # 808 - An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending the Columbia Falls Zoning Map to Allow the Development of a Planned Unit Development (PUD) Overlay for the Property Located North of Lemburg Lane between North Hilltop Road and Meadow Lake Boulevard, Further Described as Parcel 1 of COS 14679 Excepting Therefrom Property within the Plat Known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M. Flathead County

Councilor Piper motioned to approve the First Reading of Ordinance # 808, seconded by Councilor Shepard and the motion carried with all members voting in favor.

Resolution # 1851 - A Resolution of the City Council of Columbia Falls, Montana Conditionally Approving the Preliminary Plat for the Garnier Heights Subdivision Described as Parcel 1 of COS 14679 Excepting Therefrom the Property within the Plat Known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County

Councilor Shepard made motion to approve Resolution # 1851, seconded by Councilor Karper with Council voting as follows. Ayes: Shepard, Fisher, Karper, Lovering, Piper, Robinson and Barnhart.

Resolution # 1852 - A Resolution of the City Council of the City of Columbia Falls, Montana, Setting the Salary and Compensation of Certain City Officials and Employees Pursuant to Title 7, Chapter 4, Part 42, M.C.A., for the 21-22 Fiscal Year

Mayor Barnhart said Shepard had noted the Mayor and Council stipends have not increased since the 1990's. Council discussed changing them but a new rate was not decided. Nicosia said the stipends will remain at the current rates until formal approval to change them. Council asked city staff to review and bring back information on council stipends.

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING
MINUTES HELD ON JULY 06, 2021**

Item No.3.

Councilor Fisher motioned to approve Resolution # 1852, seconded by Councilor Robinson with Council voting as follows. Ayes: Fisher, Karper, Lovering, Piper, Robinson, Shepard and Barnhart.

Resolution # 1853 - A Resolution of the City Council of the City of Columbia Falls Requesting a US DOT 2021 RAISE Grant to Improve Public Safety and Construct Necessary New or Improved Infrastructure for Vehicles, Pedestrians and Bicycles to Connect the Community

City Manager Nicosia reported this Raise Grant would complete the sidewalk along Railroad St., completely rebuild 4th Ave. W to 13th St. and add sidewalk along a portion of 7th Ave. W. to the business district. The total Grant request is \$11.7 million with the City contributing \$200,000. Nicosia discussed the recommendation from the engineering firm to increase the City's contribution in order for the grant request to be competitive. Nicosia said there is a small portion of the project that would be in the TIF district or the City has set aside street construction funds. Mayor Barnhart suggested increasing the city portion with an additional \$300,000, with Council approval.

Councilor Lovering made motion to approve Resolution # 1853 and increase the City contribution to \$500,000, seconded by Councilor Shepard with Council voting as follows. Ayes: Karper, Lovering, Piper, Robinson, Shepard, Fisher and Barnhart.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Councilor Karper thanked the Columbia Falls City-County Planning Board for all they do; he said they do all the heavy lifting before the project gets to council. Mayor Barnhart agreed with Karper.

Councilor Shepard said he noticed speeding in his neighborhood. Shepard is concerned with the speeding on Martha Road and is happy to hear we are working on addressing the issue.

Councilor Lovering said she would like an update on the letters to the people that own river front property.

Nicosia said the City has requested the list of registered owners from the county but there was a glitch obtaining the list but Public Works Clerk Alex is working on obtaining the correct list.

Councilor Fisher briefed council on the most recent Parks Board Meeting. Fisher noted that a group of local pickleball enthusiasts came to address the Committee on their request of pickleball courts in the City. Fisher said the pickleball group has some funds to help with costs. Fisher said the Parks Committee would like to find a place to put in two courts for the benefit of the community. Fisher said the Committee also discussed pavilions and playground equipment. Nicosia said the Committee also looked at single unisex bathrooms at Columbus and Horine parks, and removing the porta-potty at the Welcome Park.

Mayor Barnhart said as we get closer to Heritage Days the sidewalks have weeds, and in the past the City has sent our parks department to address the weeds on Nucleus Ave.

Mayor reported Swan Mountain Outfitters improvements are near completion; they have cut the weeds and installed landscaping.

Councilor Lovering asked at what point the City sends out weed letters. Nicosia said 8 inches in height and friable, noting that the Police Department has already began the process of sending notices.

CITY MANAGER REPORT

City Manager Nicosia thanked all of the Councilmembers that served on the Salary, Parks, Public Works and Public Safety Committees that met last week over the three evenings. Nicosia summarized the committee meetings for the benefit of the Council members that are not on the respective committee:

Salary Committee – June 29th – reviewed the City's goals and policies (attract good candidates, retain employees and motivate employees) along with the City policy to set officials at 15-20% above subordinates. In

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING
MINUTES HELD ON JULY 06, 2021**

Item No.3.

2019, the City completed contract negotiations and made significant increases to be competitive in the city-wide positions. Committee agreed to continue with policies. For those officials that the 15-20% cannot be applied, they received the COLA and Step provided for in the 21-22 pay schedules.

Parks Committee – June 29th - as noted by Fisher, met with pickleball enthusiasts, reviewed outstanding projects and proposed projects, and set priorities. PWD and I will bring back estimated costs for the items discussed.

Public Safety Committee – June 30th – reviewed fire transition with the goal of being ready to hire in 22-23 FY, reviewed capital plan and set priorities and reviewed dept. goals for 21-22. Reviewed Police Dept. goals and priorities, reviewed plan to add position, using current vacant position, to realign department with Lieutenant position. Job description will be coming forward after completion. Reviewed capital plans and discussed minor remodel in police dept.

Public Works Committee – July 1st – reviewed sewer, water, streets and URD/TIF. Gave tentative approval to add 1 FTE to Sewer to ensure jet rodding can be completed, amounts to ¾ fte due to “floater” position; floater position would be realigned to 1/3 each water, parks and streets. Reviewed capital plans, including ARPA grants.

Nicosia also reported that she and Public Works Director Hanley held the pre-proposal meeting and were pleased with six Engineering firms expressing interest in submitting a proposal for the EPA Grant. Nicosia noted that proposals are due on July 19th at 2 pm. She will ask for a Public Works Committee volunteer to review the proposals.

Nicosia noted that she has submitted the contract to BNSF to proceed with investigating the Quiet Zone. The next step, after BNSF signs, is to schedule a site visit with BNSF, NRWA, MDOT, Railpros (BNSF engineering consultant), City officials, county officials and KLJ Engineering.

Nicosia noted that city officials are still wading through the 2021 legislative session changes to see what text amendments may be necessary to the City’s Title 17 Subdivision Regulations and Title 18 Zoning Regulations. Nicosia noted that the most significant changes could be due to HB 701 Recreational Marijuana provisions.

ADJOURN

Meeting duly adjourned at 8:22 p.m.

Mayor

City Clerk

TASK ORDER 06 – BIOSOLIDS DEWATERING AND MANAGEMENT PLAN

This Task Order pertains to an Agreement by and between the City of Columbia Falls, Montana, (“OWNER”), and HDR Engineering, Inc. (“ENGINEER”), dated October 2, 2017, (“the Agreement”). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 06

PROJECT NAME: Columbia Falls Biosolids Dewatering and Management Plan

PART 1.0 PROJECT DESCRIPTION:

The purpose of this effort is to evaluate biosolids dewatering operations and develop methods for disposal of dewatered biosolids from the Columbia Falls Wastewater Treatment Plant (WWTP).

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT:

The scope of services to be provided on this Task Order is attached as Exhibit B.

PART 3.0 OWNER’S RESPONSIBILITIES:

- As stated in Exhibit B

PART 4.0 PERIODS OF SERVICE:

- Notice to proceed for engineering services – July 16, 2021

PART 5.0 ENGINEER’S FEE:

Fee is time and materials estimated at \$25,356.00 as further described in Exhibit C.

This Task Order is executed this _____ day of July, 2021.

_____	HDR ENGINEERING, INC.
"OWNER"	"ENGINEER"
BY: _____	BY: <u>Jared R Harris</u>
NAME: _____	NAME: <u>Jared Harris</u>
TITLE: _____	TITLE: <u>Vice President</u>
ADDRESS: _____	ADDRESS: <u>970 S 29th St W</u>
_____	<u>Billings, MT 59102</u>

EXHIBIT B

COLUMBIA FALLS BIOSOLIDS DEWATERING AND MANAGEMENT PLAN

SCOPE OF SERVICES

Tasks included in this Contract include the following:

Task 100 - Project Administration and Management

- Sub-task 101 - Project Meetings and Calls
- Sub-task 102 - Project Management Plan
- Sub-task 103 - Progress Reports and Invoices

Task 200 - Basis of Planning

- Sub-task 201 - Data Collection and Analysis
- Sub-task 202 - Market Analysis and Regulatory Trends

Task 300 - Biosolids Management Plan

- Sub-task 301 - Biosolids Management Plan

Tasks 100, 200, and 300 are described in more detail below.

Task 100 - Project Administration and Management

Objective

Administer the project and coordinate project technical resources to a level of service and responsiveness consistent with the standard of care.

Approach

HDR will manage its professional services contract to provide completion of the project. The work plan is broken down into subtasks. Specific sub-tasks conducted by HDR will include the following:

Sub-task 101 - Project Meetings and Calls

- Conduct a kickoff meeting with City staff and HDR's principal-in-charge and project manager to discuss scope, project schedule, deliverables, and initial data requests.
- Prepare agenda and distribute to anticipated attendees one (1) week prior to meeting.
- Prepare and distribute notes to attendees within one (1) week after meeting.
- Conduct up to four (4) project conference calls with City staff, HDR's project manager, and select members of the project team, as appropriate, to discuss project schedule and budget, work elements accomplished, work items planned for the next period, data requests, and scope issues.

- Prepare and distribute notes to attendees within three (3) days after each conference call.
- Conduct up to one (1) project meeting over the course of the project with City staff, HDR's project manager, and select members of the project team, as appropriate, to discuss project schedule and budget, work elements accomplished, work items planned for the next period, data requests, and scope issues.
- Prepare agenda and distribute to anticipated attendees one (1) day prior to meeting.
- Prepare and distribute notes to attendees within three (3) days after meeting.

Sub-task 102 - Project Management Plan

- Develop a project management plan (PMP) and distribute to consulting team members and City personnel, if requested.
- The PMP shall identify the project scope, individual work elements, budget for each element, responsible individuals for each work element, staffing plan, schedule, and administrative procedures such as invoicing, communication protocol, and formats.
- As part of the PMP, develop a quality control plan that defines the QA/QC process for this project and identifies the key reviewers.

Sub-task 103 - Progress Reports and Invoices

- Prepare monthly project status reports that compare work accomplished with scheduled activities, compare expenditures with task budgets, and describe changes to the scope that have occurred.
- Submit progress report combined with invoice for the duration of the project.

Assumptions

The fee for this task is based upon the following assumptions:

- City will participate in kickoff meeting, conference calls, and project meeting.
- One (1) kickoff meeting and up to one (1) project meeting will occur at Columbia Falls City Hall or WWTP and will last up to two (2) hours each.
- Up to four (4) coordination conference calls will last up to one (1) hour each.
- City will review and approve modifications to approach, schedule, and deliverables resulting from discussions during project calls and meetings.
- City will review progress report and approve invoices.

- Invoice and progress report format will follow HDR standard format.
- Labor costs and expenses for this contract will be tracked at the task level.
- Direct expenses for travel, sustenance, printing, photocopying, technology, and telephone conferences will be billed to City.
- Budget may be transferred between tasks without an amendment to the Agreement, unless such transfers also require a change in total fee.
- HDR will proportionately adjust loaded labor rates to actual salary and wage increases for individuals.
- Quality control reviews of work activities and project deliverables are included in the corresponding task.

Deliverables

Deliverable work products consist of the following:

- Project Management Plan transmitted to City via e-mail in .pdf format, if requested.
- Meeting agendas transmitted to City via e-mail in .pdf format prior to and hard copies delivered at meeting.
- Meeting and conference call notes transmitted to City via e-mail in .pdf format.
- Monthly progress report and invoice transmitted to City via hard copies.

Task 200 - Basis of Planning

Objective

Develop a basis for future biosolids management by evaluating biosolids production estimates based on the City's wastewater flow projections and current biosolids data.

Approach

Review the City's current biosolids dewatering and management methods, analyze historical biosolids production, and extrapolate data through the end of the planning period. Specific activities conducted by HDR will include the following:

Sub-task 201 - Data Collection and Treatment Process Analysis

- Analyze recent biosolids production data received from the City.
- Review the City's EPA Permit for biosolids management and compliance data.
- Review existing engineering reports and studies in relation to the City's wastewater treatment plant and biosolids management program.

- Identify treatment plant processes that affect biosolids quantity and quality, e.g. sludge thickening, digester operation, biosolids dewatering, and biosolids hauling, disposal and land application methods.
- Summarize plans for future expansion and process changes, if any.

Assumptions

The fee is based upon the following assumptions:

- The City will provide WWTP biosolids management and treatment plant operating data for the past three years.
- Wastewater flow and planning area growth projections used will be as directed by the City.

Deliverables

Deliverable work products consist of the following:

- Data summary review comments.

Task 300 - Biosolids Management Plan

Objective

Provide the City a long-term plan with biosolids management options that include analyses of potential biosolids market products. Identify political and public constraints associated with biosolids management in Columbia Falls and nearby areas.

Approach

Review biosolids regulations and future trends in biosolids management nationally and in the Pacific Northwest. Evaluate biosolids processing technologies. HDR will work with City staff to develop a strategic biosolids disposal plan that is agreeable to the City. Market analysis of biosolids products for the City will be conducted to determine the demand for various biosolids products in the local area and any implementation issues associated with the products. The work plan is broken down into subtasks. Specific activities conducted by HDR will include the following:

Sub-task 301 - Market Analysis and Regulatory Trends

- Evaluate various biosolids products and their potential market demands.
- Describe biosolids management practices of local utilities.
- Identify regulatory framework, constraints, and potential compliance issues.

Sub-task 302 - Biosolids Management Plan

- Select up to three (3) biosolids management alternatives for detailed evaluation. A management alternative is a combination of one or more biosolids processing technologies, a site (the WWTP or an off-site facility), ownership and operation scenario (City or private entity) and one or more end uses of the biosolids product.
- Evaluation will include conceptual design configurations, layouts, opinion of probable capital costs, operations and maintenance cost opinions, and non-economic criteria.
- Select one or more biosolids management alternatives for recommended implementation.

Assumptions

The fee is based upon the following assumptions:

- City will review and provide comments on the Biosolids Management Plan.

