



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

PHONE (406) 892-4391
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**CITY COUNCIL REGULAR MEETING
AGENDA
MONDAY, OCTOBER 20, 2025
COUNCIL CHAMBERS CITY HALL**

FINANCE COMMITTEE – 6:30 P.M

(Barnhart, Lovering and King)

REGULAR MEETING – 7:00 P.M.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

CONSENT AGENDA:

- [1.](#) Approval of Claims - October 20, 2025 - \$157,336.38
- [2.](#) Approval of Payroll Claims - October 10, 2025 - \$122,613.13
- [3.](#) Approval of Regular Council Meeting Minutes - Oct. 6, 2025
- [4.](#) Plant Investment Fee 5-year Agreements - Innov8Housing, LLC

VISITORS/PUBLIC COMMENT (Items not on agenda)

APPOINTMENTS:

- [5.](#) Appoint Jacob Thomas as Probationary Volunteer Firefighter

The membership of the Columbia Falls Fire Department has voted to accept **Jacob Thomas** as a probationary volunteer firefighter. Jacob has completed all pre-hire requirements and has shown great interest in becoming a firefighter. Jacob is currently employed at GPIA and has his ARFF certification. Staff recommends appointment.

NEW BUSINESS:

- [6.](#) Land Use Planning Consultant Contract in support of MLUPA

Approval of a Land Use Planning Consultant Contract to aid completion of Montana Land Use Planning Act requirements.

Motion to authorize the City Manager to approve a contract with Cushing Terrell for Land Use Planning Services.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

CITY MANAGER REPORT

- [7.](#) City Manager's Report

CITY ATTORNEY REPORT

MISCELLANEOUS

- [8.](#) Correspondence

ADJOURN

Next Scheduled Meetings:

City Council – Regular Meeting, **Monday, November 3, 2025 – 7:00 PM**

Planning Commission – TBD

Study Commission - Regular Meeting, **Wednesday, October 22, 2025 - 5:00 PM**

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CITY OF COLUMBIA FALLS
Claim Approval List
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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
48022		3092 ADVANCED PUMP & EQUIPMENT, INC	2,945.88						
	16997	10/08/25 SWR-4" CHECK VALVE KIT	2,945.88			5310 430600	240		101000
		Total for Vendor:	2,945.88						
48014		3331 AUTOMOTIVE PROFESSIONALS	1,701.71						
	010120	10/06/25 PD-CAR #22 TRAN MOUNT / AXEL	1,701.71			1000 420100	361		101000
		Total for Vendor:	1,701.71						
47997		912 BIG SKY FIRE EQUIPMENT	700.00						
	0505817	10/01/25 FD-ENGINE #431 HME PUMP TEST	700.00			1000 420400	394		101000
		Total for Vendor:	700.00						
47998		3181 BRIGHTLY SOFTWARE INC.	4,727.01						
		SOURCEWELL CONTRACT#090320-SDI ASSET ESSENTIALS ANNUAL SUBSCRIPTION							
	289632	10/01/25 SWR-ASSET ESS 10/1/25-9/30/26	2,836.30			5310 430600	355		101000
	289632	10/01/25 WTR-ASSET ESS 10/1/25-9/30/26	1,890.71			5210 430500	355		101000
		Total for Vendor:	4,727.01						
48051		3320 BULLFROG CONTRACTING	24,799.98						
	235	10/10/25 FAC-PAINT EXTERIOR	24,799.98			1000 411200	366		101000
		Total for Vendor:	24,799.98						
47999		1260 CARQUEST AUTO PARTS	206.98						
	73297	10/01/25 STR-RUST SHEILD / TOP COAT	206.98			2500 430200	220		101000
		Total for Vendor:	206.98						
48048		1145 CITY OF WHITEFISH BUILDING	6,361.55						
		Permits issued for September 2025							
	100925	10/09/25 BUILDING PERMITS 09/25	5,860.40			2394 420500	398		101000
	100925	10/09/25 MECHANICAL PERMITS 09/25	224.90			2394 420500	398		101000
	100925	10/09/25 PLUMBING PERMITS 09/25	234.00			2394 420500	398		101000
	100925	10/09/25 ELECTRICAL PERMITS 09/25	42.25			2394 420500	398		101000
		Total for Vendor:	6,361.55						

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48023		3197 COLUMBIA FALLS AUTO CLINIC	1,583.18						
	45281	10/06/25 WTR-2016 FORD LEAK TEST	1,583.18*			5210 430500	361		101000
		Total for Vendor:	1,583.18						
48025		1679 COMMERCIAL MACHINE SERVICES INC.	254.31						
	58689	10/07/25 SWR-(1) SLEEVED (6) SS TUBE	254.31			5310 430600	240		101000
		Total for Vendor:	254.31						
48000		3026 DAILY INTER LAKE	589.20						
		LAND USE PLANNING RFP							
	235479	09/14/25 P&Z-LAND USE PLANNING	294.60			1000 411000	331		101000
	235479	09/21/25 P&Z-LAND USE PLANNING	294.60			1000 411000	331		101000
		Total for Vendor:	589.20						
48030		3253 DANA SAFETY SUPPLY INC	3,723.30						
	983426	10/02/25 PD-VEST (3) SETS	3,723.30			1000 420100	226		101000
		Total for Vendor:	3,723.30						
48001		2501 ENCOMPASS SUPPLY	100.60						
	112416	10/01/25 SWR-BLACK NITRILE GLOVES	100.60			5310 430600	220		101000
		Total for Vendor:	100.60						
48032	E	1879 EVERGREEN WASTE CONNECTIONS	547.00						
	5081276	10/01/25 FAC-09/01/25-10/20/25	99.23			1000 411200	340		101000
	5081277	10/01/25 STRS-09/01/25-10/20/25	199.80			2500 430200	340		101000
	5081278	10/01/25 WTR-09/01/25-10/20/25	99.23			5210 430500	340		101000
	5081390	10/01/25 SWR-09/01/25-10/20/25	82.60			5310 430600	340		101000
	5081392	10/01/25 PRKS-09/01/25-10/20/25	66.14			1000 460400	340		101000
		Total for Vendor:	547.00						
48002		2589 FASTSIGNS WHITEFISH	1,358.15						
		WILL BE #431							
	31520	09/10/25 FD-#431 NEW FIRE TRUCK LOGOS	1,358.15			1000 420400	361		101000
		Total for Vendor:	1,358.15						

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48031		438 FERGUSON WATERWORKS	3,857.70						
	0934886	08/28/25 PRK-MOUN PARK IRR	586.30			1000 460400	240		101000
	0938535	10/01/25 WTR- METER PIT x2	1,712.24			5210 430500	230		101000
	0937694	09/26/25 WTR-6X12 LONG SLEEVE	297.00			5210 430500	230		101000
	0934823	09/03/25 WTR-PVC CUTTERS	306.22			5210 430500	220		101000
	0935796	09/05/25 WTR-CURBSTOP REPLACEMENT PART	301.45			5210 430500	230		101000
	0935616	09/04/25 WTR- ADJUST RISER PARTS	256.86			5210 430500	230		101000
	0938773	10/02/25 POOL-TRANSFER PUMP	198.81			1000 460445	212		101000
	0938773	10/02/25 PRK-TRANSFER PUMP	198.82			1000 460400	212		101000
		Total for Vendor:	3,857.70						
48020	E	2961 FIRST BANKCARD-ELECTRONIC PYMT	4,310.39						
	1750635	08/22/25 FD-FLASHLIGHT	97.00			1000 420400	212		101000
	532183	08/26/25 PD-MICRO TRAUMA KIT	284.85			1000 420100	226		101000
	1312042233	08/26/25 FD-WELLNES SUMMIT	161.90			1000 420400	380		101000
	090225	09/02/25 FIN-EMAIL SERVICES	151.00			1000 410580	355		101000
	6869861	08/27/25 PD-ENVELOPES / TONER	92.59			1000 420100	210		101000
	0997064	09/04/25 PRK-PET WASTE BAGS	379.95			1000 460400	220		101000
	6387417	09/04/25 PD-TONER	52.36			1000 420100	210		101000
	6089025	09/04/25 PD-TONER	74.75			1000 420100	210		101000
	090825	09/08/25 PD-HOTEL C.MCCONELL	214.86			1000 420100	380		101000
	1687461	09/05/25 FD-LIGHT BULB (20)	49.98			1000 411200	220		101000
	090925	09/09/25 FIN-CHAMBER LUNCH	15.00			1000 410400	380		101000
	2715429	09/10/25 FIN-TONER	366.95			1000 410500	210		101000
	12672	09/10/25 FD-BLACK DRI-DEK	345.54			1000 420400	232		101000
	1687461	09/05/25 FD-RETURN LIGHTBULB (20)	-49.98			1000 411200	220		101000
	1397029	09/10/25 FIN-CALCULATOR / WIFI EXTNDR	33.33			1000 410500	210		101000
	091325	09/13/25 FIN-DOMAIN RENEWAL	22.19			1000 410580	355		101000
	01896637	09/15/25 FD-WIPER DIAL KNOB	24.79			1000 420400	240		101000
	9978213	09/16/25 SWR-PUMP #304 VFD REPLACEMENT	1,228.81			5310 430600	240		101000
	091925	09/19/25 FD-SAFETY FUN ACTIVITY BOOKS	497.63			1000 420400	220		101000
	0989027	09/16/25 PD-THUMB TACKS	6.99			1000 420100	210		101000
	1458637	09/16/25 PD-BINDER CLIPS / COPY PAPER	63.93			1000 420100	210		101000
	7479	09/19/25 PD-DOCKING STATION	140.98			1000 420100	212		101000
	0466651	09/18/25 FIN-BINDING MACHINE	54.99			1000 410500	212		101000
		Total for Vendor:	4,310.39						

