

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD AUGUST 3, 2015**

Regular Meeting - Transact Routine Business

Mayor Barnhart called the meeting to order at 7:00 p.m. with roll call as follows:

PRESENT: Mayor Barnhart
COUNCIL: Karper, Petersen, Plevel, Fisher and Lovering
ABSENT: Shepard

ROLL CALL

Also present were City Manager Nicosia, City Clerk Staland, City Attorney Breck and Police Chief Perry.

Pledge of Allegiance

PLEDGE

APPROVAL OF AGENDA:

Mayor Barnhart requested a motion to approve the agenda. Councilman Fisher moved to approve the agenda, second by Councilman Plevel, and the motion carried unanimously.

**AGENDA
APPROVAL**

VISITORS/PUBLIC COMMENTS

Steve Duffy, 1503 Eddy Court, asked why there was nobody in the pool at 11:00 today and on Sunday afternoon. Mr. Duffy said the city is seeing growth and believes there is need for a hotel and restaurants. Mr. Duffy said there are several people in town and we need them up Nucleus Avenue.

**PUBLIC
COMMENTS**

City Manager Nicosia said the City Pool is open according to the set schedule and its historical use for 6 days/week. Typically there are lessons in the am but this week is a registration week for the last two week session. There are lessons starting at 9:00 am Monday through Friday, with the pool open for various public opportunities until 9:00 pm. Swim Team uses the pool for 3 hours in the am, 6 - 9. Councilman Lovering said there are several people at Saturday lap swim. Nicosia noted that the pass prices are based on 6 days/week for operation. Mayor Barnhart said in the past we used to keep the pool full most of the time; maybe we need to revisit hours of operation and if public needs have changed.

Dan Schellinger, 527 13th Street West, said there were some people around town that asked him to speak to council on Coach Finberg and his family. Coach Finberg has brought home 5 State Championships and many district and divisional trophies. Norma Finberg was a big Wildcat sports fan, and all the Finberg children were good athletes. Mr. Schellinger thought the city could do something to honor the Finberg's; some have suggested a street name or something of the sort. There was discussion about the oval located at the school. Mayor Barnhart said he thought the endowment would have put

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something together. Councilman Karper said perhaps this should be taken up at a School Board meeting.

CONSENT AGENDA:

Councilman Petersen moved to approve the consent agenda noting that all claims appeared to be in order, second by Councilman Plevel. Motion carried with Council voting as follows: YES: Plevel, Lovering, Petersen, Karper, Fisher and Barnhart NOES: None. ABSENT: Shepard

**CONSENT
AGENDA
APPROVAL**

- A. Approval of Claims - \$50,986.56 - August 3, 2015
- B. Approval of Payroll Claims - \$ 67,971.69 - July 31, 2015
- C. Approval of Regular Meeting Minutes - July 20, 2015
- D. Approval of Work Directive # 3 - Watson Excavating, Inc. - 2015 Water & Sewer Projects - \$6,789.20 and authorize City Manager to sign.

PUBLIC HEARINGS/NOTICES:

A. Notice of Hearing - August 17th

The Columbia Falls City Council will hold a public hearing at its regular meeting on Monday, August 17, 2015 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) and adoption of the Columbia Falls URD Plan.

**NOTICE OF
PUBLIC
HEARINGS
First Reading-Urban
Renewal District**

And, at the Columbia Falls City Council regular meeting on Tuesday, September 8, 2015 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 URD and adoption of the Columbia Falls URD Plan.

The Columbia Falls URD largely encompasses downtown Columbia Falls generally north / south along Nucleus Avenue from Railroad Avenue (MT 486) on the north end to the city limits on the south side of US Highway 2; and US Highway 2 - from Meadow Lake Boulevard on the west end to the city limits on the east end, which provides entry into the community from both the east and west.

All interested parties are encouraged to attend. Written comments on establishing the Columbia Falls URD and adoption of the 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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B. Notice of Hearing - August 17th:

The City Council of the City of Columbia Falls, Montana, will hold public hearings beginning on August 17, 2015 at 7:00 p.m. in the Columbia Falls City Hall, 130-6th Street West, Columbia Falls, Montana, for the following purposes:

**NOTICE OF
PUBLIC
HEARINGS CONT.
Preliminary Budget**

Preliminary Budget

Presentation and consideration of the preliminary budget for fiscal year beginning July 1, 2015 and ending June 30, 2016. This hearing will be continued until final adoption of the budget.

Special Assessments

Consideration of the adoption of the Street Lighting District and Street Maintenance District assessments for FY2015/2016. Council will hear any objections to the final adoption of the resolution levying special assessments

for FY 2015/2016. Special Assessments are estimated as follows:

Street Lighting District	\$ 40,000
Street Maintenance District	\$301,000

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, 8:00 AM to 5:00 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.