Deliverables

Deliverable work products consist of the following:

- Biosolids Management Plan, market analysis and regulatory summary, via hardcopies and .pdf format.

EXHIBIT C

COLUMBIA FALLS BIOSOLIDS DEWATERING AND MANAGEMENT PLAN COMPENSATION SCHEDULE

hide/unhide split screen on/off			Warnings on/off		1 - Project Manager General - Rickey Schultz 2 - Project Principal Engineer Craig Capra 12 - EIT Sanitary Anders Nord 14 - CADDT technician General 4 - Heather Fancher 15 - Project Controller - Paden Kaufman 16 - Administrator Devie Besette					HDR					Other Direct Costs		Total Budget
Task	Task Description		Status	PJM15	PJM32	ESA10-1	CGE04	PJM01	ADM10	TOTAL HOURS	LABOR COSTS	% of Hrs to Escalate	% Esc.	LABOR INCL. ESCALATION	SUBCONTRACTOR	EXPENSES	TOTAL COST
Task 100	Project Administration and Management																
101	Project Coordination Meetings		.	8	4	2				14	\$ 2,623	0%	\$ -	\$ 2,623	\$ -	\$ 750	\$ 3,373
102	Project Management Plan		.	2					4	6	\$ 662	0%	\$ -	\$ 662	\$ -	\$ -	\$ 662
103	Progress Reports and Invoices		.	6				12		18	\$ 2,068	0%	\$ -	\$ 2,068	\$ -	\$ 113	\$ 2,181
Subtotal (including optional)				16	4	2	0	12	4	38	\$ 5,352		\$ -	\$ 5,352	\$ -	\$ 863	\$ 6,215
Task 200	Basis of Planning																
201	Data Collection and Treatment Process Analysis		.	11	2	35				48	\$ 5,883	0%	\$ -	\$ 5,883	\$ -	\$ -	\$ 5,883
Subtotal (including optional)				11	2	35	0	0	0	48	\$ 5,883		\$ -	\$ 5,883	\$ -	\$ -	\$ 5,883
Task 300	Biosolids Management Plan																
301	Market Analysis and Regulatory Trends			4		8				12	\$ 1,491	0%	\$ -	\$ 1,491		\$ -	\$ 1,491
302	Biosolids Management Plan			35	2	40	4		4	85	\$ 11,417	0%	\$ -	\$ 11,417		\$ 350	\$ 11,767
				39	2	48	4		4	97	\$ 12,908		\$ -	\$ 12,908	\$ -	\$ 350	\$ 13,258
				66	8	85	4	12	8	183	\$ 24,143		\$ -	\$ 24,143	\$ -	\$ 1,213	\$ 25,356

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, that the City Council of the City of Columbia Falls, Montana, will hold public hearings beginning on July 19, 2021 at 7:00 p.m. in the Columbia Falls City Hall, 130-6th Street West, Columbia Falls, Montana, for the following purposes:

Preliminary Budget

Presentation and consideration of the preliminary budget for fiscal year beginning July 1, 2021 and ending June 30, 2022. This hearing will be continued until final adoption of the budget after receiving the certified taxable valuation.

Special Assessments

Consideration of the adoption of the Street Lighting District and Street Maintenance District assessments for FY2021/2022. Council will hear any objections to the final adoption of the resolution levying special assessments for FY 2021/2022. Special Assessments are estimated as follows:

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

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

Permissive Medical Levy

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

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

DATED THIS 21st DAY OF JUNE, 2021

s/Barb Staaland, City Clerk

Publish: Sunday July 4th and Sunday July 11th

NOTICE OF PUBLIC HEARING

The Columbia Falls City Council will hold a public hearing at its regular meeting on Monday, July 19, 2021, beginning at 7:00 PM in the City Hall Council Chambers, 130 6th Street West, Columbia Falls, MT, to consider the First Reading and Provisional Adoption of the Ordinance establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan. Columbia Falls intends to use tax increment financing in support of making infrastructure improvements as revenues permit and may issue tax increment financing bonds.

And, at the Columbia Falls City Council regular meeting on Monday, August 2, 2021, beginning at 7:00 PM in the City Hall Council Chambers, 130 6th Street West, Columbia Falls, MT, the Council will consider the Second Reading and Final Adoption of the Ordinance establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan.

The Columbia Falls URD – 2021 Expansion encompasses approximately 23.87 acres locally known as the Cedar Palace Property and consists of seven parcels addressed as 500 12th Avenue West in Columbia Falls. These seven parcels are described as Assessor's Tracts 8, 8B, 8F, 8G, 8HA, 8H and 8E, in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

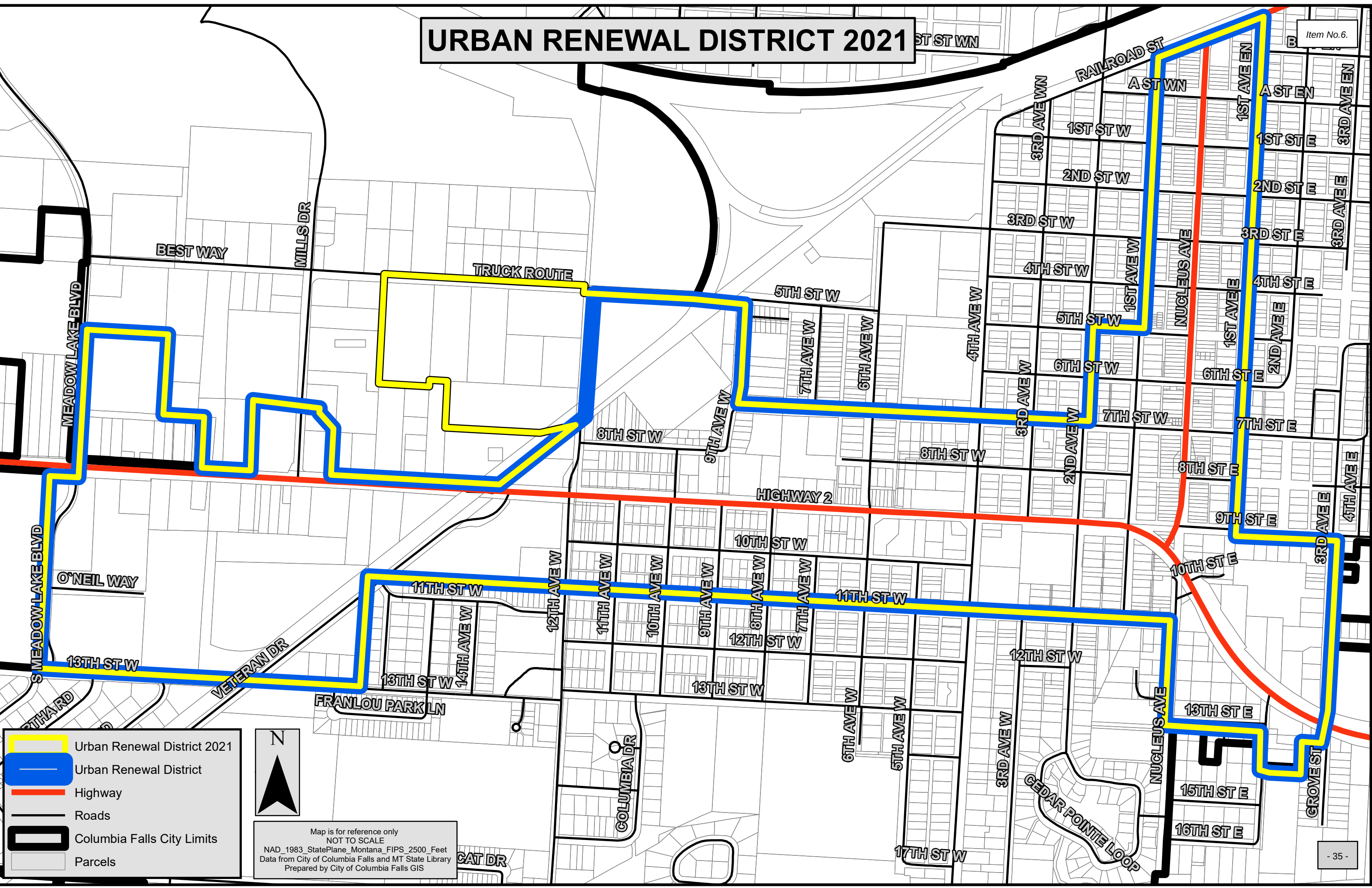
All interested parties are encouraged to attend. Written comments on establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan may be submitted to Susan Nicosia, City Manager, City of Columbia Falls, 130 6th Street West, Columbia Falls, MT 59912 or nicosias@cityofcolumbiafalls.com. For further information call the City at 406-892-4391.

Publish: Daily Interlake Sunday, July 4, 2021

Publish: Daily Interlake Sunday, July 11, 2021

URBAN RENEWAL DISTRICT 2021

Item No.6.



Map is for reference only
NOT TO SCALE
NAD_1983_StatePlane_Montana_FIPS_2500_Feet
Data from City of Columbia Falls and MT State Library
Prepared by City of Columbia Falls GIS

COLUMBIA FALLS, MONTANA
CITY-COUNTY PLANNING BOARD AND ZONING COMMISSION

RECOMMENDATION

THAT THE 2021 COLUMBIA FALLS URBAN RENEWAL PLAN IS IN CONFORMANCE WITH THE COLUMBIA FALLS 2019 GROWTH POLICY AND THAT THE ZONING WITHIN THE COLUMBIA FALLS URBAN RENEWAL DISTRICT – 2021 EXPANSION IS IN ACCORDANCE WITH THE COLUMBIA FALLS 2019 GROWTH POLICY

WHEREAS, the City of Columbia Falls established the Columbia Falls City-County Planning Board and Zoning Commission (Board) in the early 1960s, as provided for in Title 76-1-101, M.C.A; and

WHEREAS, in 1963, the City of Columbia Falls adopted the first “Master Plan”, which was updated in 1978 and 1984; and

WHEREAS, in the 1970s, the original extraterritorial planning jurisdiction was created, which extended approximately 3 miles beyond the city limits creating a jurisdiction that extended north-south approximately 8 miles and east-west approximately 7 miles; and

WHEREAS, in January, 2005, the Columbia Falls City Council and Board of County Commissioners for Flathead County re-negotiated the planning jurisdiction boundary, and this boundary extends generally one mile beyond the city limits in all directions and in addition, extends north approximately 3 miles using the North Fork Highway as its eastern boundary; and

WHEREAS, the City of Columbia Falls adopted the Columbia Falls Growth Policy pursuant to 76-1-604, MCA in December 2005, with revisions approved April 21, 2008, by Resolution #1532 and January 22, 2013, by Resolution #1646. On September 16th, 2019, the City of Columbia Falls adopted the Columbia Falls Growth Policy 2019, covering the entire jurisdictional area, through passage of Resolution #1806; and

WHEREAS, the City of Columbia Falls has adopted the "Columbia Falls Area Zoning Ordinance" in accordance with and exercising the authority of the laws of the State of Montana, Title 11, Chapter 27, R.C.M., 1947, as amended, and in 1989 by Ordinance 523 pursuant to Section 76-2-301, M.C.A. In February of 2020, the City of Columbia Falls codified all past zoning amendments with the passage of Ordinance #797, establishing the 2020 Title 18, Zoning Regulations; and

WHEREAS, the City of Columbia Falls decided to embark on a program to revitalize its downtown, entryways and surrounding commercial and residential

neighborhoods, and is interested in utilizing Tax Increment Financing (TIF) in conjunction with other funding sources to help foster change within that area. The City of Columbia Falls created the Columbia Falls Urban Renewal District through passage of Ordinance No. 752 in September of 2015; and

WHEREAS, the City of Columbia Falls has concerns that the failure to address conditions that contribute to blight in the recent Cedar Palace annexation area adjacent to the Columbia Falls Urban Renewal District has stymied rehabilitation and redevelopment within the existing district, and that expansion of the district to include the Cedar Palace Area would help the district better meet its goals and objectives; and

WHEREAS, the City of Columbia Falls wants to expand the Columbia Falls Urban Renewal District (URD), as provided for in Parts 7-15-4201 and 4301, et Seq., Montana Code Annotated (MCA), the State's Urban Renewal Law; and

WHEREAS, the area of the Columbia Falls Urban Renewal District, 2021 Expansion is known as the Cedar Palace area, which consists of seven parcels addressed as 500 12th Avenue W in Columbia Falls and encompasses 23.87 acres. These seven parcels are described as Assessor's Tracts 8, 8B, 8F, 8G, 8HA, 8H and 8E, in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana; and

WHEREAS, pursuant to Section 7-15-4213, MCA, prior to its approval of an urban renewal project, the local governing body shall submit the urban renewal project plan to the planning commission of the municipality for review and recommendations as to its conformity with the growth policy or parts of the growth policy for the development of the municipality as a whole; and

WHEREAS, the zoning within the URD must be reviewed by the local government's planning board's as to whether it is zoned for use in accordance with the growth policy; and

WHEREAS, the Board's review of the 2021 Columbia Falls Urban Renewal Plan, attached, and the zoning within the Columbia Falls Urban Renewal District, 2021 Expansion as it relates to the Columbia Falls 2019 Growth Policy have been properly submitted and reviewed; and

WHEREAS, the Board held a regular meeting to receive and review all written and oral testimony, and staff and consultant input, on the 2021 Columbia Falls Urban Renewal Plan and the zoning within the Columbia Falls Urban Renewal District, 2021 Expansion as it relates to the Columbia Falls 2019 Growth Policy; and

WHEREAS, documentation must be provided that the 2021 Columbia Falls Urban Renewal Plan is in conformance with and the zoning within the Columbia Falls Urban Renewal District, 2021 Expansion is in accordance with the Columbia Falls 2019 Growth Policy, and to address the statutory requirements and to help the Board make findings, the history of recent reviews, appropriate sections and maps from the Columbia Falls 2019 Growth Policy and Title 18, the Columbia Falls Area Zoning Ordinance have been provided in Chapter 4 of the 2021 Columbia Falls Urban Renewal Plan; and

WHEREAS, given that the 2015 Urban Renewal Plan included an extensive review of conformance with the 2013 Growth Policy, and there were no significant changes made in the 2019 Growth Policy, this document will not and Chapter 4 does not include repetitive sections of the Growth Policy or Zoning Ordinance, and