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48017		3104 FIRST CALL COMPUTER SOLUTIONS,	3,194.36						
	108152	09/30/25 FIN-SUBSCRIPT BILLING SEPT	174.36			1000 410580	355		101000
	108106	09/30/25 PD-REMOTE SUPPORT	3,020.00			1000 420100	355		101000
		Total for Vendor:	3,194.36						
48007		1892 FLATHEAD COUNTY	75.00						
	6616	10/02/25 OWNERSHIP LIST-RDT HOLDINGS	75.00			1000 411000	390		101000
		Total for Vendor:	75.00						
48004		663 FLATHEAD COUNTY SOLID WASTE	3,119.27						
		SEPTEMBER BILLING 09/02/25-09/30/25							
	19028	09/30/25 SWR-SLUDGE WASTE 9/2-9/30/25	3,115.34			5310 430600	395		101000
	19028	09/30/25 PRK-MIXED WASTE	3.93			1000 460400	390		101000
		Total for Vendor:	3,119.27						
48005		24 FLATHEAD COUNTY TREASURER	984.72						
	100125	10/01/25 CRT-TECH SUR 9/25	474.72			1000 212201			101000
	100125	10/01/25 CRT-LEA/CRIM CONV SUR 9/25	510.00			1000 212201			101000
		Total for Vendor:	984.72						
48034		21 FLATHEAD ELECTRIC COOP INC	17,162.63						
	093025	09/30/25 FAC-8/25/25-9/25/25	410.17			1000 411200	341		101000
	093025	09/30/25 PD-8/25/25-9/25/25	41.77			1000 420100	341		101000
	093025	09/30/25 FD-8/25/25-9/25/25	429.77			1000 420400	341		101000
	093025	09/30/25 PRKS-8/25/25-9/25/25	628.51			1000 460400	341		101000
	093025	09/30/25 POOL-8/25/25-9/25/25	62.23			1000 460445	341		101000
	093025	09/30/25 LIGHTING-8/25/25-9/25/25	2,545.44			2400 430200	341		101000
	093025	09/30/25 STRS-8/25/25-9/25/25	123.54			2500 430200	341		101000
	093025	09/30/25 WTR-8/25/25-9/25/25	6,700.55			5210 430500	341		101000
	093025	09/30/25 SWR-8/25/25-9/25/25	6,220.65			5310 430600	341		101000
		Total for Vendor:	17,162.63						
48033		3019 FLATHEAD PUBLISHING GROUP	815.00						
	40618	09/02/25 FIN-CITY ACCOUNTANT	730.00			1000 410500	331		101000
	41681	09/28/25 PD-OFFICER 1	85.00			1000 420100	390		101000
		Total for Vendor:	815.00						

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48027		2806 HANSON'S HARDWARE	449.88						
	617266	09/12/25 STR-MISC SCREWS	9.40			2500 430200	220		101000
	434987	09/15/25 FD-WRENCH / SCREWS	74.71			1000 420400	240		101000
	617331	09/17/25 PRK-WEED KILLER / SPRAYER	18.99			1000 460400	221		101000
	617335	09/18/25 STR-BOW RAKE	26.99			2500 430200	220		101000
	617471	09/29/25 STR-BAKING SODA/VINEGAR	19.47			2500 430200	220		101000
	617518	10/02/25 POOL-HOSES	26.98			1000 460445	220		101000
	617505	10/01/25 POOL-ANTIFREEZE	47.88			1000 460445	240		101000
	617523	10/03/25 PRK-ANTIFREEZE	59.85			1000 460400	240		101000
	617523	10/03/25 POOL-ANTIFREEZE	59.85			1000 460445	240		101000
	617527	10/03/25 PRK-CLEVIS / MISC SCREWS	37.56			1000 460400	240		101000
	617573	10/07/25 SWR-ADAPTER / CLAMPS	51.21			5310 430600	240		101000
	617594	10/08/25 FAC-BATTERY	16.99			1000 411200	220		101000
		Total for Vendor:	449.88						
48043		1119 HDR ENGINEERING, INC.	1,182.92						
	1200763281	10/08/25 CEDAR CREEK 5YR DAM INSP	1,182.92			1000 431200	399		101000
		Total for Vendor:	1,182.92						
48018		1659 HIGH COUNTRY LINEN SUPPLY	273.30						
	0650284	10/06/25 FAC-CITY HALL, PD, CRT, FIN	236.56			1000 411200	224		101000
	0650285	10/06/25 FAC-FIRE HALL	36.74			1000 411200	224		101000
		Total for Vendor:	273.30						
48038		3116 IBS, INC	242.43						
	888364-1	10/06/25 STR-CERAMIC DISC AND CUT WHE	242.43			2500 430200	220		101000
		Total for Vendor:	242.43						
48006		1702 IWORQ SYSTEMS	900.00						
	SUPPORT NOV. 2025 - OCT. 2026								
	213706	10/01/25 STRS-INTERNET PVMT MGMT	900.00			2500 430200	355		101000
		Total for Vendor:	900.00						

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48026		1690 LASALLE SAND & GRAVEL CORP	2,490.63						
	207527	09/04/25 STR-3/8 ROCK CHIP	584.32			2500 430200	452		101000
	207536	09/04/25 STR-3/8 ROCK CHIP	598.50			2500 430200	452		101000
	207539	09/04/25 STR-3/8 ROCK CHIP	595.50			2500 430200	452		101000
	207547	09/04/25 WTR-3/4 CRUSH	192.74			5210 430500	230		101000
	207547	09/04/25 STR-3/4 CRUSH	128.50			2500 430200	452		101000
	208838	09/24/25 PRK-RIVER'S EDGE PARK ROCK	69.87			1000 460400	452		101000
	208848	09/24/25 PRK-RIVER'S EDGE PARK ROCK	69.87			1000 460400	452		101000
	208856	09/24/25 PRK-RIVER'S EDGE PARK ROCK	70.05			1000 460400	452		101000
	208863	09/24/25 PRK-RIVER'S EDGE PARK ROCK	69.43			1000 460400	452		101000
	208869	09/24/25 PRK-RIVER'S EDGE PARK ROCK	69.26			1000 460400	452		101000
	208885	09/24/25 PRK-RIVER'S EDGE PARK ROCK	42.59			1000 460400	452		101000
		Total for Vendor:	2,490.63						
48047		162 LOGAN HEALTH - WHITEFISH	21.00						
	81918087	09/29/25 PD-EVIDENCE	21.00			1000 420100	399		101000
		Total for Vendor:	21.00						
48008		2537 MICROCOMM	1,238.36						
	20788	10/02/25 SWR-BATTERIES (16)	1,238.36			5310 430600	220		101000
		Total for Vendor:	1,238.36						
48044		3152 MONTANA ELITE LLC	200.00						
	2562	10/09/25 SWR-REPLACE / RAS PUMP VFD	200.00			5310 430600	240		101000
		Total for Vendor:	200.00						
48012		722 MORRISON-MAIERLE, INC.	54,230.45						
	258796	10/06/25 TID-SIDE WALK PROJECT	3,681.75			2310 470300	931		101000
	258801	10/06/25 SWR-SERVICE THROUGH 9/26/25	16,798.75			5310 430600	354		101000
	258810	10/06/25 WTR-T&C BUSINESS PARK	522.00			5210 430500	354		101000
	258810	10/06/25 SWR-T&C BUSINESS PARK	522.00			5310 430600	354		101000
	258695	09/05/25 TID-SIDEWALK & PARKING PHASE 2	3,129.50			2310 470300	931		101000
	258589	08/08/25 TID-SIDEWALK & PARKING PHASE 2	5,957.00			2310 470300	931		101000
	258697	09/05/25 SWR-WASTE WTR PER	14,067.66			5310 430600	354		101000
	258591	08/08/25 SWR-WASTE WTR PER	9,551.79			5310 430600	354		101000
		Total for Vendor:	54,230.45						

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48040		1247 MURDOCH'S RANCH & HOME	59.99						
	257399	10/01/25 PRK-AIR COMPRESSOR	59.99			1000 460400	212		101000
		Total for Vendor:	59.99						
48041		52 NAPA AUTO PARTS	192.83						
	127603	09/23/25 SWR-OIL	4.44			5310 430600	231		101000
	127603	09/23/25 WTR-OIL	4.43			5210 430500	231		101000
	127603	09/23/25 STR-OIL	4.43			2500 430200	231		101000
	127603	09/23/25 SWR-FILTERS	19.65			5310 430600	240		101000
	127603	09/23/25 WTR-FILTERS	19.65			5210 430500	240		101000
	127603	09/23/25 STR-FILTERS	19.65			2500 430200	240		101000
	128319	10/01/25 PRK-AIR COMPRESSOR	23.84			1000 460400	240		101000
	128665	10/06/25 SWR-MUD FLAPS WHITE DUMP TRK	32.50			5310 430600	232		101000
	128951	10/08/25 WTR-FILTER	8.47			5210 430500	232		101000
	128951	10/08/25 WTR-OIL	55.77			5210 430500	231		101000
		Total for Vendor:	192.83						
48019		520 NORCO, INC.	24.03						
	44810278	10/07/25 STR-BURRING TOOL	24.03			5310 430600	220		101000
		Total for Vendor:	24.03						
48050		132 NORMONT EQUIPMENT COMPANY	3,040.00						
	34668	10/09/25 STRS-ASPHALT EMULSION	3,040.00			2500 430200	471		101000
		Total for Vendor:	3,040.00						
48049		1437 NORTHWESTERN ENERGY	391.71						
		NATURAL GAS SERVICE							
	092625	09/26/25 FAC-08/21/25-09/24/25	67.95			1000 411200	344		101000
	092625	09/26/25 PD-08/21/25-09/24/25	23.25			1000 420100	344		101000
	092625	09/26/25 FD-08/21/25-09/24/25	38.35			1000 420400	344		101000
	092625	09/26/25 STRS-08/21/25-09/24/25	35.56			2500 430200	344		101000
	092625	09/26/25 WTR-08/21/25-09/24/25	11.33			5210 430500	344		101000
	092625	09/26/25 SWR-08/21/25-09/24/25	128.18			5310 430600	344		101000
	092625	09/26/25 POOL-08/21/25-09/24/25	87.09			1000 460445	344		101000
		Total for Vendor:	391.71						

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48024		2816 O'REILLY AUTO PARTS	75.78						
	134221	09/09/25 STR-SPRAY CAN TRIGGER	7.87			2500 430200	220		101000
	137230	10/01/25 POOL-ANTIFREEZE (9)	67.91			1000 460445	240		101000
		Total for Vendor:	75.78						
48009		3168 PAXXO (USA) INC	890.37						
	215	09/08/25 SWR-BAGGER FOR GRIT CLASSIFIER	890.37			5310 430600	220		101000
		Total for Vendor:	890.37						
48011		3329 PYE-BARKER FIRE & SAFETY	192.40						
	7167613	09/30/25 FAC-ALARM BATTERIES	192.40			1000 411200	366		101000
		Total for Vendor:	192.40						
48010		3225 RUSTIC MOOSE LLC	49.75						
	001090	10/01/25 WTR-EMBROIDERY SHIRTS / HATS	49.75			5210 430500	226		101000
		Total for Vendor:	49.75						
48015	E	2852 SPECTRUM ENTERPRISE - CHARTER - AUTO PAY	644.97						
	100625	10/06/25 SWR-INTERNET 10/6/25-11/05/25	165.00			5310 430600	345		101000
	100125	10/01/25 PD-INTERNET 10/1/25-10/31/25	159.99			1000 420100	345		101000
	090125	09/01/25 PD-INTERNET 9/1/25-9/30/25	159.99			1000 420100	345		101000
	070125	07/01/25 PD-INTERNET 7/1/25-7/31/25	159.99			1000 420100	345		101000
		Total for Vendor:	644.97						
48013		3297 Staples, Inc	310.97						
	7007025189	09/26/25 FIN-PENS / SHARPIES	40.24			1000 410500	210		101000
	7007025189	09/26/25 WTR-PENS / SHARPIES	40.25			5210 430500	210		101000
	7007025189	09/26/25 SWR-PENS / SHARPIES	40.25			5310 430600	210		101000
	6044202976	10/01/25 PRK-PAPER TOWELS	190.23			1000 460400	224		101000
		Total for Vendor:	310.97						
48021		2699 THE MAIL ROOM, INC	200.04						
	INVOICE # D126613	9/22/25-10/2/25							
	D126613	10/06/25 PD-MAIL SRVS 9/22/25-10/1/25	18.78			1000 420100	310		101000
	D126613	10/06/25 FIN-MAIL SRVS 9/22/25-10/1/2	2.43			1000 410500	310		101000