C. Notice of Hearing - Planning Board August 11th and City Council August 17th:

The Columbia Falls City-County Planning Board will hold a public hearing

**NOTICE OF
PUBLIC
HEARINGS CONT.
Jones Conditional
Use Permit**

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for the following item at their regular meeting on Tuesday August 11th 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 public hearing on the CUP at their regular meeting of August 17, 2015, beginning at 7:00 p.m. in the Council Chambers of City Hall.

Conditional Use Permit Application Request: A request by Randy Jones of Randy Jones Construction for a Conditional Use Permit (CUP) to build two six-unit condominium complexes and two eight-unit condominium complexes on four existing lots in the Hilltop Homes Subdivision. The six-plexes will be on Lots 168 and 177 and the eight-plexes will be on Lots 170 and 182. The subject lots are zoned CRA-1 (Multi-Family Residential) by the Columbia Falls Zoning Code. The CRA-1 zoning designation requires a CUP to construct a three-plex or greater within the zoning district. The applicants previously received a CUP for multi-family condos on neighboring lots within the subdivision and the proposed structures will duplicate the existing structures. The properties are addressed at 2, 3, 7, and 12 Diane Road and described as Lots 168, 170, 177, and 182 of the Hilltop Homes subdivision in Section 18, Township 30 North, Range 22 West, P.M.M., Flathead County.

Persons may testify at the hearings or submit written comments prior to the meetings. Written comment may be sent to Columbia Falls City Hall, Attention: Susan Nicosia, City Manager, 130 6th Street West, Room A, Columbia Falls, MT 59912. For more information call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

**UNFINISHED
BUSINESS**

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

NEW BUSINESS

REPORTS/BUSINESS FROM MAYOR & COUNCIL:

Councilman Lovering reported the community garden has experienced two separate vandalisms and they have contacted the Police Department. One of the gardeners asked if a game camera would be allowed on city property.

Chief Perry indicated that the garden group could put up a camera. There was discussion on lighting at the park, perhaps solar lights to help reduce vandalism.

Plevel asked if we have sold any lots on Cedar Point North. Nicosia said we have sold one lot and there is construction going on now.

Mayor Barnhart said Columbia Construction has installed the bell on the Shay engine; there is a rope for the kids to ring the bell.

Mayor Barnhart said there was a fire today with two fatalities' with a mother

**REPORTS FROM
MAYOR AND
COUNCIL**

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and child. Mayor Barnhart stressed the importance of fire alarms, and that our Fire Department has them free for those who cannot afford one. The volunteer Firemen will be going through debriefing within the next couple days.

REPORTS/BUSINESS FROM CITY ATTORNEY:

None.

CITY MANAGER:

Scenic View neighborhood lighting meeting was held on July 28, 2015 to discuss street lighting. Approximately 15 people showed up to discuss the issue. There was one letter and one email on the issue. The cost to install the 9 proposed lights is \$50,000 and after installation the homeowners would participate in the annual Lighting Assessment. Nicosia proposes sending an informal letter requesting a response before we proceed with the legal process and notice of intent to create a special improvement district.

For the month ending July 17th the city water system logged 67.3 million gallons pumped, a new record for the city. Comparing July 2014 and July 2015, the city water accounts increased from 1,886 to 1,958 for an increase of 72 accounts. Of these, 65 were single family residences, 4 commercial accounts and 5 additional irrigation accounts. This year the average residence used 18,000 gallons of water for the month compared to 16,600 averages in 2014. The 43 irrigation accounts used 7.1 million gallons in 2015 compared to 3.4 million in 2014. The extended dry season is reflected in the water usage and pumping activity.

The water and sewer projects are complete except for a punch list and clean up items. The contractors encountered some details and we had to adjust projects as the city and contractors worked through the 11 locations. Overall, it went smoothly with few problems encountered. The contractor is responsible for damage to one office and one house. As the sewer main extensions were just completed, we have had only one house connect to the sewer extension and abandon their septic. In the next month, Grady Jenkins will work with the other owners to get connected.

The City has two staff openings, one in the police department and one in the water department. The police position was advertised and the Police Commission and interview panel spent two days this week interviewing candidates. The water operator position will be advertised beginning next week. Grady Jenkins and Nicosia are still looking at the public works department and the possible foreman position.

Nicosia said staff met again with Mark Cahill on the Kreck Trail adjustment and easement on the newly created Tract 5. City Attorney Breck is in the

**REPORT FROM
CITY ATTORNEY**

**CITY MANAGER
REPORT**

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process of preparing an easement document for the Cahill's approval.

Mayor Barnhart asked if there was water at Fenholt park, as the grass was dried up. Nicosia said she would contact the parks department to get water on it.

A. INFORMATIONAL CORRESPONDENCE - List available for Review

B. Reports:

ADJOURN: Upon motion duly made by Councilman Fisher and seconded by Councilman Plevel the meeting adjourned at 8:10 p.m.

ADJOURN

Mayor

ATTEST:

City Clerk

APPROVED BY COUNCIL ACTION: August 17, 2015.