

**CITY OF COLUMBIA FALLS  
MINUTES OF THE REGULAR MEETING  
HELD DECEMBER 19, 2016**

**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, Shepard, Fisher, Lovering and Piper  
ABSENT: Petersen

**ROLL CALL**

Also present were City Manager Nicosia, City Clerk Staland, City Attorney Breck, Police Chief Peters and City Planner Mulcahy.

Pledge of Allegiance

**PLEDGE**

**APPROVAL OF AGENDA:**

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

**AGENDA  
APPROVAL**

**CONSENT AGENDA:**

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

**CONSENT  
AGENDA  
APPROVAL**

- A. Approval of Claims - \$ 150,211.05 - December 19, 2016
- B. Approval of Payroll Claims - \$ 61,283.40 - December 16, 2016 Payroll
- C. Approval of Regular Meeting Minutes - December 5, 2016
- D. Approval of Memorandum of Understanding/Flathead County EMS and authorize City Manager to sign.
- E. Approval of Plant Investment Fee Agreement - Randy Jones Construction, Inc., 8 Diane Road, and authorize City Manager to sign.

**VISITORS/PUBLIC COMMENTS:** (Items not on the agenda)

None.

**VISITOR/PUBLIC  
COMMENTS**

**PUBLIC HEARINGS/NOTICES**

**A. Public Hearing:**

The Columbia Falls City Council will hold a hearing on December 19, 2016 starting at 7:00 p.m. for the following item:

**PUBLIC  
HEARINGS  
NOTICES-Brunz  
Zone Change**

**Request for a Zone Change in the Columbia Falls Zoning Jurisdiction:**

William A. Brunz and Andrea R. Brunz, applicants, are requesting to amend the zoning district map on a portion of property in the Columbia Falls Zoning

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Jurisdiction. The applicants have a contract to purchase 11.87 acres of land that is currently zoned CR-3 (One-Family Residential) with a minimum lot size of 9,600 square feet. The applicants propose to change the zoning to CSAG-5 (Suburban Agricultural) with a five acre minimum lot size. The property is located on Rogers Road approximately 400 feet west of Highway 206 and is described as Tract 4 of COS 20092 in Section 16, T30N, R20W, P.M.M. in Columbia Falls.

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

City Planner Mulcahy delivered his staff report on CZC-16-03. Mulcahy said City staff recommends approval from Council.

Mayor Barnhart opened the Public Hearing at 7:06 p.m.

Mr. Brunz, 531 Windy Acres Drive, is the applicant for the zone change. Mr. Brunz said they are looking to purchase the property and take it back to a less dense area.

With no further comments Mayor Barnhart closed the Public Hearing at 7:07 p.m. Councilman Shepard asked if the city had received any comments from neighbors. City Manager Nicosia said nothing was received.

Councilman Shepard motioned to adopt Staff Report CZC-16-03 as Findings of Fact, second by Councilman Lovering, with Council voting as follows. AYES: Lovering, Piper, Shepard, Fisher, Karper and Barnhart. NOES: None. ABSENT: Petersen.

Councilman Shepard made motion to approve the Zone Change amendment, second by Councilman Karper, with Council voting as follows. AYES: Piper, Shepard, Fisher, Karper, Lovering and Barnhart. NOES: None. ABSENT: Petersen.

**B. Public Hearing:**

The Columbia Falls City Council will hold a public hearing for the purpose of declaring their intent to create SID 38, Riverwood Subdivision water and sewer services and roadway reconstruction, Monday, December 19, 2016 at 7:00 p.m. The hearing will be held in the Council Chambers, City Hall, 130 6<sup>th</sup> ST. West, Columbia Falls, MT.

**PUBLIC HEARING  
SID 38 Riverwood  
Subdivision**

The SID 38 Riverwood Subdivision details are available for review at the office of the City Clerk, City of Columbia Falls 130 6<sup>th</sup> Street West, Columbia Falls, MT.

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Persons may testify at the hearing or submit written comments prior to the meeting. Written comment may be addressed to the City Clerk at 130 6<sup>th</sup> Street West, Columbia Falls, MT 59912 or delivered in person to the City Council during the hearing.