10/16/25
10:35:56

CITY OF COLUMBIA FALLS
Claim Approval List
For the Accounting Period: 10/25

Page: 9 of 12
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	
	D126613	10/06/25 WTR-MAIL SRV 9/22/25-10/1/25	62.21			5210 430500	310		101000	
	D126613	10/06/25 SWR-MAIL SRV 9/22/25-10/1/25	62.21			5310 430600	310		101000	
	D126613	10/06/25 CRT-MAIL SRVS 9/22/25-10/1/2	50.88			1000 410360	310		101000	
	D126613	10/06/25 PNZ-MAIL SRVS 9/22/25-10/1/2	2.79			1000 411000	310		101000	
	D126613	10/06/25 FIRE-MAIL SRV 9/22/25-10/1/2	0.74			1000 420400	310		101000	
		Total for Vendor:	200.04							
48042		1623 THE UPS STORE #4515	132.75							
	034451	10/03/25 SWR-BIOREATOR ZONE 3 MOV	119.36			5310 430600	310		101000	
	034448	10/03/25 PD-EVIDENCE SHIPPING	13.39			1000 420100	310		101000	
		Total for Vendor:	132.75							
48016		3016 TRANSUNION RISK AND ALTERNATIVE	100.00							
	202509	10/01/25 PD-CONTRACT 9/1/25-9/30/25	100.00			1000 420100	399		101000	
		Total for Vendor:	100.00							
48029		3063 UTILITIES UNDERGROUND LOCATION	92.75							
		FEE FOR TICKETS FOR SEPTEMBER 2025								
	5095074	09/30/25 WTR-SEPT 2025 UDIGS	30.91			5210 430500	318		101000	
	5095074	09/30/25 SWR-SEPT 2025 UDIGS	30.92			5310 430600	318		101000	
	5095074	09/30/25 STR-SEPT 2025 UDIGS	30.92			2500 430200	318		101000	
		Total for Vendor:	92.75							
48003		1134 VICTIM-WITNESS ADVOCATE PROGRAM	595.41							
	SEPT25	10/01/25 CRT-SEPT 2025	595.41			2917 410360	356		101000	
		Total for Vendor:	595.41							
48045		84 WESTERN BUILDING CENTER	88.28							
	1611199	10/03/25 STR-DRILL BIT / ADHESIVE	65.16			2500 430200	220		101000	
	1613411	10/06/25 SWR-SCREW PIN ANCHOR SHKL (40	12.56			5310 430600	232		101000	
	1615510	10/07/25 SWR-SELF DRILLTRUSS (10)	10.56			5310 430600	240		101000	
		Total for Vendor:	88.28							
48039	E	2733 WEX Fleet Universal - Electronic	5,907.46							
		BILL CLOSING DATE 9/30/25								
	107659613	09/30/25 PD-SEPT FUEL	2,600.78			1000 420100	231		101000	
	107659613	09/30/25 FD-SEPT FUEL	897.46			1000 420400	231		101000	

10/16/25 CITY OF COLUMBIA FALLS Page: 10 of 12
 10:35:56 Claim Approval List Report ID: AP100V
 For the Accounting Period: 10/25

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund Org Acct	Object	Proj	Cash Account
	107659613	09/30/25 PRK-SEPT FUEL	318.89			1000 460400	231		101000
	107659613	09/30/25 WTR-SEPT FUEL	392.14			5210 430500	231		101000
	107659613	09/30/25 SWR-SEPT FUEL	425.98			5310 430600	231		101000
	107659613	09/30/25 STR-SEPT FUEL	1,172.97			2500 430200	231		101000
	107659613	09/30/25 FAC-SEPT FUEL	38.49			1000 411200	231		101000
	107659613	09/30/25 PD-SEPT FUEL	60.75			1000 420100	380		101000
		Total for Vendor:	5,907.46						
		# of Claims	50	Total:	157,336.38	# of Vendors	46		
		Total Electronic Claims			11,409.82				
		Total Non-Electronic Claims			145926.56				

10/16/25
10:35:57

CITY OF COLUMBIA FALLS
Fund Summary for Claims
For the Accounting Period: 10/25

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Fund/Account	Amount
1000 GENERAL FUND	
101000 CASH/CASH EQUIVALENTS	51,336.38
2310 TAX INCREMENT DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	12,768.25
2394 BUILDING CODE ENFORCEMENT FUND	
101000 CASH/CASH EQUIVALENTS	6,361.55
2400 SPECIAL LIGHTING DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	2,545.44
2500 SPECIAL STREET MAINTENANCE DISTRICT FUND	
101000 CASH/CASH EQUIVALENTS	8,011.99
2917 CRIME VICTIMS ASSISTANCE FUND	
101000 CASH/CASH EQUIVALENTS	595.41
5210 WATER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	14,537.09
5310 SEWER ENTERPRISE FUND	
101000 CASH/CASH EQUIVALENTS	61,180.27
Total:	157,336.38

10/16/25
10:35:57

CITY OF COLUMBIA FALLS
Claim Approval Signature Page
For the Accounting Period: 10 / 25

Page: 12 of 12
Report ID: AP100A

Council Meeting Date: October 20, 2025

Claims Submitted to Council: \$ 157,336.38

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

Prepared By: Jessica Rice, Finance Director

Jessica Rice

Approved by Eric Hanks, City Manager

Eric Hanks

City Council to Approve by motion on consent agenda

The claims below are non-routine or material in nature:

1. Bullfrog Contracting: \$24,799.98 - painting the exterior of City Hall. (Fund 1000)
2. Morrison-Maierle, Inc.: \$54,230.45 - sidewalk project, water and sewer PERs. (Fund 2310, 5210, and 5310)

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

Thank you,
Jessica Rice
(406) 249-44327

10/09/25
09:19:26

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 10/10/25 to 10/10/25

Page: 1 of 2
Report ID: P130

Total for Payroll Checks

	Employee	Employer	Amount
COMA HOURS (Comp Time Accumulated)	25.88		
COMP HOURS (Comp Time Used)	28.50		858.36
J011 HOURS (OT COURT)	3.00		129.11
OTTR HOURS (PD Reg. Training)	118.00		3,749.06
OVER HOURS (Overtime)	5.50		250.02
OVID HOURS (STEP overtime)	16.00		688.56
PERS HOURS (Personal Time Used)	3.00		86.07
REG HOURS (Regular Time)	2,797.00		94,556.42
REG2 HOURS (Addition to Salary)	1.00		100.00
RETR HOURS (RETRO PAY)	1.00		480.81
SHFN HOURS (Shift B)	364.00		728.00
SHFQ HOURS (OVT B)	5.00		15.00
SICK HOURS (Sick Time)	76.00		2,460.35
VACA HOURS (Vacation Time Used)	166.25		4,708.37
GROSS PAY	108,810.13	0.00	
NET PAY	76,488.71	0.00	
AFLAC-POSTTAX	86.97	0.00	
AFLAC-PRETAX	249.32	0.00	
CITY OF COLUMBI	20.00	0.00	
FIT	8,342.33	0.00	
FLEX ALLEGIANCE	1,012.50	25.00	
FOP	495.00	0.00	
HEALTHINS/PRE	4,191.60	32,426.90	
MEDICARE	1,528.60	1,528.60	
MT ST FIRE ASSO	115.45	0.00	
MUTUAL OF OMAHA	286.90	0.00	
NATIONWIDE/CITY	0.00	2,063.00	
NATIONWIDE/EMP	200.00	0.00	
P.E.R.S.	4,357.63	5,002.99	
PERS/FURS	1,235.42	1,658.00	
PERS/POLICE	3,063.47	4,904.97	
SIT	3,092.00	0.00	
SOCIAL SECURITY	3,739.73	3,739.73	
TEAMSTERS DUES	304.50	0.00	
UNEMPL. INSUR.	0.00	598.43	
WORKERS' COMP	0.00	3,451.50	
CHARLES SCHWAB	1,925.44	0.00	
FIRST INTERSTAT	1,278.59	0.00	
FREEDOM BANK	3,774.42	0.00	
GLACIER BANK KA	6,287.51	0.00	
GLACIER BANK MS	3,194.96	0.00	
GLACIER BANK/CF	22,343.13	0.00	
GLACIER BANK/WF	2,250.42	0.00	
MORGAN STANLEY	4,406.79	0.00	
NAVY FEDERAL CR	1,640.58	0.00	
PARKSIDE CR U	11,670.31	0.00	
REGIONS BANK	2,065.68	0.00	
STOCKMAN BANK	1,291.05	0.00	

Payroll
Oct. 10, 2025
\$122,413.13
Boud Staaland

10/09/25
09:19:26

CITY OF COLUMBIA FALLS
Payroll Summary For Payrolls from 10/10/25 to 10/10/25

Page: 2 of 2
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USAA FEDERAL	1,499.85	0.00
WELLS FARGO	2,474.40	0.00
WELLS FARGO, TX	2,327.52	0.00
WFISH CR UNION	8,058.06	0.00
FIT/SIT BASE	94,500.19	0.00
MEDICARE BASE	105,419.71	0.00
PERS BASE	101,254.49	0.00
SOC SEC BASE	60,317.92	0.00
UN BASE	108,810.13	0.00
WC BASE	108,454.22	0.00

Total 55,399.12
Total Payroll Expense (Gross Pay + Employer Contributions): 164,209.25

Check Summary

Payroll Checks Prev. Out. \$105,700.13
Payroll Checks Issued \$2,398.45
Payroll Checks Redeemed \$78,631.48
Payroll Checks Outstanding \$29,467.10
Electronic Checks \$120,214.68