WHEREAS, in 2018, the Columbia Falls Planning Board and Zoning Commission reviewed the Cedar Palace acreage twice for conformance with the Growth Policy as follows: First, with adoption of the Columbia Falls Growth Policy - 2019, the land use map for the area of the Cedar Palace properties was changed from Light Industrial to Commercial. Subsequently, the zoning classification of the property was amended from CI-1(Light Industrial) to CB-2 (General Business) to demonstrate compliance with the 2019 Growth Policy Land Use Map. This finding of conformance with the growth policy stated that the commercial use will complement the industrial uses to the east, north, and west of the subject property; and

WHEREAS, Economic Condition Information/Data demonstrating the need for urban renewal and economic development in Columbia Falls as follows:

- According to the 2019 American Community Survey, there are 5,429 people living in Columbia Falls (US Census, 2019), up 16 percent since 2010 number of 4,688,
- The county's population is projected to experience continued growth through 2060, from 106,117 in 2021 to 131,719 in 2060, an increase of 24 percent. (State of Montana, n.d.),
- The poverty rate in Columbia Falls is 10 percent (US Census, 2019), and while lower than the State of Montana rate of 12.7 percent (US Census, 2019) and the national rate of 13.7 percent (US Census, 2019), it is considerably higher than the poverty rate for Flathead County, which is 7.8 percent (US Census, 2019),
- Median Income for residents living in Columbia Falls is \$46,821 (US Census, 2019), significantly lower than Flathead County at \$62,588 (US Census, 2019) the state's, at \$57,153 (US Census, 2019) and the nation's, at \$65,712 (US Census, 2019); and

WHEREAS, poverty and low incomes constitute an economic and social liability, while contributing little to the tax income of the state and its

municipalities, and consumes an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities; and

WHEREAS, as noted above, the data demonstrates a need for long-term economic stability for the prevention of poverty in support of the elimination of urban blight; and

WHEREAS, the evaluation of the Columbia Falls Urban Renewal Plan for conformance with Overall Principles and Goals of the Growth Policy reveals the following:

- The goals of the Columbia Falls Urban Renewal District as stated in the Urban Renewal Plan are to:
 - ✓ Promote Renovation, Revitalization, Rehabilitation and Historic Preservation within the Urban Renewal Area
 - ✓ Improve Public Infrastructure in Support of Urban Renewal
 - ✓ Improve Multi-modal Transportation in Support of Urban Renewal
 - ✓ Foster Land Uses within the Urban Renewal Area that Facilitate Sustainable Economic Development
 - ✓ Foster Reinvestment and Economic Development within the Urban Renewal Area
 - ✓ Strengthen Opportunities Associated with Tourism and Recreation within the Urban Renewal Area
 - ✓ Market and Promote the Urban Renewal Area
- The 2021 expansion of the Columbia Falls Urban Renewal District supports these goals and seeks to provide long term economic stability through land use planning and the development of public infrastructure for well managed growth, and

WHEREAS, the evaluation of the Columbia Falls Urban Renewal Plan for conformance with implementation tools and strategies in the Columbia Falls Growth Policy indicates:

- The Columbia Falls Urban Renewal Plan takes advantage of the urban renewal law offered by the State of Montana Code,
- The Columbia Falls Urban Renewal Plan provides for the opportunity to use tax increment financing to assist with redevelopment and revitalization activities, and encourage the retention and growth of economic development,
- The Columbia Falls Urban Renewal Plan supports the development of infrastructure that encourages urban renewal and economic development in the community,
- The 2021 expansion of the Columbia Falls Urban Renewal District continues to utilize the same tools and strategies; and

WHEREAS, evaluation of the Columbia Falls Urban Renewal Plan for conformance with future land use description notes that:

Columbia Falls City-County Planning Board and Zoning Commission
 Recommendation
 Columbia Falls Urban Renewal Plan and District, 2021 Expansion

- The Columbia Falls Urban Renewal Plan provides a plan for redevelopment of an existing “Commercial” designated area to retain existing and attract new economic development,
- The Columbia Falls Urban Renewal Plan does not suggest any revision to the existing land use designations; and

WHEREAS, as noted above, the Columbia Falls 2019 Growth Policy deals with very broad land use issues and policies; it does not identify specific land uses or zoning changes. Additionally, although zoning is one of the principal means of implementing the Columbia Falls 2019 Growth Policy, no specific zoning recommendations are made in the document. Instead, the Columbia Falls 2019 Growth Policy provides a set of general, community-wide policies and guidelines to assist the general public, local government, and developers in making informed land use decision; and

WHEREAS, the evaluation of the Columbia Falls Urban Renewal Plan for Accordance of Zoning with Growth Policy shows that:

- The Columbia Falls Urban Renewal Plan supports the purposes of the Columbia Falls Area Zoning Ordinance,
- The Columbia Falls Urban Renewal Plan supports “business or commercial use” as defined by the Columbia Falls Area Zoning Ordinance,
- The Columbia Falls Urban Renewal Plan provides a plan for redevelopment of an existing “Commercial” designated area to eliminate blight, and retain existing and attract new economic development,
- The Columbia Falls Urban Renewal Plan does not suggest any revision to the existing zoning classifications; and

WHEREAS, the sections and maps found in Chapter 4 of the Columbia Falls Urban Renewal Plan demonstrate that there is a close and direct relationship between the Columbia Falls 2019 Growth Policy, and Title 18, Columbia Falls Area Zoning Ordinance; and

WHEREAS, the establishment of specific zoning classifications and the assignment of those zoning classifications to every parcel of land within the corporate limits of Columbia Falls are performed through Title 18, Columbia Falls Area Zoning Ordinance, and must meet the criteria and guidelines pursuant to Section 76-2-301, MCA. As noted above, the Zoning Ordinance has several purposes including, implement and promote the Growth Policy, and to promote health, safety and general well-being of the community; and

WHEREAS, the Columbia Falls City-County Planning Board and Zoning Commission accepts Chapter 4 of the 2021 Columbia Falls Urban Renewal Plan as conclusions of law and determines:

1. The 2021 Columbia Falls Urban Renewal Plan has been evaluated with respect to the relevant goals, policies and objectives of the Columbia Falls Growth Policy (2019 Edition), and the 2021 Columbia Falls Urban Renewal Plan is in conformance with the Growth Policy; and
2. The zoning in the area of the Columbia Falls Urban Renewal District, 2021 Expansion has been evaluated with respect to the Growth Policy, and the zoning in the area of the Columbia Falls Urban Renewal District, 2021 Expansion is in accordance with the Growth Policy.

THEREFORE, the City-County Planning Board and Zoning Commission for the City of Columbia Falls, Montana, recommends to the Columbia Falls City Council that:

1. The 2021 Columbia Falls Urban Renewal Plan is in conformance with the Columbia Falls 2019 Growth Policy; and
2. The zoning within the Columbia Falls Urban Renewal District, 2021 Expansion is in accordance with the Columbia Falls 2019 Growth Policy.

APPROVED by the Columbia Falls City-County Planning Board and Zoning Commission this 15th day of June, 2021.

AYES: _____ NAYES: _____ ABSENT: _____

SIGNED: _____

Chairperson

ATTEST: _____

Secretary

ATTACHMENT: Columbia Falls Urban Renewal Plan, May 2021



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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.6.

July 2, 2021

Dear Property Owner:

As a property owner within the 2015 Columbia Falls Urban Renewal District (URD), you are receiving this notice of a proposed expansion of the District as required by state law. We encourage you to participate in the public hearing at the City Council meeting on Monday, July 19, 2021, and at the City Council meeting on Monday, August 2, 2021. Maps of the 2015 URD and proposed 2021 Expansion are found below.

NOTICE OF PUBLIC HEARING

The Columbia Falls City Council (Council) will hold a public hearing at its regular meeting on Monday, July 19, 2021, beginning at 7:00 PM in the City Hall Council Chambers, 130 6th Street West, Columbia Falls, MT, to consider the First Reading and Provisional Adoption of the Ordinance establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan. Columbia Falls intends to use tax increment financing in support of making infrastructure improvements as revenues permit and may issue tax increment financing bonds.

And, at the Columbia Falls City Council regular meeting on Monday, August 2, 2021, beginning at 7:00 PM in the City Hall Council Chambers, 130 6th Street West, Columbia Falls, MT, the Council will consider the Second Reading and Final Adoption of the Ordinance establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan.

The Columbia Falls URD – 2021 Expansion encompasses approximately 23.87 acres locally known as the Cedar Palace Property and consists of seven parcels addressed as 500 12th Avenue West in Columbia Falls. These seven parcels are described as Assessor's Tracts 8, 8B, 8F, 8G, 8HA, 8H and 8E, in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

All interested parties are encouraged to attend. Written comments on establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan may be submitted to Susan Nicosia, City Manager, City of Columbia Falls, 130 6th Street West, Columbia Falls, MT 59912 or nicosias@cityofcolumbiafalls.com. For further information call the City at 406-892-4391.

Figure 1 shows the boundary of the 2021 Expansion area in green.

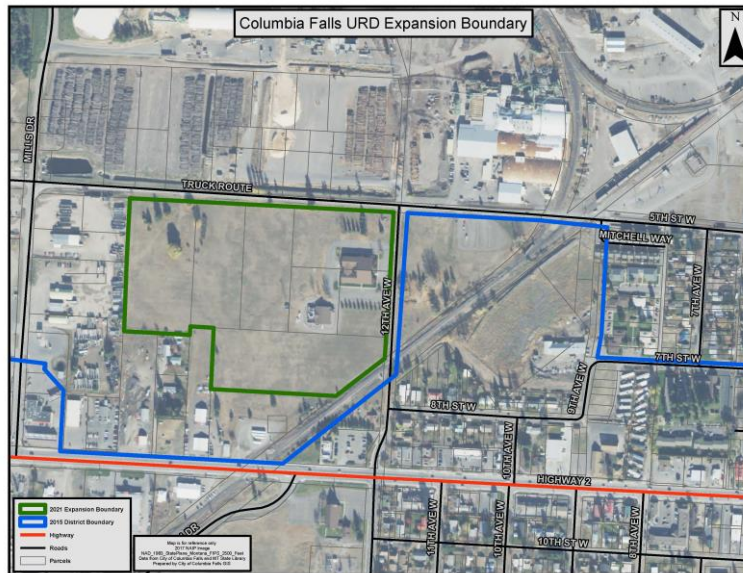


Figure 1. 2021 URD Expansion Area

Figure 2 shows the boundary of the Columbia Falls Urban Renewal District as expanded in 2021.

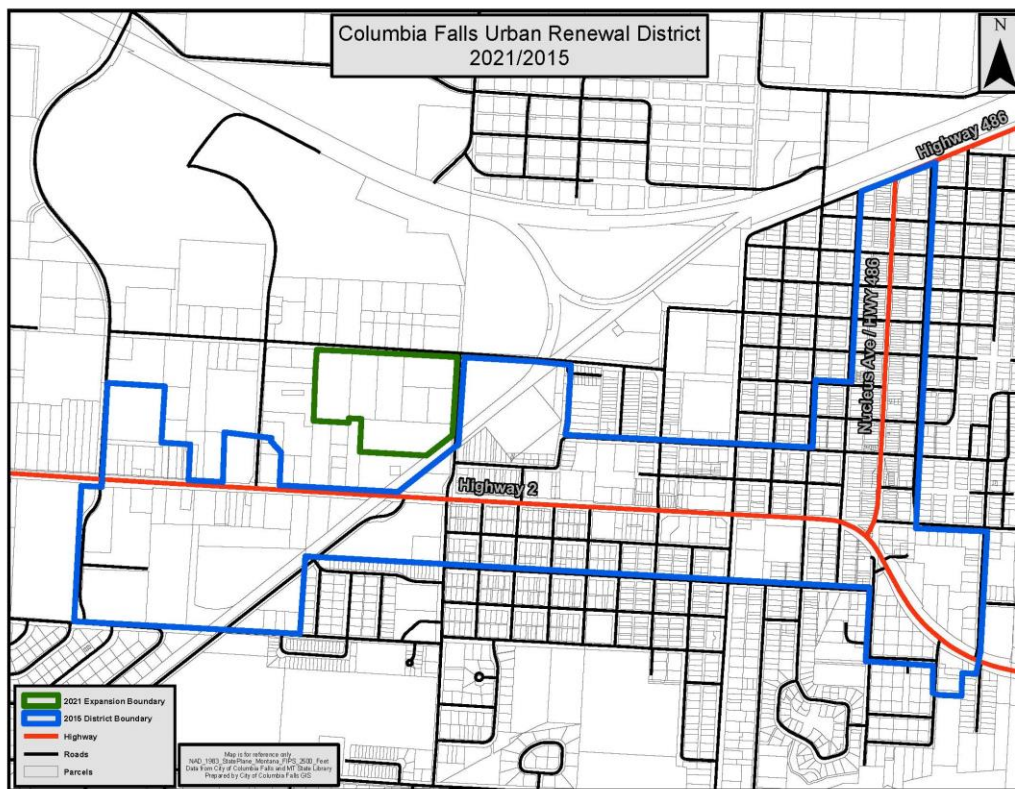


Figure 2. Columbia Falls Urban Renewal District 2021/2015



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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.6.

Cedar Palace LLC
1111 Baker Ave
Whitefish, MT 59937-2901

July 2, 2021

Dear Property Owner:

As a property owner within the proposed Columbia Falls Urban Renewal District (URD) – 2021 Expansion, you are receiving this notice as required by state law. We encourage you to participate in the public hearing at the City Council meeting on Monday, July 19, 2021, and at the City Council meeting on Monday, August 2, 2021. Maps of the 2015 URD and proposed 2021 Expansion are found below.

NOTICE OF PUBLIC HEARING

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All interested parties are encouraged to attend. Written comments on establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan may be submitted to Susan Nicosia, City Manager, City of Columbia Falls, 130 6th Street West, Columbia Falls, MT 59912 or nicosias@cityofcolumbiafalls.com. For further information call the City at 406-892-4391.