Ryan Mitchel with RPA presented Council with an update on the Riverwood Subdivision project. Mitchel said in 2009 the original project was to install a new sewer system. In August of 2016 we revisited the project to include a lift station, individual pump stations, gravity collection system and a force main connector to Talbot. We took it to the Public Works meeting as well as the neighborhood meeting. We went to the Public Works committee in August and had some good feedback. In November we had the public meeting, with the outcome to move forward with not many changes. We have surveyed every septic tank and we will need four pumps. We have confirmed that every lot has a copper line and will need to be replaced. We have the surveying complete and are working on drafting up exhibits for DNRC review. Right now the price is \$52,000 over our estimated price, the total cost of the project is \$1,169,400 as of today. The good news is we are ahead of our original schedule and hope to have bids out in February. Mayor Barnhart asked how much more did that increase per property? Mr. Mitchel said he and City Manager Nicosia just finished up today. Nicosia said the goal is to keep the home owners at the same price. Councilman Shepard asked if the pumps are quality pumps. Mr. Mitchel said yes they will be.

With no public comment Mayor Barnhart opened and closed the Public Hearing at 7:21 p.m.

**UNFINISHED BUSINESS**

None.

**UNFINISHED  
BUSINESS**

**NEW BUSINESS**

None.

**NEW BUSINESS**

**ORDINANCES/RESOLUTIONS:**

A. First Reading - Ordinance #766 - An Ordinance of the City Council of the City of Columbia Falls, Montana, Changing the Zoning Classification From CR-3 One-Family Residential to CSAG-5 Suburban Agricultural for Certain Property in the Columbia Falls Zoning District, Described as Tract 4 of COS 20092 in Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana

**ORDINANCE #766  
FIRST READING**

Councilman Shepard motioned to approve the first reading of Ordinance #766, second by Councilman Piper and the motion carried.

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A. Resolution # 1744 - A Resolution of the City Council of the City of Columbia Falls, Montana, Giving Notice of Its Intention to Create Special Improvement District No. 38

**RESOLUTION  
#1744-SID 38**

Councilman Shepard made motion to approve Resolution #1744, second by Councilman Karper with Council voting as follows. AYES: Fisher, Karper, Lovering, Piper, Shepard and Barnhart. NOES: None. ABSENT: Petersen.

**REPORTS/BUSINESS FROM MAYOR & COUNCIL:**

Councilman Karper said he was sorry he missed the bell ringing contest, but was glad we won again. Councilman Shepard said there was a good turnout. Councilman Lovering wanted to take a moment to express her admiration for Whitefish for making strong statements against hate, bigotry and discrimination. Perhaps the City of Columbia Falls can join cities such as Whitefish, Missoula, Bozeman, Billings and Butte in speaking out against discrimination. Lovering believes it is important to stand in solidarity and words matter.

Mayor Barnhart said it is unbelievable this community has won four years in a row in the bell ringing competition. Mayor sends thanks to Smith's Grocery and store Manager Art Williams and the Salvation Army. Mayor said he is hearing more and more on the crime rate going up, everyone just be aware and look out for your neighbors. If you see something wrong report it to the Police Department.

**REPORTS FROM  
MAYOR AND  
COUNCIL**

**REPORTS/BUSINESS FROM CITY ATTORNEY:**

None.

**REPORT FROM  
CITY ATTORNEY**

**CITY MANAGER:**

Sandy Carlson will be joining the City in January as the Finance Director. Nicosia suggested the Mayor elect a committee to review the City Manager wage contract. Mayor Barnhart appointed Councilman Shepard and Councilman Fisher to the committee.

Graduation Matters group is fast at work on the wayfinding signs and has presented a draft for council review.

On December 10<sup>th</sup> there was a water main break on 9<sup>th</sup> Street by Mastertech the Public Works Department repaired the break the next day. It was calculated the City wells were pumping an extra 1/2 million gallons per day.

We have reviewed the snow removal around vehicles. We are working together to review ordinances and procedures to ensure safe winter traffic, vehicle and pedestrian movement. Chief Peters said they will put orange stickers on cars to move within 24 hours, in order for the snow plows to get the streets properly plowed.

There were 15 businesses recognized for their "First Buck" award and several

**CITY MANAGER  
REPORT**

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other individuals and owners were recognized for their community spirit and support.

The 911 board completed the staffing schedule analysis as recommended by the independent audit. The proposed 10 hour scheduling model results in 3-4 less dispatch FTE while maintaining staffing levels per call volume and incident reporting. The board gave notice to the union of the intention to change the scheduling. A designated subcommittee will meet with the union to discuss the scheduling changes.

Nicosia said on Wednesday our legislatures can meet with us this at noon, for those interested in attending.

The lights were installed on the trees at Glacier Bank and Depot Park and looking super, we have received several thanks from the community.

**A. INFORMATIONAL CORRESPONDENCE** - List available for Review

B. Reports:

**CORRESPONDENCE**

**ADJOURN**: Upon motion duly made by Councilman Lovering and seconded by Councilman Piper the meeting adjourned at 7:54 p.m.

**ADJOURN**

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED BY COUNCIL ACTION: January 17, 2017