Deductions Accrued	Carried Forward From Previous Month	Deduction Checks Issued	Difference	Liab Account
Social Security	7,479.46	7,479.46		212260
Medicare	3,057.20	3,057.20		212260
P.E.R.S.	9,360.62	9,360.62		212270
Unempl. Insur.	598.43	598.43	1,196.86	212210
Workers' Comp	3,451.50	3,451.50	6,903.00	212220
FIT	8,342.33	8,342.33		212260
SIT	3,092.00	3,092.00		212260
AFLAC-PRETAX	249.32	249.32	498.64	212230
NATIONWIDE/EMP	200.00	200.00		212280
Teamsters dues	304.50	304.50	609.00	212310
PERS/Police	7,968.44	7,968.44		212240
NATIONWIDE/CITY	2,063.00	2,063.00		212280
AFLAC-POSTTAX	86.97	86.97	173.94	212230
PERS/FURS	2,893.42	2,893.42		212275
MT ST FIRE ASSO	115.45	115.45		212315
HEALTHINS/PRE	36,618.50	36,618.50	73,237.00	212400
CITY OF COLUMBI	20.00	20.00		212450
FLEX ALLEGIANCE	1,037.50	1,037.50		212285
FOP	495.00	495.00		212335
PERS RETIREE	0.00			212270
MUTUAL OF OMAHA	286.90	286.90	573.80	212400
Total Ded.	87,720.54	41,596.12	46,124.42	83,192.24

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

**CITY OF COLUMBIA FALLS
CITY COUNCIL REGULAR MEETING MINUTES
HELD OCTOBER 06, 2025**

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

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

Also present: City Manager Hanks, City Clerk Staaland, City Attorney Breck, Fire Chief Weeks and Police Chief Stephens.

PLEDGE OF ALLEGIANCE

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

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

Approval of Claims - October 6, 2025 - \$454,489.80

Approval of Payroll Claims - Sept. 26, 2026 - \$203,562.09

3rd Quarter Reporting - \$30,545.62

Approval of Regular Council Meeting Minutes - September 15, 2025

Approval of Wastewater Treatment Plant Change Order 5

APPOINTMENT AND EMPLOYEE INCENTIVE

Appoint Jacob Inabnit as Probationary Volunteer Firefighter

The membership of the Columbia Falls Fire Department has voted to accept Jacob Inabnit as a probationary volunteer firefighter. Jacob has completed all pre-hire requirements and has shown great interest in becoming a firefighter. Staff recommend appointment.

Councilor Piper made motion to appoint Jacob Inabnit as Probationary Volunteer Firefighter, seconded by Councilor Shepard and the motion carried.

City Clerk Staaland administered Oath of Office to Jacob Inabnit.

Employee Incentive - Shawn Bates 10-years of service

Shawn Bates, joined the City on September 21, 2015, and celebrates 10 years of dedicated service. Mayor Barnhart said this city service pin and recognition reflects the City's appreciation for his years of loyal service and the positive impact he has made on our community.

ORDINANCES / RESOLUTIONS:

Resolution #1953 - Authorizing participation in the Montana Board of Investments of Short-Term Investment Pool and authorizing the execution and delivery of documents related thereto.

Councilor Piper made motion to approve Resolution #1953, seconded by Councilor Lovering with council voting as follows. Ayes: Lovering, Piper, Price, Shepard, King and Barnhart.

Resolution #1954 - Redefining the area included within the Columbia Falls Street Maintenance District and method of assessment.

City Manager Hanks explained the resolution provides a reduced street maintenance assessed rate for single family home lots and tracts on more one half acre.

Councilor Lovering motioned to approve Resolution #1954, seconded by Councilor Piper with council voting as follows. Ayes: Piper, Shepard, King, Lovering, Price and Barnhart.

REPORTS / BUSINESS FROM MAYOR & COUNCIL

Mayor Barnhart would like to see the city to procure new bike stands at City Hall and city parks.

CITY MANAGER REPORT

City Manager Hanks highlighted the exterior beautification of City Hall, noting that some of the woodwork was replaced and the building was fully repainted.

The October 9, 2025, Planning Commission meeting was canceled due to no agenda items. The Government Study Commission will meet October 22 to review its final report. On November 3, staff will present a street condition prioritization plan given limited street funds.

City Hall will be closed Monday, October 13, for Columbus Day. Finance Director and City Manager will attend the Montana League of Cities Conference in Billings, October 15–17.

The city website update has been postponed until at least January. The annual audit is nearly complete, and staff will provide a brief update at the next Council meeting.

Public Works has transitioned to winter operations. Restrooms are secured, portable toilets are in place, and sprinklers have been winterized. Councilor Price asked about tree removal at Pinewood Park; Public Works Director Bates said staff is coordinating with the contractor for fall availability.

The expansion and modernization project is nearing substantial completion, with full operation expected within weeks. A minor electrical study change order was approved to avoid delays. Less than \$100,000 of the \$300,000 contingency was used, keeping the project within budget and schedule.

A display for *Columbia Falls Ahead 2045* is now in the City Hall entryway and will feature project updates and event flyers. Six proposals were received for the Land Use Planning Consultant, with selection expected this week. Most firms have extensive Montana planning experience.

Federal funding for the Gateway to Glacier Mobility Project remains on track despite the government shutdown. Once final signatures are received, the project will go to bid later this month, with construction targeted for March and an open house planned for mid-January.

The Downtown Sidewalk and Parking Improvement Project was slightly delayed to include additional drainage and roadway work but remains on track for Spring 2026. The *Railroad Street Pathway Project* is also planned for Spring 2026. MDT has issued letters to property owners regarding right-of-way encroachments.

A meeting with FWP and engineers will be held on October 22 to discuss the Rivers Edge Park Fishing Pier, planned for early spring construction. The City will also meet with the Destination Marketing Office and Flathead River Association to coordinate improved river signage, including bear safety information.

Councilor Lovering asked whether sign relocation near the high school would be funded by the City or the school; City Manager Hanks confirmed it is the responsibility of the school.

CITY ATTORNEY REPORT

City Attorney Breck reported that he is working with the Public Safety Committee on ordinances addressing e-bikes and vehicles on sidewalks.

MISCELLANEOUS REPORT

Mayor Barnhart reminded the public that communications to the Council must be submitted by Friday morning prior to the meeting to be included in the online Council packet.

Police Chief Stephens announced that Officer Micah Friesen has been selected to fill the DUI enforcement position and will begin in the coming weeks. The department is also advertising for a new Patrolman. Additionally, four officers recently completed a weeklong crime scene investigation training.

MISCELLANEOUS

September 2025 - Fire Department Report
September 2025 - Police Department Report

ADJOURN

Councilor Lovering made motion to adjourn at 7:24 p.m., seconded by Councilor King.

Mayor

City Clerk



COLUMBIA FALLS MONTANA

Item No.4.

City Council Agenda Item Summary

Title: Innov8Housing, LLC: 720 and 722 2nd Ave W Plant Investment Fee (PIF) Agreements

Date: October 13, 2025

Staff Contact: Jessica Rice

AGENDA ITEM SUMMARY:

Present the Plant Investment Fee (PIF) for Innov8Housing, LLC.

BACKGROUND:

Adam Trina, owner of Innov8Housing, LLC, is in the process of constructing 4 short term rental units on 720 and 722 2nd Ave. W. – each property will have 2 units. As part of the associated development costs, the business has incurred Public Infrastructure Fees (PIFs). The business has formally requested to utilize the City's five-year payment option for the PIFs, in accordance with existing City Code Title 13 Public Services:

13.10.070 Method of Payment

The owner shall make full payment of the plant investment fee using one of the following methods:

- 1. Pay a lump sum amount equal to the full amount of the plant investment fee prior to connection to the system.*
- 2. Enter into a payment plan contract with the utility that meets the following prescription:*
 - 1. Contract shall be on a form provided by the city.*
 - 2. The plant investment fee principal shall be paid in annual payments not to exceed five payments.*
 - 3. The first payment shall be paid with the connection application plus an administrative fee.*
 - 4. The plant investment fee interest shall be calculated annually, using simple interest applied to the outstanding balance and billed annually with the principle. Interest shall be one percent more than the percent equal to the CPI-U (consumer price index) as published by the U.S. Department of Labor for the preceding period January 1 through December 31.*
 - 5. The contract shall stipulate that the agreement runs with the property. If the owner fails to make payment, the service to the property shall be terminated ten days after notice and the full amount of the outstanding principal and interest shall be paid in full prior to reestablishment of service.*

STAFF RECOMMENDATION:

In the consent agenda, authorize the City Manager to approve Innov8Housing, LLC's request to utilize the five-year PIF payment plans for 720 and 722 2nd Ave. W.

ATTACHMENTS:

- Innov8Housing, LLC PIF Payment Plans – 720 and 722 2nd Ave. W.
- Innov8Housing, LLC PIF Agreements – 720 and 722 2nd Ave. W.

City of Columbia Falls
130 6th Street West Room A
Columbia Falls, MT 59912

AGREEMENT

THIS AGREEMENT, made and entered into this day of **October X, 2025**, by and between **Innov8Housing, LLC**, of **3150 Great Northern Ave, Missoula, MT 59808**, hereinafter OWNER and CITY OF COLUMBIA FALLS, a municipal corporation of 130 Sixth Street West, Columbia Falls, Montana 59912, hereinafter "City",

WHEREAS, by Municipal Code Sec. 13.10 Plant Investment Fees, the City has adopted Plant Investment Fees;

WHEREAS, the City and OWNER have entered into an agreement whereby OWNER is required to pay said Plant Investment Fee; and

WHEREAS, the parties desire a written agreement setting forth the payment plan of said Plant Investment Fee by OWNER to the City.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. OWNER shall pay to City its Plant Investment Fee according to the terms and conditions set forth on Exhibit "A" attached hereto and incorporated herein.
2. The first payment by OWNER has been with OWNER's Connection Application, which includes an administrative fee.
3. Interest shall be paid by OWNER pursuant to the formula set forth on Exhibit "A".
4. If OWNER fails to make payment, the service to the property shall be terminated ten (10) days after written notice, and the full amount of the outstanding principal and interest shall be paid in full prior to reestablishment of the service.
5. The parties agree that should any action be commenced to enforce, modify, or interpret any provision contained herein, the Court as a cost of suit shall award reasonable attorney's fees to the successful party.
6. The rights and responsibilities described in this instrument shall run with the land and shall be binding and inure to the benefit of the parties to this agreement, their respective heirs, successors, or assigns.

7. This agreement constitutes the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding on either party except to the extent incorporated in this agreement.