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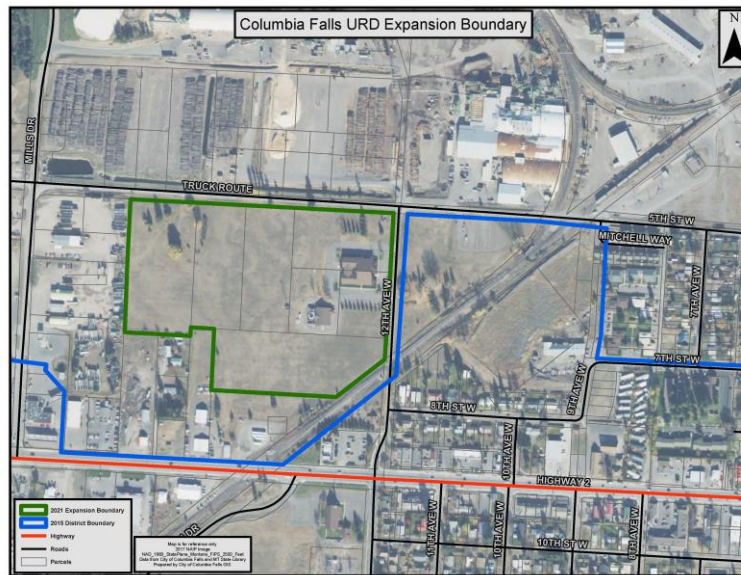


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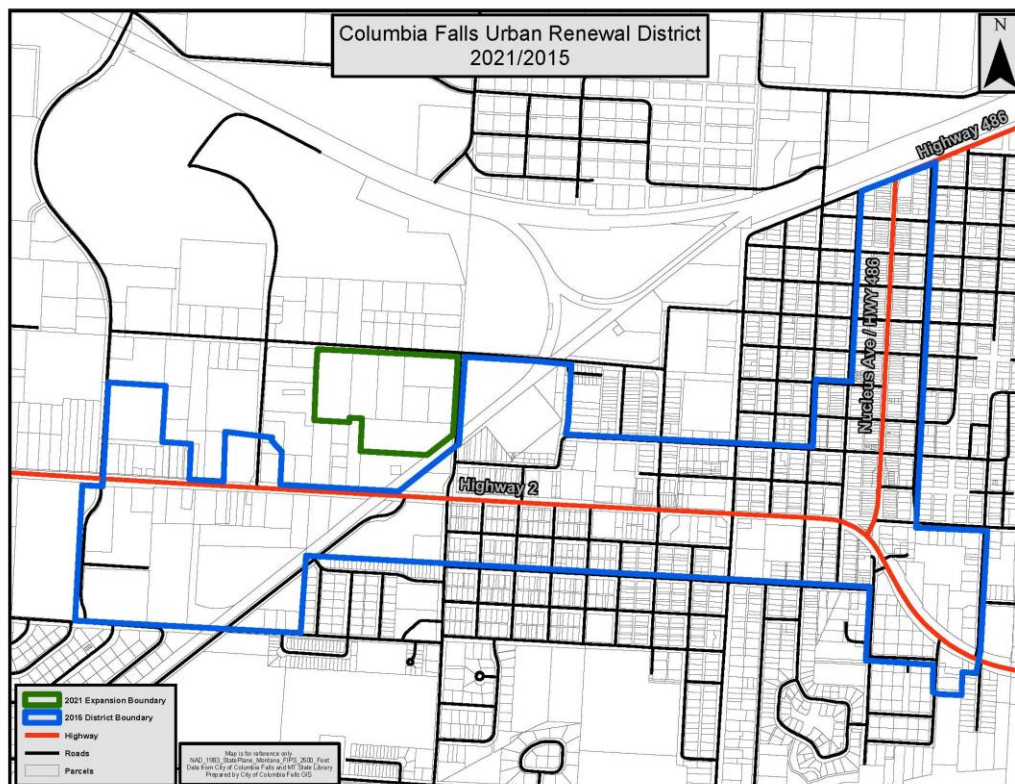


Figure 2. Columbia Falls Urban Renewal District 2021/2015



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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.6.

Columbia Falls Schools District #6
Attn: Dave Wick, Superintendent
Administration Office
PO Box 1259
Columbia Falls, MT 59912

July 2, 2021

Dear Columbia Falls Schools District #6:

As we discussed with you earlier this year, the City of Columbia Falls is proposing to adopt the Columbia Falls Urban Renewal District (the “URD”) – 2021 Expansion and the 2021 URD Plan (the “Plan”), which includes a tax increment provision as a financial tool. In accordance with state law, the municipality is required to provide notice to you, and provide an opportunity to meet and consult in a public meeting.

We encourage you to meet and consult with us on this proposal during the public hearing at the City Council meeting on Monday, July 19, 2021, and at the City Council meeting on Monday, August 2, 2021, per the Notice of Public Hearing below. Maps of the 2015 URD and proposed 2021 Expansion are found below.

NOTICE OF PUBLIC HEARING

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All interested parties are encouraged to attend. Written comments on establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan may be submitted to Susan Nicosia, City Manager, City of Columbia Falls, 130 6th Street West, Columbia Falls, MT 59912 or nicosias@cityofcolumbiafalls.com. For further information call the City at 406-892-4391.

Figure 1 shows the boundary of the 2021 Expansion area in green.

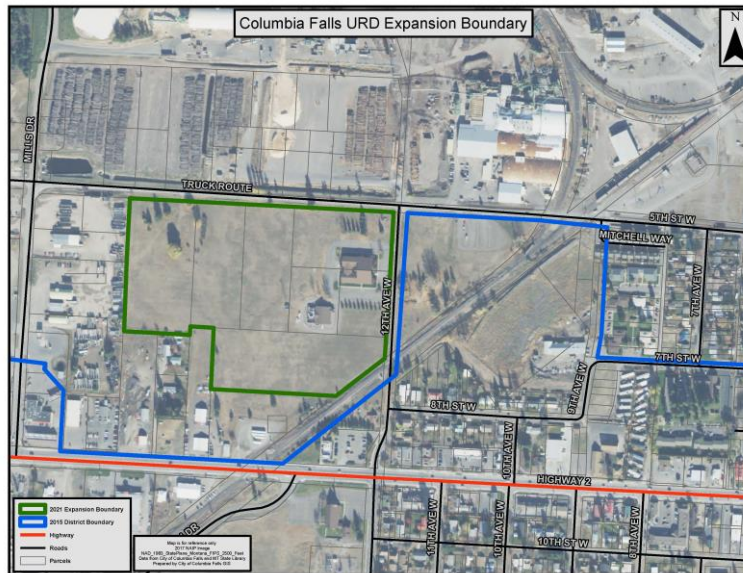


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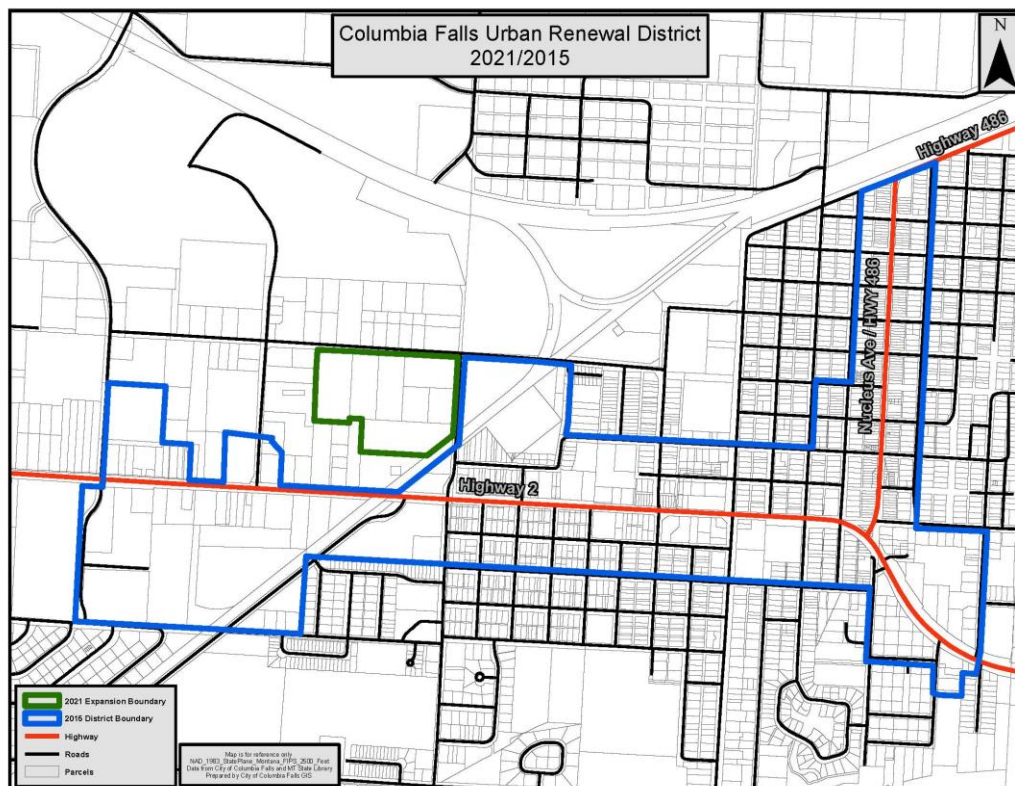


Figure 2. Columbia Falls Urban Renewal District 2021/2015



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

PHONE (406) 892-4391

FAX (406) 892-4413

Item No.6.

Flathead County
Attn: Board of County Commissioners
800 South Main, Room 302
Kalispell, MT 59901-5420

July 2, 2021

Dear Flathead County:

As we discussed with you earlier this year, the City of Columbia Falls is proposing to adopt the Columbia Falls Urban Renewal District (the “URD”) – 2021 Expansion and the 2021 URD Plan (the “Plan”), which includes a tax increment provision as a financial tool. In accordance with state law, the municipality is required to provide notice to you, and provide an opportunity to meet and consult in a public meeting.

We encourage you to meet and consult with us on this proposal during the public hearing at the City Council meeting on Monday, July 19, 2021, and at the City Council meeting on Monday, August 2, 2021, per the Notice of Public Hearing below. Maps of the 2015 URD and proposed 2021 Expansion are found below.

NOTICE OF PUBLIC HEARING

The Columbia Falls City Council (Council) will hold a public hearing at its regular meeting on Monday, July 19, 2021, beginning at 7:00 PM in the City Hall Council Chambers, 130 6th Street West, Columbia Falls, MT, to consider the First Reading and Provisional Adoption of the Ordinance establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan. Columbia Falls intends to use tax increment financing in support of making infrastructure improvements as revenues permit and may issue tax increment financing bonds.

And, at the Columbia Falls City Council regular meeting on Monday, August 2, 2021, beginning at 7:00 PM in the City Hall Council Chambers, 130 6th Street West, Columbia Falls, MT, the Council will consider the Second Reading and Final Adoption of the Ordinance establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls URD Plan.

The Columbia Falls URD – 2021 Expansion encompasses approximately 23.87 acres locally known as the Cedar Palace Property and consists of seven parcels addressed as 500 12th Avenue West in Columbia Falls. These seven parcels are described as Assessor’s Tracts 8, 8B, 8F, 8G, 8HA, 8H and 8E, in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

All interested parties are encouraged to attend. Written comments on establishing the Columbia Falls Urban Renewal District (URD) – 2021 Expansion and adoption of the 2021 Columbia Falls

URD Plan may be submitted to Susan Nicosia, City Manager, City of Columbia Falls, 130 6th Street West, Columbia Falls, MT 59912 or nicosias@cityofcolumbiafalls.com. For further information call the City at 406-892-4391.

Figure 1 shows the boundary of the 2021 Expansion area in green.

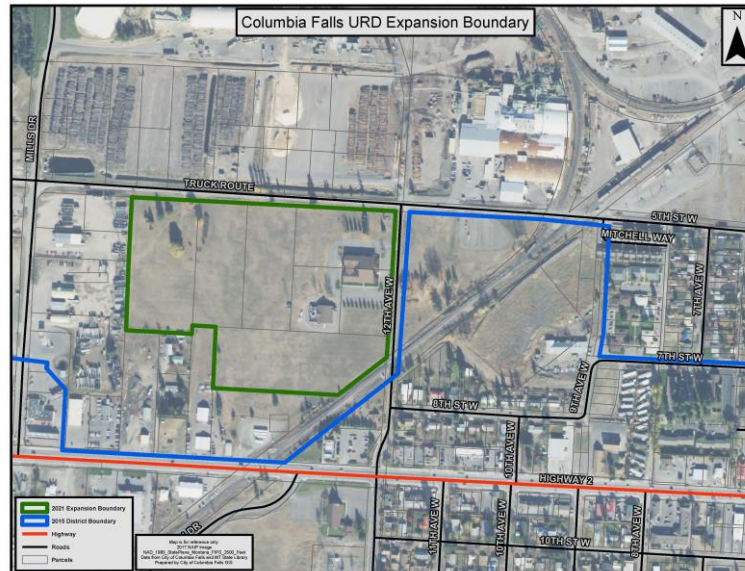


Figure 1. 2021 URD Expansion Area

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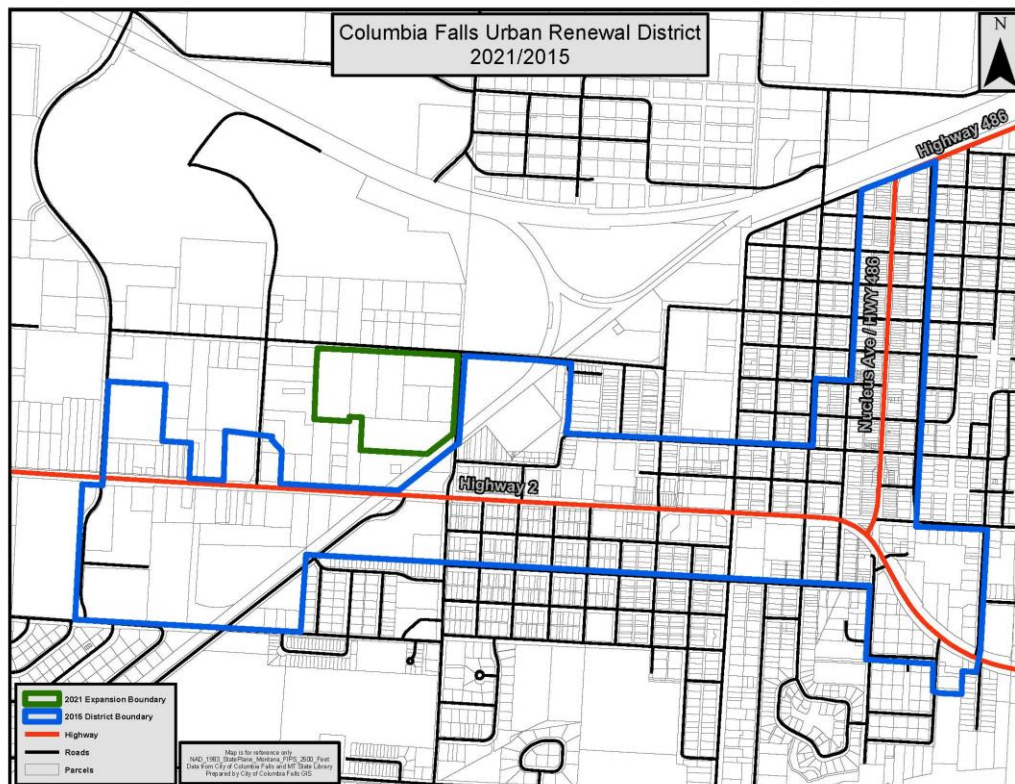


Figure 2. Columbia Falls Urban Renewal District 2021/2015

SCHOOL DISTRICT NUMBER SIX

P.O. BOX 1259
COLUMBIA FALLS, MONTANA 59912

Item No.6.

