

RESOLUTION NO. 1704

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA DECLARING AN INFRASTRUCTURE DEFICIENT AREA EXISTS WITHIN THE CITY OF COLUMBIA FALLS, MONTANA IN AN AREA KNOWN AS THE COLUMBIA FALLS INDUSTRIAL PARK AND THAT INVESTMENT IN INFRASTRUCTURE IN THAT AREA IS NECESSARY IN THE INTEREST OF PUBLIC HEALTH, SAFETY, OR WELFARE OF THE RESIDENTS OF COLUMBIA FALLS

WHEREAS, the State of Montana has recognized that portions of its cities, towns and counties are deficient in infrastructure improvements for targeted economic development and therefore constitute an impediment to the growth of infrastructure intensive value-adding economic development; and

WHEREAS, the creation of infrastructure in support of value-adding economic development is a matter of state policy and state concern because the state and its local governments have continued to suffer economic dislocation due to the lack of value-adding industries; and

WHEREAS, local governments lack sufficient capital to rectify the infrastructure shortage in infrastructure-deficient areas, thus impeding their ability to achieve economic growth through the development of value-adding industries; and

WHEREAS, the procedure provided in Title 7, Chapter 15, Part 42 and 43 of the Montana Codes Annotated authorizes local governments to exercise statutory development powers through comprehensive targeted economic development plans and projects, after the local government has made a finding that an infrastructure deficient area exists that substantially impairs or arrests the sound growth of the local government or its environs; retards the development of new and expanded value adding industry; constitutes an economic or social liability and/or is detrimental to the financial wellbeing of the community and its citizens; and

WHEREAS, on July 20th, 2015, the Columbia Falls City Council secured professional services to assist the City in taking the steps to develop a Targeted Economic Development District (TEDD) for the Columbia Falls Industrial Park, and directed that a review of the infrastructure deficiencies in the Columbia Falls Industrial Park be conducted; and

WHEREAS, the City of Columbia Falls has prepared a Statement of Infrastructure Deficiencies (attached to this resolution as Exhibit "A") to describe the existence of infrastructure deficiencies in the Columbia Falls Industrial Park, consisting of about 110 acres - generally located in portions of Section 4, Section 5, Section 8 and Section 9, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana; and in particular found:

Transportation – Both on- and off-site transportation upgrades, vehicular, multi-modal and pedestrian, will be required for traffic circulation, safety and access. Railroad crossings need to be upgraded.

Water System – The municipal water system will need to be extended to and expanded in the area.

Sewer System – The municipal sewer system will need to be extended to the area.

Buffering – The proximity of the site to residential areas will require buffering between industrial activities along the railroad and adjacent neighborhoods. In addition, landscaping will be needed to provide buffering of industrial uses at the proposed North Fork Road entrance.

Life Safety - access to the site for emergency vehicles is limited and improvements are needed to provide better service to the area.

Broadband Connectivity - The area has limited access to broadband service and future development will probably require greater capacity, increased speed and redundancy to assure reliable service.

General Improvements – Additional infrastructure and public service deficiencies will be identified and addressed over time. These might include, for example, upgrades to water, sewer and road systems, public transportation services, communication infrastructure such as broadband and pedestrian related improvements.

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

Section One: That the City Council finds that infrastructure deficiencies exist within the Columbia Falls Industrial Park and that infrastructure investment in this area (pursuant to the Montana Urban Renewal Law) is necessary and desirable in the interest of the public health, safety, and welfare of the residents of Columbia Falls, Montana and that this investment in infrastructure be made with a commitment to quality improvement and a commitment to property owner and community involvement in decision making. Attached is a copy of the Statement of Infrastructure Deficiencies.

Section Two: That the City Council directs that a comprehensive development plan be prepared for all or a portion of the area generally described in Exhibit "A" of this Resolution in accordance with 7-15-4279 MCA to address infrastructure deficiencies within the Columbia Falls Industrial Park, a potential Targeted Economic Development District.

Section Three: That 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 17th DAY OF August, 2015, THE COUNCIL VOTING AS FOLLOWS:

AYES: Lovering, Plevel, Shepard, Fisher, Karper and Barnhart

NOES: None

ABSENT: Petersen

City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 17th DAY OF August, 2015.

Mayor

ATTEST:

City Clerk

EXHIBIT "A"
Statement of Infrastructure Deficiency