8. Any modifications of this agreement or additional obligation assumed by either party in connection with Plant Investment Fees shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

9. The failure of either party to this agreement to insist on the performance of any of the terms and conditions of this agreement, or the waiver of any breach of any of the terms and conditions of this agreement, shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

IN WITNESS WHEREOF, said parties have here unto set their hands and seal the day and year here in above written.

Legal description of property: Assessor #0510548, 720 A and B 2nd Ave W, Columbia Falls, MT, further described as COLUMBIA FALLS TSTE AMD L7-9 BLK 55, S08, T30 N, R20 W, Lot 8.

CITY OF COLUMBIA FALLS

By: _____

Eric Hanks

Its: City Manager

OWNER/Title

By: _____

Innov8Housing, LLC

Its: _____

Notary Public's Signature

Printed Name _____

Notary Public for the State of MT

County:

Residing in: Columbia Falls

My Commission Expires:

CITY OF COLUMBIA FALLS, MONTANA
WATER /SEWER CONNECTION FEES

Property Address:
720 2nd Ave W

Owner:
Adam Trina
406-261-0662
PO Box 16810, Missoula, MT, 59808

Date:
Contractor:
Platinum Sheds
Joel Unruh
406-499-0396

No PIF if water and/or sewer has been paid on this account

Business License #:

Property Type: 2 separate cabin units on 1 lot

Meter Size: 0.75
Water Service Line size: 1

Sewer Service Line size: 4

WATER

Materials and Supplies	\$ 1,544.04
Water Connect & Inspection Fee:	\$ 150.00
Water Permit	\$ 50.00
Plant Investment Fee (PIF)	\$ 2,659.99
Irrigation ONLY	\$ -
Total Water Costs	\$ 4,404.03

SEWER

Materials and Supplies	\$ -
Sewer Connect & Inspection Fee	\$ 150.00
Sewer Permit	\$ 50.00
Plant Investment Fee (PIF)	\$ 2,743.12
Total Sewer Costs	\$ 2,943.12

MISCELLANEOUS FEES

Excavation Permit	\$50.00	QTY	\$ -
Water/Sewer Excavation Permit #			

ADMINISTRATIVE

Less than 16 Business hrs Demand Fee	\$ 50.00	QTY	\$ -
Non-emergency Water Hookup			\$ -
Non-emergency Sewer Hookup			\$ -

Total Street Excavation Fee \$ -

Total Administrative Fees \$ -

Re-Application/Connection Fee	\$ 100.00	QTY	\$ -
Water Permit Extension			\$ -
Sewer Permit Extension			\$ -

Total Extension Fees \$ -

TOTAL FEES PAYABLE: \$ 7,347.15

Office Use:
2 separate cabin units on 1 lot - planning equivalent of a duplex - ONLY 1 ACCOUNT & 1 METER FOR BOTH UNITS LOCATED IN PIT

CITY OF COLUMBIA FALLS, MONTANA
WATER/SEWER HOOKUP FEES

Property Address:
720 2nd Ave W

Owner:
Adam Trina
406-261-0662
PO Box 16810, Missoula, MT, 59808

Date:
Contractor:
Platinum Sheds
Joel Unruh
406-499-0396

WATER PIF 5-YR PAYMENT

Full Plant Investment \$ 2,659.99
Payment 1 Now Due: \$ 532.00
Admin Fee \$250 (1/2) \$ 125.00
Plant Investment Fee Due Now \$ 657.00

SEWER PIF 5-YEAR PAYMENT

Full Plant Investment Fee \$ 2,743.12
Payment 1 Now Due: \$ 548.62
Admin Fee \$250 (1) \$ 125.00
Plant Investment Fee Due Now \$ 673.62

Payment 2, per annum \$ 532.00 plus interest*
Payment 3, per annum \$ 532.00 plus interest*
Payment 4, per annum \$ 532.00 plus interest*
Payment 5, per annum \$ 532.00 plus interest*

Payment 2, per annum \$ 548.62 plus interest*
Payment 3, per annum \$ 548.62 plus interest*
Payment 4, per annum \$ 548.62 plus interest*
Payment 5, per annum \$ 548.62 plus interest*

*1% in addition to prior December 31 CPI

TOTAL FEES PAYABLE FROM PAGE \$ 7,347.15
Less Full Water PIF \$ (2,659.99)
Less Full Sewer PIF \$ (2,743.12)
1/5 Water PIF Due Now \$ 532.00
Water Admin Fee \$ 125.00
1/5 Sewer PIF Due Now \$ 548.62
Sewer Admin Fee \$ 125.00
Total Due for First Payment Due Now \$ 3,274.66

EXHIBIT A

City of Columbia Falls
130 6th Street West Room A
Columbia Falls, MT 59912

AGREEMENT

THIS AGREEMENT, made and entered into this day of **October X, 2025**, by and between **Innov8Housing, LLC**, of **3150 Great Northern Ave, Missoula, MT 59808**, hereinafter OWNER and CITY OF COLUMBIA FALLS, a municipal corporation of 130 Sixth Street West, Columbia Falls, Montana 59912, hereinafter "City",

WHEREAS, by Municipal Code Sec. 13.10 Plant Investment Fees, the City has adopted Plant Investment Fees;

WHEREAS, the City and OWNER have entered into an agreement whereby OWNER is required to pay said Plant Investment Fee; and

WHEREAS, the parties desire a written agreement setting forth the payment plan of said Plant Investment Fee by OWNER to the City.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. OWNER shall pay to City its Plant Investment Fee according to the terms and conditions set forth on Exhibit "A" attached hereto and incorporated herein.
2. The first payment by OWNER has been with OWNER's Connection Application, which includes an administrative fee.
3. Interest shall be paid by OWNER pursuant to the formula set forth on Exhibit "A".
4. If OWNER fails to make payment, the service to the property shall be terminated ten (10) days after written notice, and the full amount of the outstanding principal and interest shall be paid in full prior to reestablishment of the service.
5. The parties agree that should any action be commenced to enforce, modify, or interpret any provision contained herein, the Court as a cost of suit shall award reasonable attorney's fees to the successful party.
6. The rights and responsibilities described in this instrument shall run with the land and shall be binding and inure to the benefit of the parties to this agreement, their respective heirs, successors, or assigns.

7. This agreement constitutes the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding on either party except to the extent incorporated in this agreement.

8. Any modifications of this agreement or additional obligation assumed by either party in connection with Plant Investment Fees shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

9. The failure of either party to this agreement to insist on the performance of any of the terms and conditions of this agreement, or the waiver of any breach of any of the terms and conditions of this agreement, shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.

IN WITNESS WHEREOF, said parties have here unto set their hands and seal the day and year here in above written.

Legal description of property: Assessor #0510549, 722 A and B 2nd Ave W, Columbia Falls, MT, further described as COLUMBIA FALLS TSTE AMD L7-9 BLK 55, S08, T30 N, R20 W, Lot 9.

CITY OF COLUMBIA FALLS

By: _____

Eric Hanks

Its: City Manager

OWNER/Title

By: _____

Innov8Housing, LLC

Its: _____

Notary Public's Signature

Printed Name _____

Notary Public for the State of MT

County:

Residing in: Columbia Falls

My Commission Expires:

CITY OF COLUMBIA FALLS, MONTANA
WATER /SEWER CONNECTION FEES

Property Address:
722 2nd Ave W

Owner:
Adam Trina
406-261-0662
PO Box 16810, Missoula, MT, 59808

Date:
Contractor:
Platinum Sheds
Joel Unruh
406-499-0396

No PIF if water and/or sewer has been paid on this account

Business License #:

Property Type: 2 separate cabin units on 1 lot

Meter Size:	0.75
Water Service Line size:	1

Sewer Service Line size:

4

WATER

Materials and Supplies	\$ 1,799.41
Water Connect & Inspection Fee:	\$ 150.00
Water Permit	\$ 50.00
Plant Investment Fee (PIF)	\$ 2,659.99
Irrigation ONLY	\$ -
Total Water Costs	\$ 4,659.40

SEWER

Materials and Supplies	\$ -
Sewer Connect & Inspection Fee	\$ 150.00
Sewer Permit	\$ 50.00
Plant Investment Fee (PIF)	\$ 2,743.12
Total Sewer Costs	\$ 2,943.12

MISCELLANEOUS FEES

Excavation Permit	\$50.00	QTY	\$ -
Water/Sewer Excavation Permit #			

Less than 16 Business hrs Demand Fee \$ 50.00
Non-emergency Water Hookup
Non-emergency Sewer Hookup

QTY	\$ -
	\$ -

Total Street Excavation Fee

\$ -

Total Administrative Fees

\$ -

Office Use:

2 separate cabin units on 1 lot - planning equivalent of a duplex - ONLY 1 ACCOUNT & 1 METER FOR BOTH UNITS LOCATED IN PIT

Re-Application/Connection Fee \$ 100.00
Water Permit Extension
Sewer Permit Extension

QTY	-
	-

-

TOTAL FEES PAYABLE:

\$ 7,602.52

CITY OF COLUMBIA FALLS, MONTANA
WATER /SEWER HOOKUP FEES

Property Address:
722 2nd Ave W

Owner:
Adam Trina
406-261-0662
PO Box 16810, Missoula, MT, 59808

Date:
Contractor:
Platinum Sheds
Joel Uhrh
406-499-0396

WATER PIF 5-YR PAYMENT

Full Plant Investment \$ 2,659.99
Payment 1 Now Due: \$ 532.00
Admin Fee \$250 (1/2) \$ 125.00
Plant Investment Fee Due Now \$ 657.00

SEWER PIF 5-YEAR PAYMENT

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Payment 5, per annum \$ 532.00 plus interest*

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Payment 4, per annum \$ 548.62 plus interest*
Payment 5, per annum \$ 548.62 plus interest*

*1% in addition to prior December 31 CPI

TOTAL FEES PAYABLE FROM PAGE \$ 7,602.52
Less Full Water PIF \$ (2,659.99)
Less Full Sewer PIF \$ (2,743.12)
1/5 Water PIF Due Now \$ 532.00
Water Admin Fee \$ 125.00
1/5 Sewer PIF Due Now \$ 548.62
Sewer Admin Fee \$ 125.00
Total Due for First Payment Due Nov \$ 3,530.03

EXHIBIT A



COLUMBIA FALLS MONTANA

City Council Agenda Item Summary

Title: Confirmation of Probationary Volunteer Firefighter Jacob Thomas

Date: 10/17/2025

Staff Contact: Karl Weeks

AGENDA ITEM SUMMARY: Recommendation for Jacob Thomas to be appointed as a probationary volunteer firefighter.