Mayor Don Barnhart
City of Columbia Falls
130 6th St.W.
Columbia Falls, MT 59912

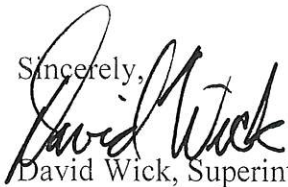
Dear Mayor Barnhart,

At a recent school board meeting of School District Six, Columbia Falls City Manager Susan Nicosia presented information regarding the City's plans for infrastructure improvements to the areas west of the District's Administration offices and Glacier Gateway School. She requested a letter of support for adding the area west of the Cedar Palace Medical Center to the TIF district.

Unanimously, the school board voted to support this plan to enhance this area for the city of Columbia Falls. On behalf of the school board trustees, I am submitting this letter of support for adding this area to the TIF district.

If there are any questions or concerns regarding Columbia Falls School District's support of this plan, please contact me at (406) 892-6550. Thank you for your ongoing partnership with School District Six.

Sincerely,



David Wick, Superintendent

School District Six
Columbia Falls

RECEIVED
MAY 27 2011
CITY OF COLUMBIA FALLS

CITY OF COLUMBIA FALLS
NOTICE OF PUBLIC HEARING

Item No.7.

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, July 13, 2021 at 6:30 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on Monday, August 2, 2021 starting at 7:00 p.m. in the same location.

Request to change the zoning from CR-5 (Two Family Residential) to CRA-1 (Multi-Family Residential) in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a zone change for 302 Meadow Lake Boulevard from the current CR-5 two-family designation to a CRA-1 multi-family residential designation. The applicant amended the application that was reviewed by the Planning Board in February. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 on Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Request for a Conditional Use Permit to construct 36 units of Apartments in the Columbia Falls Zoning Jurisdiction:

The applicant, Toby Gilchrist, is requesting a Conditional Use Permit to construct 36 units of apartments in two buildings, eighteen units in each building. The applicant amended the application that went before the Planning Board in February. The proposed two-story apartments will access Meadow Lake Blvd at the intersection with Best Way. The vacant property is approximately 2.5 acres in size and is located approximately ¼ mile north of Highway 2 at 302 Meadow Lake Blvd. The property is described as Assessors' Tract's 2BDEA and 2BDAEA of Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County.

Persons are allowed to attend the hearing(s) subject to the most current CDC guidance or attend virtually via ZOOM. Persons are encouraged to submit written comments prior to the meeting so they can be included in the Board/Council packets. Written comments carry the same weight as public testimony given during the hearing. Written comments may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or via email: staalandb@cityofcolumbiafalls.com. For more information on the proposed applications, please call or email Eric Mulcahy, Columbia Falls City Planner at 755-6481 or eric@sandssurveying.com. The agenda and entire packet including the staff report, application and other details are posted on the City website on the Friday before the hearing. The website also provides information on registering for the virtual ZOOM meeting. See www.cityofcolumbiafalls.org.

DATED this 21st day of June, 2021

Susan Nicosia

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

Publish: Daily Interlake Sunday June 27th, 2021

SECOND AND FINAL READING

ORDINANCE NO.807

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING THE COLUMBIA FALLS ZONING MAP FROM CSAG-5 SUBURBAN AGRICULTURE TO CR-1 SUBURBAN RESIDENTIAL FOR THE PROPERTY LOCATED AT 221 ROGERS ROAD, FURTHER DESCRIBED AS PARCEL B OF COS 16149 (ASSESSORS' TRACTS 9A, 1AA, 1ABAA AND 8A) OF SECTION 17, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

WHEREAS, Jean Flynn, owner of the real property, has requested an amendment to the Columbia Falls zoning map to change the zoning from the current CSAG-5 Suburban Agricultural with a 10 acre minimum lot size to CR-1 Suburban Residential with a minimum one (1) acre minimum lot size on property located at 221 Rogers Road, further described as Parcel B of COS 16149 (Assessors' Tracts 9A, 1AA, 1ABAA and 8A) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana;

WHEREAS, the Columbia Falls Planning Department, on June 8, 2021, in Staff Report CZC-21-04, recommended approval of the requested zoning amendment; and

WHEREAS, said request was considered by the Columbia Falls City-County Planning Board in a public hearing at its regularly scheduled meeting on June 15, 2021 , at which the Board adopted Staff Report CZC-21-04 and recommended approval of the requested zoning map amendment; and

WHEREAS, a hearing on the Zoning Map Amendment was held by the City Council of the City of Columbia Falls, Montana, at its regular meeting on Tuesday, July 6, 2021, after said hearing was advertised according to law; and at said hearing on said date, the City Council considered the recommendation of the Planning Board, the report of the Columbia Falls Planning Office, together with any and all comments filed or voiced with respect to said change; and

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

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

Section One. Findings of Fact: That the Columbia Falls Planning Office Report #CZC-21-04, dated June 8, 2021 is hereby adopted by the Council as findings of fact with respect to said zoning map amendment request.

Section Two. Change in Zoning Classification: That the requested zoning map amendment on property presently zoned CSAG-5 Suburban Agriculture be changed to CR-1 Suburban Residential at 221 Rogers Road, further described as Parcel B of COS 16149 (Assessors' Tracts 9A, 1AA, 1ABAA and 8A) of Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 19TH DAY OF JULY, 2021, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 19TH DAY OF JULY, 2021.

Mayor

ATTEST:

City Clerk

SECOND AND FINAL READING

ORDINANCE NO.808

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING THE COLUMBIA FALLS ZONING MAP TO ALLOW THE DEVELOPMENT OF A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR THE PROPERTY GENERALLY LOCATED NORTH OF LEMBURG LANE BETWEEN NORTH HILLTOP AND MEADOW LAKE BOULEVARD, FURTHER DESCRIBED AS PARCEL 1 OF COS 14679 EXCEPTING THEREFROM THE PROPERTY WITHIN THE PLAT KNOWN AS HILLTOP MEADOWS IN SECTION 7, TOWNSHIP 30 NORTH, RANGE 20 WEST, P.M.M., FLATHEAD COUNTY, MONTANA.

WHEREAS, RH Joint Holdings, LLC, owner of the real property, has requested an amendment to the Columbia Falls zoning map to allow the development of a Planned Unit Development (PUD) overlay on property zoned with a combination of CR-1, CR-2 and CR-3 urban residential zoning, generally located north of Lemburg Lane between North Hilltop and Meadow Lake Boulevard, further described as Parcel 1 of COS 14679 excepting therefrom the property within the plat known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana; and

WHEREAS, the Columbia Falls Planning Department, on June 8, 2021, in Staff Report CPUD-21-01, recommended approval of the requested Planned Unit Development (PUD), subject to certain conditions; and

WHEREAS, said request was considered by the Columbia Falls City-County Planning Board in a public hearing at its regularly scheduled meeting on June 15, 2021, at which the Board adopted Staff Report CPUD-21-01 with revisions and recommended approval of the requested Planned Unit Development (PUD) subject to certain conditions as shown in Exhibit A; and

WHEREAS, a hearing on the Planned Unit Development (PUD) was held by the City Council of the City of Columbia Falls, Montana, at its regular meeting on Tuesday, July 6, 2021 after said hearing was advertised according to law; and at said hearing on said date, the City Council considered the recommendation of the Planning Board, the report of the Columbia Falls Planning Office, together with any and all comments filed or voiced with respect to said change; and

WHEREAS, the City Council has determined that the PUD request, subject to certain conditions, is in the best interest of the City.

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

Section One. Findings of Fact: That the Columbia Falls Planning Office Report #CPUD-21-01, dated June 8, 2021, as amended by the Columbia Falls City-County Planning Board on June 15, 2021, is hereby adopted by the Council as findings of fact with respect to said PUD request.

Section Two. Change in Zoning Classification: That the requested Planning Unit Development (PUD) overlay on property presently zoned with a combination of CR-1, CR-2 and CR-3 urban residential will allow the developer to cluster lots into single family attached and detached units preserving 11.42 acres in park and open space on property located north of Lemburg Lane between North Hilltop and Meadow Lake Boulevard, further described as Parcel 1 of COS 14679 excepting therefrom property within the plat known as Hilltop Meadows in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.

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

Section Four. The Council finds that the proposal complies with the Columbia Falls City Growth Policy and will encourage appropriate use of the land.

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 19TH DAY OF JULY, 2021, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 19TH DAY OF JULY, 2021.

Mayor

ATTEST:

City Clerk

EXHIBIT A

1. The Garnier Heights PUD provides the following deviations:
 - a. A reduced front yard setback from 25-feet to 20-feet just for the lots served by the alleyway (Lots 1A – 8D and Lots 37A – 46B) side, side corner, and rear setbacks will remain the same. All other lots shall have setbacks standard setbacks of 25-foot; 5-foot side; 15-foot side corner; and 20-foot rear yard.
 - b. Minimum Lots sizes shall conform to the PUD and Preliminary Plat Map presented with this application 4/30/21 and 4/30/21.
 - c. Maximum Lot coverage will be considered the building envelopes/setbacks
2. The project shall be built in substantial compliance with the plat layout within this application prepared by WGM Group and dated 4/30/21 and 4/30/21.
3. Due to the steep slopes along the creek channel, staff will request Geotechnical Analysis of the site prior to final plat. Any recommendation in the Geotechnical report shall be incorporated into the subdivision design and or the CC&R's.
4. Units 1A through 8D and 37A through 46B are designed with alley access and shall be constructed with garages and driveways off the alley. This statement shall also be included in the CC&R's and on the face of the Plat.
5. All utilities including electrical, telephone and cable shall be placed underground.
6. All exterior lighting shall conform to dark sky standards.
7. All conditions of the PUD and Subdivision approval must be complied with prior to the issuance of an occupancy permit by the City of Columbia Falls. If certain conditions such as paving or landscape improvements cannot be reasonably complied with because of unforeseen circumstances, such as winter conditions, the applicant may, upon prior approval of the City Manager, post a bond or financial security found to be acceptable by the City Manager and equal to 125% of the cost of the improvements as certified by a licensed engineer or where appropriate a landscape architect.
8. The PUD time frame shall run with the Preliminary Plat approval. Should the Preliminary Plat expire, the City will initiate the process to rescind the PUD approval.
9. No overnight parking permitted adjacent to the Parks or Open Spaces.

FIRST READING**ORDINANCE NO. 809**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, ESTABLISHING THE COLUMBIA FALLS URBAN RENEWAL AREA, 2021 EXPANSION, CREATING THE COLUMBIA FALLS URBAN RENEWAL DISTRICT, 2021 EXPANSION AND ADOPTING THE 2021 COLUMBIA FALLS URBAN RENEWAL DISTRICT PLAN WITH A TAX INCREMENT FINANCING PROVISION PURSUANT TO TITLE 7, CHAPTER 15, PARTS 42 AND 43 OF THE MONTANA CODES ANNOTATED

WHEREAS, the City of Columbia Falls decided to embark on a program to revitalize its downtown, entryways and surrounding commercial and residential neighborhoods, and was interested in utilizing Tax Increment Financing (TIF) in conjunction with other funding sources to help foster change within that area, the City of Columbia Falls created the Columbia Falls Urban Renewal District through passage of Ordinance No. 752 in September of 2015; and

WHEREAS, the City of Columbia Falls has concerns that the failure to address conditions that contribute to blight in the recent Cedar Palace annexation area adjacent to the Columbia Falls Urban Renewal District has stymied rehabilitation and redevelopment within the existing district, and that expansion of the district to include the Cedar Palace Area would help the district better meet its goals and objectives; and

WHEREAS, on March 2nd, 2021, the Columbia Falls City Council directed a review to determine the existence of blight within the area of the Cedar Palace. Pursuant to §7-15-4202, MCA, the City of Columbia Falls prepared a Statement of Blight to document the existence of blight in the area known as the Cedar Palace; and

WHEREAS, in accordance with §7-15-4210, MCA, on April 19th, 2021, the Columbia Falls City Council adopted Resolution No.1847, which was a "Finding of Blight" that established the general boundaries of the Cedar Palace Area, identified the area as an urban renewal district, established that the area is "blighted" per Montana Statute, and declared that rehabilitation and redevelopment of the area (pursuant to the Montana Urban Renewal Law, §7-15-4203, MCA) is necessary and desirable in the interest of the public health, safety, and welfare of the residents of the City of Columbia Falls and that the rehabilitation and redevelopment be made with a commitment to quality improvement and a commitment to property owner and community involvement in decision making; and

WHEREAS, the City of Columbia Falls wants to expand the Columbia Falls Urban Renewal District (the "2015 URD") to include the area of the Columbia Falls Urban Renewal District, 2021 Expansion (the "2021 Expansion"), known as the Cedar Palace area and encompassing 23.87 acres, as provided for in Parts 7-15-4201 and 4301, et Seq., Montana Code Annotated (the "MCA"), the State's Urban Renewal Law; and

WHEREAS, the City of Columbia Falls is interested in using Tax Increment Financing as a tool to foster rehabilitation and redevelopment, therefore, pursuant to §7-15-4212, MCA, the City of Columbia Falls caused an urban renewal plan, the 2021 Columbia Falls Urban Renewal Plan (the "2021 Plan"), to be prepared; and

WHEREAS, in proposing to adopt the 2021 Plan with a tax increment financing provision the City has taken into consideration Columbia Falls School District #6 and Flathead County. The City informed School District #6 and Flathead County of its intent to create the District at a virtual meeting on April 26, 2021.