BACKGROUND: N/A

ANALYSIS: The membership of the Columbia Falls Fire Department has voted to accept Jacob Thomas as a probationary volunteer firefighter. Jacob has completed all pre-hire requirements and has shown great interest in becoming a firefighter. Jacob is currently employed at GPIA and has his ARFF certification. I believe Jacob will be a great addition to the team.

FINANCIAL CONSIDERATIONS: N/A

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

SUGGESTED MOTION: Motion made to accept Jacob Thomas as a probationary volunteer firefighter.

ATTACHMENTS: N/A



COLUMBIA FALLS MONTANA

Item No.6.

City Council Agenda Item Summary

Title: Land Use Planning Consultant Contract in support of MLUPA

Date: October 16, 2025

Staff Contact: City Manager

AGENDA ITEM SUMMARY:

- Approval of a Land Use Planning Consultant Contract to aid completion of Montana Land Use Planning Act requirements.

BACKGROUND:

- City Selection Committee considered six proposals and unanimously selected Cushing Terrell's proposal.
- The Selection Committee consisted of Mayor Barnhart, Councilor Price, Commissioner Fisher, City Manager Hanks, and City Planner Mulcahy.
- City used a Proposals Based Selection process to select the most qualified; contract negotiation occurred after committee selection.
- Consultant's budget unconstrained proposal to meet City requirements was \$184,000. City Staff and the consultant rescoped services within the City's budget of \$100,000. Rescoped services include:
 - Prioritize virtual outreach and events with a reduction of in-person facilitated events
**As necessary, City Staff will provide access to City Hall for all virtual events*
 - Reduction in Research & Analysis
 - Accept facts from other recent studies
 - Remove analysis of GIS Mapping
 - Reduction in produced visualization, graphics, and materials

FINANCIAL ANALYSIS:

- City was awarded \$392,000 from the PRO-Housing Grant administered through MT League of Cities and Towns and Department of Commerce.
 - The City's previously requested \$500,000 in grant funds to complete MLUPA requirements. The \$108,000 gap in requirement funding requires prioritized planning projects.
- PRO-Housing Grant Budget:
 - \$125,000 – Sewer PER
 - \$120,000 – Water PER
 - \$100,000 – Land Use Consultant
 - \$47,000 – City Planner Contract (MLUPA specific tasks), Subdivision/Zoning Regulations support, and other miscellaneous requirements.

STAFF RECOMMENDATION:

- Authorize the City Manager to enter a contract with Cushing Terrell for Land Use Planning services for \$100,000.

SUGGESTED MOTION:

Item No.6.

- Motion to authorize the City Manager to approve a contract with Cushing Terrell for Land Use Planning Services.

ATTACHMENTS:

- Land Use Planning Consultant Fee Plan and Scope of Work
- Land Use Planning Consultant DRAFT Contract

EXHIBIT A - Project Approach, Work Plan & Timeline

Project Approach

Phase I: Initiation / Visioning

Task 1.1: Project Kickoff

We will begin with a comprehensive Project Kickoff Meeting with City Staff and the Planning Commission to establish the project timeline for all aspects of the Scope of Work. This initial meeting will align our team's efforts with the City's expectations and statutory requirements under the Montana Land Use Planning Act (MLUPA).

Subtask 1.1.A: Project Administration and Management

We are committed to the active participation of all our team members in this effort. Nora Bland (project lead) will be available to the City throughout the process to manage the day-to-day activities, project timelines, and budget. Nora will attend project management check-ins and be responsible for the following deliverables:

- Contract scope of work refinement and finalization
- Project management meetings
- Scheduling and project administration
- Task management and quality controls
- Subcontractor coordination and contract administration
- Monthly invoicing

Task 1.2: Community Engagement Plan

Cushing Terrell will work with City representatives to collectively develop a Community Engagement Plan specific to the Land Use element of the City's Growth Policy update that addresses project needs and confirms an acceptable communications program, and integrates it with the City's Public Participation Plan.

This task will:

- Establish engagement goals and identify key stakeholders
- Create a flexible engagement schedule to maximize participation
- Prioritize outreach methods and identify underrepresented groups
- Clearly define the roles of overseeing committees
- Ensure creative, inclusive engagement throughout the process

One of the primary goals is to creatively engage a broad spectrum of community stakeholders through the Land Use Plan Update process – including residents, business and property owners, service providers, non-profits, and other community partners. We will strategically spread different outreach and engagement efforts over the course of the project to ensure ample opportunities for input are available.

Task 1.3: Outreach Round 1 - Announce

Subtask 1.3.A: Project Website

We will collaborate with City staff to develop content for the City's website dedicated to the Land Use Plan development process. This will serve as the main information portal and may include interactive tools for community input throughout the project lifecycle.

Subtask 1.3.B: Community Survey

An online survey will be developed early in the process to gather initial input on community priorities for the Land Use Plan. The results will help determine geographic focus areas and identify key community concerns.

Project Approach

~~Subtask 1.3.C Kickoff Community Outreach Event~~

~~The purpose of this initial engagement effort is to raise awareness about the project, advertise the project website and survey, and communicate the importance of getting involved in and staying engaged with the planning process. We recommend that this event be tagged onto an existing City event, like Cloverfest, to leverage its attendance and ensure we're reaching diverse groups of residents. We'll hand out postcards with QR codes, swag, and capture attention with a game or interactive activity.~~

Phase I Deliverables

- Project Kick-off Meeting
- Project Management Meetings
- Community Engagement Plan
- Project Website
- Community Survey
- ~~Kick-off Outreach Event~~
- Updates to Planning Commission and City Council

Phase II: Research & Analysis

Phase II begins with data collection and research. Our team will ask questions, listen, and define the information we need to communicate back to the public in an efficient and understandable way.

~~Task 2.1: Data Collection & Baseline Analysis~~

~~We will thoroughly review relevant City documents, including the 2025 Housing Study, Water and Sewer PERs, Transportation Plan, Zoning and Subdivision Regulations, and other relevant materials to establish a comprehensive baseline of existing conditions.~~

~~Subtask 2.1.A: GIS Mapping~~

~~Our team will collect and organize all available GIS data from the City and identify any data gaps. We will produce analytical maps including existing land use, environmental constraints, utility service areas, growth boundaries, and other essential planning elements to inform the Land Use Plan.~~

~~Subtask 2.1.B: Land Use & Zoning Code Review~~

It is crucial that our team becomes familiar with the current land uses, zoning regulations, historic resources, and building code requirements. We'd like to answer the question: "If our codes are not allowing or producing the desired type of development, what changes need to be made?"

Primary scope objectives will identify:

- Where current regulations are not producing desired outcomes
- Opportunities to better support community goals
- Compliance gaps with MLUPA requirements
- Best practices that could be applicable to Columbia Falls

Task 2.2: Outreach Round 2 - Gather

~~Subtask 2.2.A: Planning Commission Workshops & Open House #1~~

Cushing Terrell will hold public workshops at Planning Commission meetings, as well as host Open House #1. Open Houses are larger-scale events that correspond to project milestones, designed to answer a question, solve a problem, or confirm community priorities. The purpose of Open House 1 will be to hold

Project Approach

a community visioning session, discuss future land use, and educate on the importance of land use planning.

Subtask 2.2.B: Focus Groups & Stakeholder Interviews

The team will hold a series of focus group meetings on key land use planning elements identified by City staff and through Round 1 of engagement. These discussions are smaller than a community workshop with up to 15 attendees representing public, private, and nonprofit groups. They are free-flowing dialogues that will explore existing issues, assets, and opportunities. The purpose is to get subject-matter experts and stakeholders to discuss key issues in a group setting to hear from diverse perspectives and discuss trade-offs. We will also conduct individual interviews with other key stakeholders where a group setting isn't preferred.

Phase II Deliverables

- ~~Data Collection and Analysis Documentation~~
- ~~GIS Mapping~~
- Land Use & Zoning Code Review
- Planning Commission Workshops & ~~Open House #1~~
- Focus Groups & Stakeholder Interviews
- Updates to the Planning Commission and City Council

Phase III: Exploration

Task 3.1: Future Land Use Map (FLUM)

Building from previous Land Use Maps and evaluation of the projected growth allocations, our team will work closely with staff to develop a new, more detailed Future Land Use Map.

The FLUM will illustrate growth areas and future land uses as envisioned by the community. We will also concurrently consider existing land uses, growth and market projections, development feasibility, current zoning, environmentally sensitive areas, productive agricultural lands, and economic development goals. The FLUM will be supported by policy recommendations to accommodate proposed land uses in the City. We will continue to work with staff to address revisions and outline assumptions associated with the preferred growth scenario.

Subtask 3.1.A: Visualization & Supporting Graphics

~~Our team will create clear visualizations to communicate the desired development patterns for each land use designation, including form, scale, density, and character. These graphics will help community members and decision makers understand the implications of the proposed Future Land Use Map.~~

Task 3.2 Implementation & Policies Strategies

We will develop comprehensive implementation policies and strategies for each land use category, with clear linkages to infrastructure planning, housing affordability, and economic development. These recommendations will help establish benchmarks for phasing infrastructure expansion and guide future zoning alignment.

Task 3.3: Outreach Round 3 – Confirm

Subtask 3.3.A: Open House 2

Virtual Public Meeting

We will present draft Land Use Plan elements to the community through an interactive Open Houses and mirrored online survey/map

Project Approach

activity. The purpose will be to gather feedback on the proposed Future Land Use Map and implementation strategies through visual displays and interactive exercises.

Subtask 3.3.B: Community Engagement Summary

We will maintain comprehensive documentation of all engagement activities, including metrics on participation, demographic representation, and input received. This will ensure compliance with statutory requirements for community engagement under MLUPA.

Phase III Deliverables

- Draft Future Land Use Map
- Implementation Policies & Strategies
- ~~· Open House 2~~ **Virtual Public Meeting**
- Community Engagement Summary
- Planning Commission and City Council presentations

Phase IV: Draft & Final Land Use Plan

Task 4.1: Draft Land Use Plan

We will synthesize all analysis, community input, and policy recommendations into a comprehensive draft Land Use Plan that fully complies with MLUPA requirements. The Draft Plan will include narrative text, maps, graphics, and implementation strategies in a highly visual and accessible format.

Task 4.2 Final Draft Land Use Element Plan

Based on feedback from the City, stakeholders, and the public, we will refine the draft into a final Land Use Plan document. This document will be professionally designed with high-quality graphics and maps to effectively communicate the vision and implementation strategies.

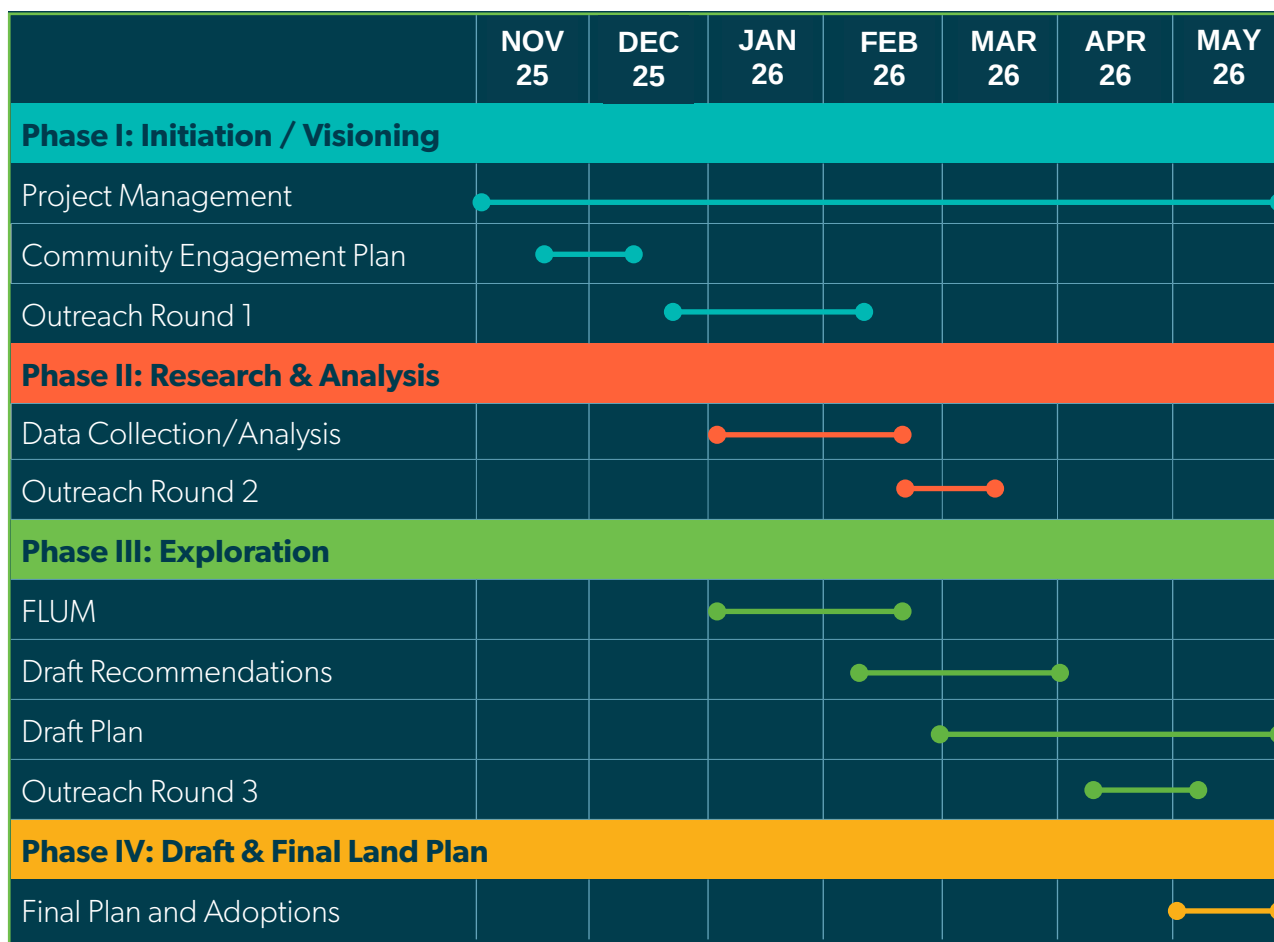
Task 4.3: Presentation to City Officials

Cushing Terrell will prepare Draft and Final Draft presentations to the Planning Commission and City Council as part of the public review process. The schedule for plan review and public hearings will be determined by staff. We will provide the City with a Final Land Use Plan and all supporting digital files post-plan adoption. The Final Plan will be crafted in a user-friendly, ADA-accessible format, complete with visually captivating graphics to enhance engagement and accessibility.

Phase IV Deliverables

- MLUPA-compliant Draft Land Use Plan (digital and print)
- Standalone Executive Summary (digital and print)
- Final Future Land Use Map (print and GIS files)
- Final presentations to Planning Commission and City Council

Work Plan & Timeline



Deliverable	Description
Public Engagement Strategy	Inclusive strategy consistent with statutory requirements and City's Public Participation Plan
Baseline Analysis	Analysis of City documents and Land Use Plan requirements in MCA 76-25-2
Land Use Plan	MLUPA-compliant comprehensive land use framework addressing residential, commercial, industrial, mixed-use, and public land needs
Future Land Use Map (FLUM)	GIS-based map with proposed designations, densities, and preferred growth areas
Implementation Policies	Policy recommendations, growth areas, and strategies to guide decision-making
Public Engagement Documentation	Complete log of all public engagement metrics, comments, and survey results
Executive Summary	Standalone summary and other materials for public distribution
GIS Files	Future Land Use Map shape files for City use
Presentations	Materials for Planning Commission and City Council presentations



COLUMBIA FALLS

Item No.7.

City Manager's Report

City Calendar

- 6 Oct:** City Council Regular Mtg
- 20 Oct:** City Council Regular Mtg
- 22 Oct:** Government Study Commission
 - Review final report
- 3 Nov:** City Council Regular Mtg
 - Street Condition Prioritization Plan
 - Snow Removal Prioritization Plan
- 13 Nov:** Planning Commission
 - Land Use Planning Consultant Project Kickoff
- (TBD) Nov:** Columbia Falls Ahead 2045 Utility Infrastructure Public Meeting
- 17 Nov:** City Council Regular Mtg

Staff Highlights

City Manager

- MT League of Cities Conference (Oct 15-17)
- Gateway to Glacier Safety & Mobility Project Temp Construction Easements
- Technology Upgrade – Phones & Computers

Public Works & Planning

- WWTP Expansion and Modernization Project
- Downtown Sidewalk and Parking Project
- Street Improvement Prioritization Plan
- Water and Sewer PERs

Finance & Admin

- Audit – Complete
- Annual Financial Report - Ongoing
- Accountant Hiring – Roger Elliot (Oct 27)

Fire

- Fire Prevention Week

Police

- Now Hiring
- Technology Upgrade



Arson – 3 Porta Potties Horine Park



City Manager Report

Item No.7.

• **Montana League of Cities and Towns Annual Conference Trip Report**

- City Manager and Finance Director attended sessions to discuss legislative changes, lessons learned from other municipalities, and baseline municipal training:
 - Montana City County Managers Association Annual Business and Training Meeting
 - Montana Municipal Clerks, Treasurers, and Financial Officers Association Annual Meeting
 - Resort Tax Association Annual Fall Meeting
 - Department of Commerce Programs and Funding
 - Tax Increment Financing Districts
- Montana League of Cities and Towns Priorities (applicable to Columbia Falls);
 - Property Tax Reform and projected impacts of a tiered tax system
 - Montana Land Use Planning Act
 - Burlington Northern Santa Fe (BNSF) Railway
 - Advocacy with Legislature's Energy and Technology Interim Committee to increase awareness of excessive BNSF permit fees, inconsistent project communication, and difficulty in obtaining utility easements.
 - Smaller communities (less staff and budget) are particularly vulnerable to extended permitting processes, waiting for cost estimates, and negotiating with BNSF. Increased delays and costs create unnecessary risk for infrastructure projects and grants.
 - Sen Zolnikov (R-Billings), "*communities and businesses that we're seeing deal with the railroads are being treated more like hostages than partnerships*"
 - dailymontanain.com/2025/08/12/legislature-montana-towns-at-odds-with-bnsf/

• **Citizen and Council Interest Items**

- **Land Use Plan / Growth Policy Development** – Montana Land Use Planning Act (SB382)
 - City's Planning and Zoning website includes a MLUPA section and will be the hub for status updates and links to key references.
 - **Water PER** – Ongoing; finalizing Analysis of Current Infrastructure
 - **Sewer PER** – Ongoing; finalizing Analysis of Current Infrastructure
 - **Land Use Planning RFP** – Consultant selected
 - **Subdivision and Zoning Codes**

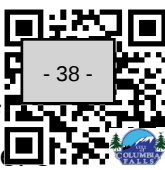
• **Capital Improvement Projects:** City Staff is available to discuss current project details

- **Wastewater Treatment Plant**
 - Project substantial completion in late October
- **Gateway to Glacier Safety & Mobility Project** (www.columbiafallsgatewaytoglacier.com)
 - Currently do not anticipate significant delays due to federal government shutdown
 - City and Engineers are nearing 100% design
 - Temporary Construction Easements (ongoing)
 - Advertise for bids in Nov; **Open House in mid-Jan**; Construction in Mar 2026
- **Downtown Sidewalk and Parking Improvement – Phase 2**
 - Advertise bid in Oct; Construction in 2026

10/19/2025

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

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



**CITY OF COLUMBIA FALLS
CORRESPONDENCE LIST
COUNCIL MEETING
OCTOBER 20, 2025**

10/14/25 Email from Paul Kruger – RE: Tamarack Meadows

Barb Staalnd

From: pdogkrug@aol.com
Sent: Wednesday, October 15, 2025 6:20 AM
To: Barb Staalnd
Subject: Fw: 10/14/25 Flathead Conservation District meeting re: Schellinger Construction Order (Penalty and rehabilitation Plan), ...
Attachments: Kruger Response 10.14.25.docx; 10.14.25 statement to FC.docx

Barb,...

Could you please provide this information (e-mail and attachments) regarding the ongoing issues at Garnier Creek associated with the City of Columbia Falls approved preliminary plat of Tamarack Meadows to the Mayor and City Council for their information.

Thank you,...

--Paul Kruger

----- Forwarded Message -----

From: pdogkrug@aol.com <pdogkrug@aol.com>
To: msiddall@herrlingclark.com <msiddall@herrlingclark.com>; klattfarms@hotmail.com <klattfarms@hotmail.com>; Anna Laferriere <annarose0502@gmail.com>; Tammy Mcnamara <tammy.mcnamara61@yahoo.com>; Julie Mitchell <jmitchellruns@gmail.com>; jlcobet@gmail.com <jlcobet@gmail.com>
Cc: John O'Bannon <john.obannon@mt.gov>; Samantha Tappenbeck <samantha@flatheadcd.org>; Flathead Conservation District <streampermits@flatheadcd.org>; Erik Mack <emack@flatheadcounty.gov>; Pamela Holmquist <pholmquist@flatheadcounty.gov>; City Manager <citymanager@cityofcolumbiafalls.com>
Sent: Wednesday, October 15, 2025 at 06:12:34 AM MDT
Subject: 10/14/25 Flathead Conservation District meeting re: Schellinger Construction Order (Penalty and rehabilitation Plan), ...