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

Section One. Definitions. For purposes of §7-15-4277 through §7-15-4280 MCA and §7-15-4282 through §7-15-4294 MCA, the definitions found in §7-15-4283 apply unless otherwise provided or indicated by the context. The following terms wherever used or referred to in this Ordinance shall have the following meanings:

- (a) "Act" means Title 7, Chapter 15, Parts 42 and 43, Montana Code Annotated.
- (b) "Urban renewal area" means a blighted area that the Columbia Falls City Council has designated as appropriate for an urban renewal project or projects.
- (c) "Urban renewal district" means an area that the Columbia Falls City Council has established as an urban renewal area.
- (d) "Urban renewal plan" means a plan for an urban renewal area/district adopted by the City Council in accordance with the provisions of this Ordinance in conformance with the *Columbia Falls 2019 Growth Policy* which describes potential projects or programs.
- (e) "Urban renewal project or program" means undertakings or activities of the City of Columbia Falls in an urban renewal area for the elimination and for the prevention of the development or spread of blight and may involve redevelopment in an urban renewal area, rehabilitation or conservation in an urban renewal area, or any combination or part of redevelopment, rehabilitation, or conservation in accordance with an urban renewal plan; an urban renewal project may not include using property that was condemned pursuant to Title 70, Chapter 30 of the Montana Code Annotated, for anything other than a public use.
- (f) "Columbia Falls Urban Renewal District" means the urban renewal area/district established by this Ordinance, consisting of a continuous area within an accurately described boundary, zoned in accordance and planned in conformance with the *Columbia Falls 2019 Growth Policy*, and is found to be a blighted area.

Section Two. Findings. Based on representations made to the City Council to date and taking into consideration all comments received, including those made at a public hearing duly held on July 19, 2021, after proper legal notice was given, the City Council does hereby make the following findings, determinations and declarations regarding the Columbia Falls Urban Renewal District, 2021 Expansion, which is hereinafter referred to as the 2021 Expansion:

- (a) The 2021 Expansion consists of seven parcels addressed as 500 12th Avenue W in Columbia Falls and encompasses 23.87 acres. These seven parcels are described as Assessor's Tracts 8, 8B, 8F, 8G, 8HA, 8H and 8E, in Section 7, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana.
 - 1. The map illustrating the boundaries the 2021 Expansion is found on page 19 of the 2021 Plan.
 - 2. The legal boundary description of the 2021 Expansion is found on page 20 of the 2021 Plan.
 - 3. The GIS data files that include locational information in the form of coordinates, points, lines, polygons, etc. for the 2021 Expansion have been provided to the Montana DOR.
 - 4. The City has confirmed that the property to be included in the 2021 Expansion consists of a contiguous area.
 - 5. The City has confirmed that except for rights-of-way the 2021 Expansion does not contain property included within any other existing urban renewal area district or targeted economic development district.
 - 6. The 2021 Expansion adds seven parcels to the approximately 500 separate parcels included in the 2015 URD, more than large enough to afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the urban renewal area by the private sector.
- (b) A resolution of necessity, Resolution No.1847, adopted by the City Council on April 19th, 2021, found that the District was blighted in accordance with the Montana Urban Renewal Law.
 - 1. The effective date of the resolution of necessity was approximately five months prior to the effective date on which the 2021 Expansion URD is created.
 - 2. The resolution of necessity found that at least three conditions of blight were present in the 2021 Expansion based on the review in the Statement of Blight.
 - 3. The resolution of necessity declared that rehabilitation and redevelopment of the area (pursuant to the Montana Urban Renewal Law, §7-15-4203, MCA) is necessary and desirable in the interest of the public health, safety, and welfare of the residents of the City of Columbia Falls and that the rehabilitation and redevelopment be made with a commitment to quality improvement and a commitment to property owner and community involvement in decision making.
- (c) The most recent growth policy covering the entire jurisdictional area, the Columbia Falls 2019 Growth Policy, was adopted on September 16th, 2019 by the City of Columbia Falls through passage of Resolution #1806.

- (d) The 2021 Plan was submitted to the Columbia Falls City-County Planning Board and Zoning Commission for review in accordance with §7-15-4213, MCA, and on the 15th day of June, 2021, said Board adopted a resolution recommending that the Plan is in conformance with the Columbia Falls 2019 Growth Policy and the area of the 2021 Expansion is zoned for uses in accordance with the Columbia Falls 2019 Growth Policy.
1. The Planning Board's recommendation was made in writing and forwarded to the City Council
 2. The Planning Board's recommendation was based on the supporting documentation found in the 2021 Plan, the 2019 Growth Policy and the 2020 Title 18, Zoning Regulations.
 3. The City of Columbia Falls codified all past zoning amendments with the passage of Ordinance #797, establishing the 2020 Title 18, Zoning Regulations in February of 2020.
- (e) A notice of the public hearing(s) was published in the Daily Interlake on July 4th and July 11th, 2021.
- (f) A letter of notice of the public hearing(s), as required by §7-15-4214(1), MCA, in substantially the form as required under §7-15-4215, MCA was mailed on July 2, 2021 to all property owners in the 2021 Expansion and to all property owners in the 2015 URD based on a list obtained from Flathead County.
- (g) A letter of notice, as provided in §7-15-4221, MCA, was mailed July 2, 2021, to the Columbia Falls School District #6 and Flathead County, providing them with the opportunity to consult with the City at the public hearing required by §7-15-4214 MCA regarding the establishment of the 2021 Expansion.
- (h) A list of the geocodes for all real property, the assessor codes for all personal property, and a description of all centrally assessed property located within the 2021 Expansion at the time of its creation has been compiled and is found in the 2021 Columbia Falls Urban Renewal Plan.
- (i) A plan for the 2021 Expansion prepared in accordance with the Montana Urban Renewal Law, the 2021 Columbia Falls Urban Renewal Plan contains a tax increment provision.
1. The goals of the Columbia Falls Urban Renewal District as stated in the 2021 Columbia Falls Urban Renewal Plan are to:
 - ✓ Promote Renovation, Revitalization, Rehabilitation and Historic Preservation within the Urban Renewal Area
 - ✓ Improve Public Infrastructure in Support of Urban Renewal
 - ✓ Improve Multi-modal Transportation in Support of Urban Renewal
 - ✓ Foster Land Uses within the Urban Renewal Area that Facilitate Sustainable Economic Development
 - ✓ Foster Reinvestment and Economic Development within the Urban Renewal Area

- ✓ Strengthen Opportunities Associated with Tourism and Recreation within the Urban Renewal Area
- ✓ Market and Promote the Urban Renewal Area
- 2. The 2021 Plan supports these goals and seeks to provide long term economic stability through land use planning and the development of public infrastructure for well managed growth.
- 3. The 2021 Plan provides a strategy for redevelopment of the area to eliminate the conditions that contribute to blight and retain existing and attract new economic development.
- 4. The implementation of the 2021 Plan does not displace any persons from adequate housing; however, if necessary, in the future, a workable and feasible plan for the relocation of families displaced from the 2021 Expansion and to coordinate public and private agencies in such relocation will be prepared.
- 5. The 2021 Plan conforms to and will implement the goals and objectives of the Columbia Falls 2019 Growth Policy in accordance with 7-15-4217.
- 6. The 2021 Plan affords maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.
- 7. The 2021 Plan includes a sound and adequate financial program to use the tax increment financing provision as a tool to foster rehabilitation and redevelopment; allows for, as revenues permit, the issuance of tax increment financed bonds; and promotes the use of tax increment financing to leverage private and public funding sources.

Section 3. Establishment of the Area and Creation of the District. The Columbia Falls Urban Renewal District, 2021 Expansion is hereby established and created.

Section 4. District Plan. The 2021 Columbia Falls Urban Renewal Plan, attached, is hereby adopted.

Section 5. Base Year. For the purpose of calculating the incremental taxable value for each year of the life of the District, the base taxable value shall be calculated as the taxable value of all real and personal property within the District, as of January 1, 2021.

Section 6. Tax Increment Provision. Flathead County is hereby authorized to segregate, as received, the tax increment derived in the District, and use and deposit such increment into the District Fund for use as authorized by the Act and as authorized herein or by the City Council from time to time.

Section 7. Costs That May be Paid From Tax Increments. The tax increments received from the District may be used to directly pay costs of approved urban renewal projects, or to pay debt service on bonds issued to finance urban renewal projects as defined under the Montana Urban Renewal Law as may from time to time be approved by the City Council. The City Council hereby authorizes the use of tax increment in the District to be used to pay debt service on internal and bank financed loans issued to finance all or a portion of the costs of eligible improvements in compliance with the

Montana Urban Renewal Law and subject to any limitations imposed by the Montana Constitution.

Section 8. Term of the Tax Increment Financing Provision. The tax increment financing provision of the District will terminate in accordance with state law. After termination of the tax increment financing provision, all taxes shall continue to be levied upon the actual taxable value of the taxable property in the District, but shall be paid into funds of the taxing bodies levying taxes within the District.

Section 9. Effect of Urban Renewal Project or Program. The creation of an Urban Renewal project or program or the approval of an Urban Renewal project or program does not affect, abrogate or supersede any rules, ordinances, or regulations of the City relating to zoning, building permits, or any other matters.

Section 10. Conflict with Other Ordinances and Resolutions. All parts of ordinances and resolutions in conflict herewith are hereby repealed.

Section 11. Effective Date. The effective date of this Ordinance is thirty (30) days after final adoption on second reading. This Ordinance shall be in full force and effect on September 2, 2021.

INTRODUCED, PASSED AND PROVISIONALLY ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA, ON FIRST READING, AT A REGULARLY CONVENED MEETING THEREOF HELD ON THE 19TH DAY OF JULY 2021, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS
19th DAY OF JULY, 2021.

Mayor

ATTEST:

City Clerk

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA, ON SECOND READING, AT A REGULARLY CONVENED MEETING THEREOF HELD ON THE 2ND DAY OF AUGUST, 2021, THE COUNCIL VOTING AS FOLLOWS:

AYES:

NOES:

ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS
2nd DAY OF AUGUST, 2021.

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 1854

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA, AMENDING FUND 2394 BUILDING CODE ENFORCEMENT FUND BUDGET REVENUES AND APPROPRIATIONS FOR THE FISCAL YEAR ENDING JUNE 30 2021.

WHEREAS, the City has sold more building, mechanical, plumbing and electrical permits than originally anticipated during the preparation of the 2020 – 21 fiscal year budget;

WHEREAS, the City contracts with the City of Whitefish to provide building inspection services based on 65% of the permit fees collected;

WHEREAS, due to the increase in revenue from permits sold, there is a corresponding increase in expenditures for contracted services and operational costs;

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

WHEREAS, Fund 2394 would reflect an increase of permit revenue in the amount of \$66,811 and contracted building inspection services in the amount of \$33,000.

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

Section One: Fund 2394 Building Code Enforcement Fund of the City of Columbia Falls is hereby amended as follows:

Revenues	Increase	Amended Total
2394-323010 Building Permits	\$42,712	\$137,712
2394-323014 Bldg Plan Review Fees	\$18,914	\$ 60,477
2394-323020 Electrical Permits	\$ 5,185	\$ 21,185
Expenditures (Appropriations)		
2394-420500-398 Bldg Insp. srvc.	\$ 33,000	\$ 154,366

Section Two: The City Council hereby authorizes the City Finance Director to make the itemized Fund 2394 Building Code Enforcement Fund appropriation and revenues amendments for the 2020-21 fiscal year.

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

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 19th DAY OF JULY, 2021, THE COUNCIL VOTING AS FOLLOWS:

AYES:
NOES:
ABSENT:

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 19TH DAY OF JULY, 2021.

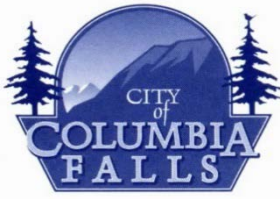
Mayor

ATTEST:

City Clerk

**Columbia Falls Police Department
Monthly Activity Report
June 2021**

Police	June					5 Year Average
	2021	2020	2019	2018	2017	
Arrests (Total)	27	26	25	24	34	27
Adult	25	24	24	21	29	25
Juvenile	2	2	1	3	5	3
Accidents Investigated	22	14	9	9	17	14
Stolen Property (Value)	26152	21611	10985	35241	2838	19365
Stolen Property (Recovered)	26000	16000	4120	30121	0	15248
Criminal Mischief (Incidents)	1	8	6	3	9	5
Damage Amount	50	1150	1827	3430	4297	2151
Misdemeanor Citations Issued	346	152	119	81	238	187
Traffic Offenses	337	142	110	78	221	178
Cell Phone Viol.	7	28	8	1	2	9
DUI Offenses	12	4	1	2	4	5
Drug Offenses	0	6	4	1	8	4
Traffic Stops	474	232	283	175	255	284
Court Fines and Forfeitures	32,510	21,220	12,463	16,075	23,205	21,095
Miles patrolled	8644	6193	6207	5488	5929	6,492
911 Phone Calls	151	145	161	73	91	124
Incident Reports	1213	969	845	718	988	947
Domestic Abuse/Assault	29	39	26	24	25	29
Felony Investigations	6	8	10	8	5	7
Business Check	75	64	52	56	53	60
Welfare Checks	19	13	4	11	15	12
Citizen Assist	61	60	56	69	125	74
Agency Assist	33	42	51	54	75	51



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

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

Item No.13.

DATE: July 16, 2021
TO: Mayor and City Council
FROM: Shawn Bates, Finance Director
Susan M. Nicosia, City Manager

RE: Preliminary Financial Report – June 2021

Attached are the following condensed monthly reports for your review. Reports reflect activity from July 1, 2020 through June, 2021.

We have completed 100% of the fiscal year. The accounting system has been updated to include all budgetary information including line items as prepared by the City Manager and approved by Council. Reserves within the cash report have been updated to reflect the current budgeted amounts.

- First report: Summary of **Revenues Budget and Actual** for the Month of June and Year to Date. In total, we have received 107% of total revenues budgeted compared to 84% for the prior year.
- Second report: Summary of **Expenditures Budget and Actual** for the Month of June and Year to Date. There are no significant variances from anticipated expenditures/expenses. In total, we have committed 73% of the total expenditure budget compared to 62% for the prior year.
- Third report: Detail revenue and expenditures/expense for the General Fund, Water Operating Fund, and Sewer Operating Fund. These reports show detail totals of revenues by source and expenditures/expenses by activity.
- The General Fund has incurred (\$111,696) more in expenditures than revenues through June 2021, compared to \$111,825 last year for the same time period.
 - The Water Fund reflects expenditures exceeding revenues by \$248,017 to date compared to \$97,888 in the prior year. Transfer of funds from capital expansion fund for well #3 has been done.
 - The Sewer Fund reflects YTD revenues exceeding expenses \$250,274 compared to (\$81,850) in the prior year.
- Fourth report: The Cash Balance report for June 2021 has been provided as a separate report for your review. Total reconciled cash/investments equal \$10,617,254 compared to \$9,184,798 from one year ago. The City as of June 2021 had invested \$7,014,744 in STIP (June) average rate was .0977833%, \$2,498,148 in Glacier Bank, MBS various term investments of \$1,146,000 with rates ranging from 1.16% to 2.0%.

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

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CITY OF COLUMBIA FALLS
Statement of Revenue Budget vs Actuals
For the Accounting Period: 6 / 21

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Report ID: B110F

Fund	Received Current Month	Received YTD	Estimated Revenue	Revenue To Be Received	% Received
1000 GENERAL FUND	786,638.73	3,240,158.39	3,466,191.34	226,032.95	93 %
2310 TAX INCREMENT DISTRICT FUND	152,445.40	430,471.30	4,000.00	-426,471.30	*** %
2311 TEDD-INDUSTRIAL PARK	687.42	1,440.68	0.00	-1,440.68	** %
2372 PERMISSIVE MEDICAL LEVY	79,536.99	216,497.56	230,407.00	13,909.44	94 %
2394 BUILDING CODE ENFORCEMENT FUND	5,337.35	240,577.92	183,563.00	-57,014.92	131 %
2400 SPECIAL LIGHTING DISTRICT FUND	9,402.60	29,752.12	30,619.00	866.88	97 %
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	104,734.04	332,058.71	373,856.73	41,798.02	89 %
2700 CEDAR CREEK TRUST	1,166.31	6,668.14	65,130.00	58,461.86	10 %
2820 GAS TAX FUND	8,121.76	97,461.17	97,461.00	-0.17	100 %
2821 Special Road/Street Allocation Program	111,893.96	230,962.46	230,962.66	0.20	100 %
2917 CRIME VICTIMS ASSISTANCE FUND	488.50	4,143.50	6,000.00	1,856.50	69 %
2940 CDBG-HOME INVESTMENT PARTNERSHIP PROGRAM GRANT	0.00	7,627.00	0.00	-7,627.00	** %
2991 ARPA COVID-19 Recovery Funds	750,480.73	750,480.73	0.00	-750,480.73	** %
3020 GO Street Improvements	30,356.10	82,936.44	87,504.00	4,567.56	95 %
3534 SID 34 FUND - 5th Avenue Water Main	2,316.44	5,616.37	5,715.00	98.63	98 %
3536 SID 36 FUND - Talbott & 4th Avenue Water Main	952.39	2,871.27	3,344.00	472.73	86 %
3538 SID 38 FUND - Riverwood	9,847.13	26,516.06	29,024.00	2,507.94	91 %
4000 CAPITAL PROJECTS FUND - Building Improvements	0.00	65,723.17	65,600.00	-123.17	100 %
4010 CAPITAL PROJECTS FUND - Parks Improvements	0.00	547,638.03	551,060.00	3,421.97	99 %
4020 CAPITAL PROJECTS FUND - General Equipment	1,500.00	258,737.51	236,965.00	-21,772.51	109 %
4040 CAPITAL PROJECTS FUND - Street Construction	0.00	178,738.87	181,003.00	2,264.13	99 %
5210 WATER ENTERPRISE FUND	487,830.31	3,064,854.51	3,062,719.76	-2,134.75	100 %
5211 WATER CAPITAL EXPANSION	2,448.81	99,998.45	181,500.00	81,501.55	55 %
5310 SEWER ENTERPRISE FUND	95,064.89	1,086,127.45	1,078,640.88	-7,486.57	101 %
5311 SEWER CAPITAL EXPANSION	2,339.72	87,030.42	189,500.00	102,469.58	46 %
7120 FIRE RELIEF DISABILITY/PENSION FUND	18,969.69	66,878.52	69,134.00	2,255.48	97 %

Grand Total:	2,662,559.27	11,161,966.75	10,429,900.37	-732,066.38	107 %
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07/16/21
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CITY OF COLUMBIA FALLS
Statement of Expenditure - Budget vs. Actual Report
For the Accounting Period: 6 / 21

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Report ID: B100F

Fund	Committed Current Month	Committed YTD	Original Appropriation	Current Appropriation	Available Appropriation	% Committed
1000 GENERAL FUND	297,631.37	3,353,428.41	3,552,726.00	3,898,614.34	545,185.93	86 %
2310 TAX INCREMENT DISTRICT FUND	0.00	12,876.72	440,000.00	440,000.00	427,123.28	3 %
2372 PERMISSIVE MEDICAL LEVY	0.00	115,318.80	243,106.00	243,106.00	127,787.20	47 %
2394 BUILDING CODE ENFORCEMENT FUND	49,307.58	195,131.75	166,362.00	166,362.00	-28,769.75	117 %
2400 SPECIAL LIGHTING DISTRICT FUND	5,005.91	31,974.63	51,404.00	51,404.00	19,429.37	62 %
2500 SPECIAL STREET MAINTENANCE DISTRICT	37,287.28	377,647.44	495,816.00	501,488.43	123,840.99	75 %
2700 CEDAR CREEK TRUST	0.00	113,563.00	213,563.00	213,563.00	100,000.00	53 %
2820 GAS TAX FUND	0.00	125,465.36	136,381.00	136,381.00	10,915.64	92 %
2821 Special Road/Street Allocation Program	85,762.63	85,762.63	113,991.00	231,480.00	145,717.37	37 %
2917 CRIME VICTIMS ASSISTANCE FUND	0.00	4,143.50	6,000.00	6,000.00	1,856.50	69 %
2940 CDBG-HOME INVESTMENT PARTNERSHIP	0.00	0.00	128,135.00	128,135.00	128,135.00	0 %
3020 GO Street Improvements	20,223.04	80,566.80	86,567.00	86,567.00	6,000.20	93 %
3534 SID 34 FUND - 5th Avenue Water Main	5,714.23	5,714.23	5,715.00	5,715.00	0.77	100 %
3536 SID 36 FUND - Talbott & 4th Avenue	3,343.70	3,343.70	3,344.00	3,344.00	0.30	100 %
3538 SID 38 FUND - Riverwood	16,029.15	30,074.00	30,074.00	30,074.00	0.00	100 %
4000 CAPITAL PROJECTS FUND - Building	0.00	0.00	205,000.00	205,000.00	205,000.00	0 %
4010 CAPITAL PROJECTS FUND - Parks	32,451.46	375,699.40	614,528.00	691,528.00	315,828.60	54 %
4020 CAPITAL PROJECTS FUND - General	68,272.20	211,623.07	77,000.00	233,600.00	21,976.93	91 %
4040 CAPITAL PROJECTS FUND - Street	7,562.50	12,381.10	485,812.00	485,812.00	473,430.90	3 %
5210 WATER ENTERPRISE FUND	180,751.07	2,816,754.82	3,245,783.00	3,247,250.76	430,495.94	87 %
5211 WATER CAPITAL EXPANSION	0.00	1,499,563.00	1,499,563.00	1,499,563.00	0.00	100 %
5310 SEWER ENTERPRISE FUND	76,889.75	839,067.83	1,587,977.00	1,589,604.88	750,537.05	53 %
7120 FIRE RELIEF DISABILITY/PENSION FUND	0.00	0.00	69,134.00	69,134.00	69,134.00	0 %
Grand Total:	886,231.87	10,290,100.19	13,457,981.00	14,163,726.41	3,873,626.22	73 %

07/15/21
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CITY OF COLUMBIA FALLS
Revenue/Expenditure Ledger
For the Accounting Period: 6 / 21

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1000 GENERAL FUND

	Beginning	Debit	Credit	Net Change	Ending Balance
REVENUE					
311010 Real Property Taxes	783,892.66	0.00	469,462.36	469,462.36	1,253,355.02
311020 Personal Property Taxes	24,615.35	0.00	815.95	815.95	25,431.30
312000 Penalty & Interest on Delinquent	1,888.74	0.00	68.12	68.12	1,956.86
322010 Alcoholic Beverage Licenses and	6,762.50	6,675.00	6,675.00	0.00	6,762.50
322020 Professional Business Licenses	9,037.50	0.00	65.00	65.00	9,102.50
322030 General Business Licenses	12,127.50	0.00	567.50	567.50	12,695.00
323060 Non-Exclusive Cable TV Franchise	53,017.85	0.00	0.00	0.00	53,017.85
331052 MDOT-Highway Planning &	52,203.08	0.00	8,263.79	8,263.79	60,466.87
331112 Stonegarden Grant CFDA # 97.067	4,209.39	0.00	936.44	936.44	5,145.83
331179 Alcohol Compliance Check Program	1,500.00	0.00	0.00	0.00	1,500.00
331991 CARES/ARPA GRANT CFDA#21.019/21.027	495,808.63	0.00	0.00	0.00	495,808.63
334000 State Grants/Hwy Safety	10,417.46	0.00	0.00	0.00	10,417.46
334122 DNRC Grant	750.00	0.00	0.00	0.00	750.00
335120 Gambling Licenses & Permits	16,458.56	0.00	2,100.00	2,100.00	18,558.56
335230 State Entitlement	574,203.12	0.00	191,401.04	191,401.04	765,604.16
336020 State On-Behalf Retirement	0.00	0.00	0.00	0.00	0.00
337340 Flathead County (EMS)	3,414.24	0.00	0.00	0.00	3,414.24
337350 Flathead County (SR0)	0.00	0.00	20,000.00	20,000.00	20,000.00
337360 School District #6 (SR0)	0.00	0.00	7,000.00	7,000.00	7,000.00
341000 General Miscellaneous (Copies,	246.61	11.00	9.30	(1.70)	244.91
341070 Planning and Zoning Fees	37,407.75	0.00	975.00	975.00	38,382.75
342020 Special Fire Protection Services	68,750.00	0.00	21,250.00	21,250.00	90,000.00
342021 Fire Protective Inspections	34,059.00	0.00	380.00	380.00	34,439.00
346030 Swimming Pool User Fees	4,853.00	2.00	4,030.00	4,028.00	8,881.00
346031 Parks Use Permits/Fees	2,125.00	0.00	475.00	475.00	2,600.00
346032 Pool Concession Fees	182.20	0.00	0.00	0.00	182.20
346033 Swim Lessons	0.00	31.00	3,936.00	3,905.00	3,905.00
346034 Individual Swim Pass	286.00	0.00	740.00	740.00	1,026.00
346035 Lap Swim Pass	0.00	0.00	304.00	304.00	304.00
346036 Family Swim Pass	630.00	0.00	8,420.00	8,420.00	9,050.00
346037 Pool Parties	375.00	0.00	125.00	125.00	500.00
346050 Swim Team Agreement	0.00	0.00	10.00	10.00	10.00
351030 City Courts Fines & Forfeitures	154,467.19	0.00	42,987.80	42,987.80	197,454.99
351031 Court Fines Surcharge	5,146.95	0.00	1,480.50	1,480.50	6,627.45
351034 Court Administration Costs	710.20	0.00	879.93	879.93	1,590.13
366000 Miscellaneous	1,739.06	0.00	0.00	0.00	1,739.06
371010 Investment Earnings	4,497.03	0.00	0.00	0.00	4,497.03
383000 Interfund Operating Transfer	87,738.09	0.00	0.00	0.00	87,738.09
Total REVENUE	2,453,519.66	6,719.00	793,357.73	786,638.73	3,240,158.39
EXPENDITURES					
410100 LEGISLATIVE SERVICES	158,032.92	16,844.43	0.00	16,844.43	174,877.35
410131 Tree City Program (Tree Board)	12,215.69	1,092.73	0.00	1,092.73	13,308.42
410132 Arbor Day (Tree Board)	2,360.00	0.00	0.00	0.00	2,360.00
410360 CITY COURT	162,561.39	18,349.80	0.00	18,349.80	180,911.19
410365 CITY COURT PROSECUTION	41,421.06	0.00	0.00	0.00	41,421.06
410400 ADMINISTRATIVE SERVICES	45,984.83	3,781.97	0.00	3,781.97	49,766.80
410500 DEPT. OF FINANCE	166,274.18	18,678.50	0.00	18,678.50	184,952.68

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CITY OF COLUMBIA FALLS
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1000 GENERAL FUND

	Beginning	Debit	Credit	Net Change	Ending Balance
410580 Computer Systems & Programs	63,021.03	538.00	0.00	538.00	63,559.03
411000 PLANNING & ZONING	61,019.75	5,776.69	0.00	5,776.69	66,796.44
411100 LEGAL SERVICES	34,923.78	0.00	0.00	0.00	34,923.78
411200 FACILITIES ADMINISTRATION	72,857.38	12,573.32	31.77	12,541.55	85,398.93
411800 Employee Asst Program & Flex Plan	1,305.00	0.00	0.00	0.00	1,305.00
420100 LAW ENFORCEMENT SERVICES	985,505.67	118,110.09	0.00	118,110.09	1,103,615.76
420160 COMMUNICATIONS/DISPATCH	101,301.75	33,767.25	0.00	33,767.25	135,069.00
420400 FIRE PROTECTION & CONTROL	174,400.54	17,329.58	0.00	17,329.58	191,730.12
420730 Emergency Medical Services	1,058.96	0.00	0.00	0.00	1,058.96
430400 Transit Systems	5,500.00	0.00	0.00	0.00	5,500.00
431200 Flood Control-High Hazard Dam	10,171.25	245.91	0.00	245.91	10,417.16
440600 ANIMAL CONTROL SERVICES	4,250.00	0.00	0.00	0.00	4,250.00
460400 PARK & RECREATION SERVICES	95,437.78	23,237.34	198.38	23,038.96	118,476.74
460445 SWIMMING POOL	46,641.52	24,120.50	0.00	24,120.50	70,762.02
490500 Other Debt Service Payments	14,264.66	1,841.72	0.00	1,841.72	16,106.38
510100 SPECIAL ASSESSMENTS	8,545.72	0.00	0.00	0.00	8,545.72
510300 ORDINANCE CODIFICATION/CONSULTANTS	1,700.00	0.00	0.00	0.00	1,700.00
510330 Comprehensive Liability Insurance	83,442.18	0.00	0.00	0.00	83,442.18
510620 TERMINATION COSTS	0.00	0.00	0.00	0.00	0.00
521000 INTERFUND OPERATING TRANSFERS OUT	701,600.00	0.00	0.00	0.00	701,600.00
Total EXPENDITURES	3,055,797.04	296,287.83	230.15	296,057.68	3,351,854.72

Revenue less Expenditures Current Month 490,581.05

Revenue less Expenditures Year to Date (111,696.33)