Garnier Creek neighbors,

I attended the 10/14/25 Flathead Conservation District (FCD) meeting where the FCD 8/29/25 Order to Schellinger Construction regarding the 8/12/25 mud discharge to Garnier Creek was discussed, along with the Schellinger Construction 10/03/25 response to this FCD Order. Attached are the documents I provided to the FCD at this meeting. Meeting results on this matter in summary are:

* The 8/29 FCD Penalty to Schellinger Construction was upheld and paid (\$15K).

* The DNRC found the Schellinger 10/03 response did not contain the DNRC ordered Rehabilitation Plan. Schellinger Construction now has to submit a rehabilitation plan and associated 310 permit to implement the plan, by 11/03/25. This plan/310 permit will be addressed at the 11/10/25 meeting of the FCD.

--Paul Kruger

Paul Kruger Statement to Flathead Conservation District of DNRC (FC) 10/14/25**RE: Schellinger Construction/Stormwater Ponds/Tamarack Meadows Mud discharge to Garnier Creek 10/03/25 Response to 8/29/25 Flathead Conservation District / DNRC (FC) Penalty and Remediation Order.**

I have reviewed the 10/03/25 Schellinger Construction response to the FC Order and penalty regarding the 8/12/25 mud discharge to Garnier Creek from the Tamarack Meadows storm water ponds construction. The 8/29/25 FC Certified Letter 310 permit Order to Schellinger Construction outlined the basis for a penalty for the 8/12/25 discharge event to Garnier Creek AND required a remediation plan. The FC Order States: "Additionally, as corrective action for the violation, you must submit a 310 Permit Application by October 6, 2025, detailing plans for remediation of the violation and restoration of the bed and banks of Garnier Creek". The Schellinger response focuses on a penalty reduction rather than providing a substantive rehabilitation plan. The response principally argues for lighter penalties from FC by referencing corrective measures for nearly 20 major DEQ violations since July 2025. Some of these DEQ violations, while claimed by Schellinger Construction to be completed, have not been completed (e.g. Several drainage swales in the forested areas have not had erosion mats put into place and weed infestations removed). Thick mud areas from the various summer 2025 stormwater pond dewatering activities, including the "sprinkler area" have not been rehabilitated. (Photos attached).

Thus, there is no "rehabilitation plan" pursuant to the FC Order as required under Montana Code 75-7-112 and ARM 36.2.407. While intrusion into Garnier Creek to clean up significant Bentonite accumulations may not be advisable for Schellinger Construction (especially given Schellinger Construction's treatment of Garnier Creek to date) a science-based conclusion to this end is not articulated by Schellinger construction. Additionally, there are many other actions that can and should be taken. These are summary statements on both the penalty and rehabilitation actions needed:

- 1) **The degradation to Garnier Creek on 8/12/25 was significant and should be penalized at the maximum amount available to the FC and the DEQ.** Garner creek will be degraded by the 8/12/25 mud discharge for years to come. Significant bentonite mud wedges (2-6 inches thick) exist in eddies in the creek from Tamarack Meadows to the creek's junction with Trumble Creek. The bad engineering of locating the stormwater ponds adjacent to Garnier Creek will ensure future mud excursions to Garnier Creek. The aquifer and wetlands supporting Garnier Creek have been damaged, and Garnier Creek water flow significantly reduced by the pond construction adjacent to Garnier Creek, impacting downstream water rights and fisheries. I still contend that ponds should be relocated further from the creek, as the original condition #18 to the City of Columbia Falls Tamarack Meadows subdivision approval intended. Residents living downstream of the ponds may be impacted in their ability to use their property, while businesses downstream could be affected by changes in water quality and flow in Garnier Creek. Likely recurrence of sediment discharges into the creek will impact property for years to come.

- 2) **All bentonite contaminated unpermitted pond “dewatering” sites should be rehabilitated.** Bentonite mud, 2–6 inches deep, is present in several forest areas where multiple unpermitted pond dewatering activities took place over the summer of 2025. These are in addition to the “sprinkler” event of 8/12/25. While these areas are difficult to access with equipment, hand spreading of topsoil over these areas and hand re-seeding will help limit further bentonite entering the ponds and Garnier Creek.
- 3) **An independent study should be commissioned to analyze the flow reduction in Garnier Creek,** recommending solutions to this matter.
- 4) **Reforestation should be accomplished to filter runoff and protect Garnier Creek from additional mud excursions and future pesticide/herbicide/fertilizer contamination.** Planting of trees and shrubs on the banks of the existing ponds and in the previously forested “Open Space” should occur with a maintenance program for these plantings to ensure survival. These planting should not be seedlings, but 18-24-inch nursery stock.
- 5) **An aggressive noxious weed control program needs to be implemented.** The deforested “Open Space” areas, the stormwater pond banks, and drainage swales have Thistle and various other weeds invading the area. Seeds from these weed infestations will transport downstream in Garnier Creek and weed infest the entire creek (Photos attached).
- 6) **The stormwater ponds pose a safety risk to children, pets and wildlife.** The ponds are deep and steep bentonite soil sided, especially the north pond. When filled with water they are an attractive nuisance for children that will come with the building of homes on the 103-lot subdivision. It is unclear what government agency has oversight of this, but the matter should be referred to whatever that agency is for corrective action before a drowning occurs in the full ponds.
- 7) **The connection between the south and middle pond should be removed.** This overflow connection of the south pond into the middle pond further raises the risk of middle pond overflow. This connection was not part of the approved preliminary Tamarack Meadows plat or part of the DEQ approval and was done without public or DEQ input.

I therefore respectfully recommend that the FC should reject the current submittal as non-compliant with the August 29 Order and require payment of the assessed penalty. FC should require submission of a complete science-based rehabilitation plan under a new 310 application as originally stated in the 8/29/25 FC Order.

I thank the FC for their attention to this complex matter and your continued protection of Garnier Creek and Montana’s waterways.

--Paul Kruger

Garnier Creek Estates Homeowners Association

E: pdogkrug@aol.com

Cell: 509-554-9440

Statement to the Flathead Conservation District

October 14, 2025

Re: Schellinger Construction / Tamarack Meadows Stormwater Ponds- Mud Discharge to Garnier Creek

My name is Paul Kruger and I speak today on behalf of residents who live along and depend on Garnier Creek.

Purpose

I have reviewed Schellinger Construction's October 3 response to your August 29 Order and penalty regarding the August 12 mud discharge to Garnier Creek.

That Order required two things:

1. Payment of the assessed penalty
2. Submission of a 310 Permit rehabilitation plan to restore the bed and banks of the creek by October 6.

Instead of submitting that plan, Schellinger focused on reducing its penalty.

No genuine rehabilitation proposal was provided for the lasting harm to Garnier Creek. If this is incorrect, I would love to be shown the plan.

Findings of Non-Compliance

- No restoration plan was submitted as required under Montana Code § 75-7-112 and ARM 36.2.407.
- Several DEQ-cited violations remain unresolved: drainage swales still lack erosion matting, and bentonite-contaminated mud remains in forested areas and the "sprinkler" site (see attached photos).
- Thick bentonite deposits, two to six inches deep, persist in creek eddies from Tamarack Meadows downstream to Trumble Creek.
- The stormwater ponds, constructed immediately adjacent to Garnier Creek in violation of City of Columbia Falls approval of the Tamarack Meadows preliminary plat Condition #18, continue to disrupt the aquifer and wetlands, reducing flow and degrading downstream water quality.

Restoration Actions Needed

1. Rehabilitate all dewatering sites. Examples may include cover or remove bentonite soils; hand-seed native vegetation to prevent further runoff.

2. Commission an independent hydrologic study to measure the reduction in Garnier Creek flow and recommend corrective measures.
3. Restore riparian buffers. Plant 18- to 24-inch native trees and shrubs along pond edges and within the designated "Open Space" corridor.
4. Implement an aggressive noxious-weed control program throughout cleared areas and drainage swales.
5. Address public-safety hazards. Fence or re-grade the deep, steep-sided ponds to eliminate drowning risks for children, pets, and wildlife.
6. Remove the unauthorized overflow connection between the south and middle ponds, added without DEQ or public approval. This connection places the middle pond at additional risk for overflow during spring rains and rising groundwater.

Conclusion

Garnier Creek has suffered measurable, lasting harm.

The August 29 Order was clear: **restoration must occur under a valid 310 application—not simply a plea for leniency.**

Therefore, I respectfully urge this Board to:

- Reject Schellinger's October 3 submission as non-compliant.
- Uphold the full assessed penalty; and
- Require a complete, science-based rehabilitation plan for Garnier Creek.

This is not only about one discharge, but also about upholding Montana's commitment to protect public waterways.

Restoration, not justification, is what your Order requires.

Thank you for your time and for your continued protection of Garnier Creek.

--Paul Kruger

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CERTIFIED MAIL

DATE: October 16, 2025

RE: Civil Penalty and Corrective Action Order
Montana NSLPA 310 Violation on Garnier Creek, Schellinger Construction
Legal Description S06 T30 R20

TO: Schellinger Construction
Kyle Schellinger
PO Box 39
Columbia Falls, MT 59912

During the 310-Permit Meeting on October 14, 2025, the Flathead Conservation District Board of Supervisors reviewed your written response to the corrective action order for the Natural Streambed and Land Preservation Act (NSLPA 310) violation on Garnier Creek.

Upon review, the Board determined that you failed to comply with the corrective action order or submit payment of the civil penalty by the imposed deadlines and denied your request to reduce the civil penalty. However, with your cooperation and submission of a \$15,000 check during the meeting, the Board extended the payment deadline to October 14, 2025. This payment in full satisfies the civil penalty assessed on August 25, 2025.

The Board also reviewed your response to the order requiring submission of a 310-Permit application detailing restoration plans for the bed and banks of Garnier Creek. As the required application was not submitted by the deadline of October 6, 2025, this component of the corrective action order remains unresolved. Please note that compliance with other regulatory agencies does not satisfy requirements under the NSLPA 310. You are encouraged to seek professional guidance to develop and submit appropriate plans for restoration and remediation of the sedimentation that occurred on Garnier Creek as a result of the violation.

The deadline to submit a 310-permit application detailing restoration of the bed and banks of Garnier Creek has been extended to **November 3, 2025**. Failure to meet this deadline may result in additional enforcement action pursuant to 75-7-122 and 75-7-123 MCA.

Respectfully,

Flathead Conservation District Board of Supervisors

cc: Montana Fish, Wildlife & Parks, Kalispell