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5210 WATER ENTERPRISE FUND

	Beginning	Debit	Credit	Net Change	Ending Balance
REVENUE					
331991 CARES/ARPA GRANT CFDA#21.019/21.027	1,467.76	0.00	0.00	0.00	1,467.76
334122 DNRC Grant	110,655.00	0.00	0.00	0.00	110,655.00
343020 Water Administration Fee	0.00	0.00	0.00	0.00	0.00
343021 Metered Water Sales	636,116.59	0.00	66,133.67	66,133.67	702,250.26
343022 Water Testing Charge - 75-6-108	4,310.00	0.00	0.00	0.00	4,310.00
343024 Sale of Materials, Supplies & Misc.	25,331.99	0.00	1,896.19	1,896.19	27,228.18
343025 Water Permit Fees	899.99	0.00	50.00	50.00	949.99
343026 Water Connection Fees/New	6,304.99	0.00	330.00	330.00	6,634.99
343027 Repairs/Materials & Supplies	15,225.08	0.00	0.00	0.00	15,225.08
343028 Late Charges/Disconnect &	7,946.34	0.00	720.60	720.60	8,666.94
362000 Refunds, Rebates, Dividends	1,368.78	0.00	0.00	0.00	1,368.78
363020 Special Assmts - Bond P&I	0.00	0.00	1,141.85	1,141.85	1,141.85
366000 Miscellaneous	6,925.00	0.00	0.00	0.00	6,925.00
371010 Investment Earnings	3,467.68	0.00	0.00	0.00	3,467.68
381070 Proceeds from Loans	257,442.00	0.00	417,558.00	417,558.00	675,000.00
383000 Interfund Operating Transfer	1,499,563.00	0.00	0.00	0.00	1,499,563.00
Total REVENUE	2,577,024.20	0.00	487,830.31	487,830.31	3,064,854.51
EXPENDITURES					
430500 Water Operating	2,443,827.76	153,106.39	1,086.99	152,019.40	2,595,847.16
430560 Administration	80,343.72	7,616.78	0.00	7,616.78	87,960.50
430570 Water Customer Accounting &	54,080.55	4,936.39	0.00	4,936.39	59,016.94
490210 Revenue Bonds, Series 2005	31,150.00	0.00	0.00	0.00	31,150.00
490220 Water Revenue Bonds Series 2020	13,180.47	16,260.58	0.00	16,260.58	29,441.05
510330 Comprehensive Liability Insurance	13,421.25	0.00	0.00	0.00	13,421.25
510400 Depreciation	0.00	0.00	0.00	0.00	0.00
Total EXPENDITURES	2,636,003.75	181,920.14	1,086.99	180,833.15	2,816,836.90
Revenue less Expenditures Current Month					306,997.16
Revenue less Expenditures Year to Date					248,017.61

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5310 SEWER ENTERPRISE FUND

	Beginning	Debit	Credit	Net Change	Ending Balance
REVENUE					
331991 CARES/ARPA GRANT CFDA#21.019/21.027	1,627.88	0.00	0.00	0.00	1,627.88
343030 Sewer Administrative Fees	0.00	0.00	0.00	0.00	0.00
343031 Sewer Service Charges	957,180.88	0.00	92,695.66	92,695.66	1,049,876.54
343032 Sewer Connection Fees/New	2,375.00	0.00	150.00	150.00	2,525.00
343033 Sewer Permit Fees	800.00	0.00	50.00	50.00	850.00
343035 Sale of Materials, Supplies & Misc.	768.74	0.00	1,435.34	1,435.34	2,204.08
343038 Disposal Fee Agreements	18,944.75	0.00	0.00	0.00	18,944.75
362000 Refunds, Rebates, Dividends	4,102.57	0.00	0.00	0.00	4,102.57
363020 Special Assmts - Bond P&I	0.00	0.00	733.89	733.89	733.89
371010 Investment Earnings	5,262.74	0.00	0.00	0.00	5,262.74
Total REVENUE	991,062.56	0.00	95,064.89	95,064.89	1,086,127.45
EXPENDITURES					
430600 Sewer Operating	550,112.48	61,142.34	18.98	61,123.36	611,235.84
430610 Sewer Administration	80,281.61	7,615.62	0.00	7,615.62	87,897.23
430670 Sewer Customer Accounting &	54,119.79	4,935.89	0.00	4,935.89	59,055.68
490215 Revenue Bonds, Series 2009	46,238.75	0.00	0.00	0.00	46,238.75
510330 Comprehensive Liability Insurance	31,425.45	0.00	0.00	0.00	31,425.45
510400 Depreciation	0.00	0.00	0.00	0.00	0.00
Total EXPENDITURES	762,178.08	73,693.85	18.98	73,674.87	835,852.95
Revenue less Expenditures Current Month					21,390.02
Revenue less Expenditures Year to Date					250,274.50
Grand Total Revenue less Expenditures Current Month					818,968.23
Grand Total Revenue less Expenditures Year to Date					386,595.78

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Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
1000 GENERAL FUND						
101000 CASH/CASH EQUIVALENTS	-141,570.95	795,300.73	31.77	3,636.72	259,994.76	390,130.07
102000 CASH - RESERVE	710,559.00	0.00	0.00	0.00	0.00	710,559.00
102015 Cash-Restricted for	24,183.56	0.00	0.00	0.00	0.00	24,183.56
102200 CASH - RESTRICTED DONATIONS	1,000.00	0.00	0.00	0.00	0.00	1,000.00
103000 CASH - CHANGE FUND/PETTY CASH	200.00	0.00	0.00	0.00	0.00	200.00
Total Fund	594,371.61	795,300.73	31.77	3,636.72	259,994.76	1,126,072.63
2310 TAX INCREMENT DISTRICT FUND						
101000 CASH/CASH EQUIVALENTS	714,025.66	152,445.40	0.00	0.00	12,876.72	853,594.34
102000 CASH - RESERVE	231,847.00	0.00	0.00	0.00	0.00	231,847.00
Total Fund	945,872.66	152,445.40			12,876.72	1,085,441.34
2311 TEDD-INDUSTRIAL PARK						
101000 CASH/CASH EQUIVALENTS	753.10	687.42	0.00	0.00	0.00	1,440.52
102000 CASH - RESERVE	5,642.00	0.00	0.00	0.00	0.00	5,642.00
Total Fund	6,395.10	687.42				7,082.52
2372 PERMISSIVE MEDICAL LEVY						
101000 CASH/CASH EQUIVALENTS	34,340.30	79,536.99	0.00	0.00	0.00	113,877.29
102000 CASH - RESERVE	2,389.00	0.00	0.00	0.00	0.00	2,389.00
Total Fund	36,729.30	79,536.99				116,266.29
2394 BUILDING CODE ENFORCEMENT FUND						
101000 CASH/CASH EQUIVALENTS	77,539.53	5,337.35	0.00	0.00	8,301.06	74,575.82
102000 CASH - RESERVE	165,027.00	0.00	0.00	0.00	0.00	165,027.00
Total Fund	242,566.53	5,337.35			8,301.06	239,602.82
2400 SPECIAL LIGHTING DISTRICT FUND						
101000 CASH/CASH EQUIVALENTS	14,166.11	9,402.60	0.00	0.00	2,511.90	21,056.81
102000 CASH - RESERVE	10,943.00	0.00	0.00	0.00	0.00	10,943.00
Total Fund	25,109.11	9,402.60			2,511.90	31,999.81
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND						
101000 CASH/CASH EQUIVALENTS	14,174.83	104,734.04	0.00	0.00	31,896.28	87,012.59
102000 CASH - RESERVE	86,000.00	0.00	0.00	0.00	0.00	86,000.00
Total Fund	100,174.83	104,734.04			31,896.28	173,012.59
2700 CEDAR CREEK TRUST						
101000 CASH/CASH EQUIVALENTS	153,935.02	22,064.76	0.00	0.00	0.00	175,999.78
102030 Cash/Investments-Restricted	929,156.74	0.00	0.00	0.00	0.00	929,156.74
Total Fund	1,083,091.76	22,064.76				1,105,156.52
2820 GAS TAX FUND						
101000 CASH/CASH EQUIVALENTS	2,793.92	8,121.76	0.00	0.00	0.00	10,915.68
2821 Special Road/Street Allocation Program						
101000 CASH/CASH EQUIVALENTS	119,585.98	111,893.96	0.00	0.00	0.00	231,479.94
2917 CRIME VICTIMS ASSISTANCE FUND						
101000 CASH/CASH EQUIVALENTS	0.00	488.50	0.00	0.00	488.50	0.00
2940 CDBG-HOME INVESTMENT PARTNERSHIP PROGRAM GRANT FUND						
101000 CASH/CASH EQUIVALENTS	135,762.00	0.00	0.00	0.00	0.00	135,762.00
2991 ARPA COVID-19 Recovery Funds						
101000 CASH/CASH EQUIVALENTS	0.00	750,480.73	0.00	0.00	0.00	750,480.73
3020 GO Street Improvements						

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Fund/Account	Beginning Balance	Received	Transfers In	Disbursed	Transfers Out	Ending Balance
101000 CASH/CASH EQUIVALENTS	-8,700.91	30,356.10	0.00	20,223.04	0.00	1,432.15
102000 CASH - RESERVE	43,000.00	0.00	0.00	0.00	0.00	43,000.00
Total Fund	34,299.09	30,356.10		20,223.04		44,432.15
3534 SID 34 FUND - 5th Avenue Water Main						
101000 CASH/CASH EQUIVALENTS	3,299.85	2,316.44	0.00	5,714.23	0.00	-97.94
102000 CASH - RESERVE	398.00	0.00	0.00	0.00	0.00	398.00
Total Fund	3,697.85	2,316.44		5,714.23		300.06
3536 SID 36 FUND - Talbott & 4th Avenue Water Main						
101000 CASH/CASH EQUIVALENTS	1,919.14	952.39	0.00	3,343.70	0.00	-472.17
102000 CASH - RESERVE	1,521.00	0.00	0.00	0.00	0.00	1,521.00
Total Fund	3,440.14	952.39		3,343.70		1,048.83
3538 SID 38 FUND - Riverwood						
101000 CASH/CASH EQUIVALENTS	3,674.42	9,847.13	0.00	0.00	16,029.15	-2,507.60
102010 CASH - SID RESTRICTED BOND	17,000.00	0.00	0.00	0.00	0.00	17,000.00
Total Fund	20,674.42	9,847.13			16,029.15	14,492.40
4000 CAPITAL PROJECTS FUND - Building Improvements						
101000 CASH/CASH EQUIVALENTS	205,123.18	0.00	0.00	0.00	0.00	205,123.18
102000 CASH - RESERVE	28,368.00	0.00	0.00	0.00	0.00	28,368.00
Total Fund	233,491.18					233,491.18
4010 CAPITAL PROJECTS FUND - Parks Improvements						
101000 CASH/CASH EQUIVALENTS	352,592.21	0.00	324.36	0.00	36,313.61	316,602.96
102000 CASH - RESERVE	185,883.00	0.00	0.00	0.00	0.00	185,883.00
Total Fund	538,475.21		324.36		36,313.61	502,485.96
4020 CAPITAL PROJECTS FUND - General Equipment						
101000 CASH/CASH EQUIVALENTS	110,521.46	1,500.00	0.00	0.00	40,807.20	71,214.26
102000 CASH - RESERVE	219,272.00	0.00	0.00	0.00	0.00	219,272.00
Total Fund	329,793.46	1,500.00			40,807.20	290,486.26
4040 CAPITAL PROJECTS FUND - Street Construction						
101000 CASH/CASH EQUIVALENTS	417,187.00	0.00	0.00	0.00	8,900.00	408,287.00
102016 CASH-RESTRICTED RR STREET	154,000.00	0.00	0.00	0.00	0.00	154,000.00
Total Fund	571,187.00				8,900.00	562,287.00
5210 WATER ENTERPRISE FUND						
101000 CASH/CASH EQUIVALENTS	146,580.37	485,161.93	1,086.99	0.00	206,206.61	426,622.68
102222 CASH - Bond Reserve, 2005	35,308.00	0.00	0.00	0.00	0.00	35,308.00
102223 CASH - Bond Reserve, 2020	21,863.00	0.00	0.00	0.00	0.00	21,863.00
102230 CASH - Surplus Capital	261,733.25	0.00	0.00	0.00	0.00	261,733.25
102240 CASH - Replacement &	386,754.00	0.00	0.00	0.00	0.00	386,754.00
103000 CASH - CHANGE FUND/PETTY CASH	150.00	0.00	0.00	0.00	0.00	150.00
Total Fund	852,388.62	485,161.93	1,086.99		206,206.61	1,132,430.93
5211 WATER CAPITAL EXPANSION						
102230 CASH - Surplus Capital	244,694.77	2,448.81	0.00	0.00	0.00	247,143.58
5310 SEWER ENTERPRISE FUND						
101000 CASH/CASH EQUIVALENTS	268,945.01	90,477.08	3,114.01	0.00	89,140.22	273,395.88
102225 Cash-Bond Reserve - 2009 Series	72,111.25	0.00	0.00	0.00	0.00	72,111.25
102230 CASH - Surplus Capital	313,893.54	0.00	0.00	0.00	0.00	313,893.54
102235 CASH - Restricted WWTP	481,734.52	0.00	0.00	0.00	0.00	481,734.52

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102240 CASH - Replacement &	383,940.00	0.00	0.00	0.00	0.00	383,940.00
103000 CASH - CHANGE FUND/PETTY CASH	150.00	0.00	0.00	0.00	0.00	150.00
Total Fund	1,520,774.32	90,477.08	3,114.01		89,140.22	1,525,225.19
5311 SEWER CAPITAL EXPANSION						
102230 CASH - Surplus Capital	1,047,337.93	2,339.72	0.00	0.00	0.00	1,049,677.65
7120 FIRE RELIEF DISABILITY/PENSION FUND						
101000 CASH/CASH EQUIVALENTS	662.40	18,969.69	0.00	0.00	18,969.69	662.40
7196 FLEXIBLE SPENDING ACCOUNT						
105100 Amount held by Flex Plan	2,468.10	3,136.43	0.00	0.00	0.00	5,604.53
7910 PAYROLL FUND						
101000 CASH/CASH EQUIVALENTS	31,674.67	5,754.00	217,839.01	248,394.22	0.00	6,873.46
7930 CLAIMS FUND						
101000 CASH/CASH EQUIVALENTS	28,503.34	0.00	510,039.56	451,775.51	0.00	86,767.39
Totals	8,756,015.30	2,693,753.96	732,435.70	733,087.42	732,435.70	10,716,681.84

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

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

**CITY OF COLUMBIA FALLS
CORRESPONDENCE LIST
COUNCIL MEETING
July 19, 2021**

06/29/2021 Trumbull Creek Times-Newsletter from Stoltze Land and Lumber Co.
06/29/2021 Flathead Manufactured Home Park Owners Meet & Greet Reception
07/09/2021 Invitation to the Municipal Summit on Sept. 1, 2021 in Kalispell