



**CITY OF COLUMBIA FALLS  
MINUTES OF THE REGULAR MEETING  
HELD JULY 18, 2016**

**PUBLIC HEARINGS/NOTICES:**

A. Public Hearing: The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, June 14th at 6:30 p.m. in the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on July 18, 2016 starting at 7:00 p.m. in the same location.

**PUBLIC  
HEARINGS-  
Gideon Zone  
Change**

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

William T. Gideon is requesting to amend the zoning district map on a portion of property in the Columbia Falls Zoning Jurisdiction. The applicant owns 18.21 acres of land but approximately one acre is not located in the Columbia Falls zoning Jurisdiction and is not zoned by the City or County. The zone change request only affects the 17+/- acres that are zoned. The property is currently zoned SAG-10 but is adjacent to other R-1 properties and therefore, the applicant is requesting R-1 zoning for his acreage. The property is described as that portion of Lot 1 of Subdivision 193 in Section 20, T30N, R20W, P.M.M., located north of the south boundary of the NE1/4 NE1/4 line. The property is addressed as 3985 Columbia Falls Stage in Columbia Falls.

City Planner Eric Mulcahy presented staff report CZC-16-01 for the zone change request from Mr. Gideon. Mulcahy reviewed the zoning conditions and noted there was one neighbor that attended the Planning Board meeting in favor of the rezone. Councilman Piper recused himself from the hearing as he has an interest in the area.

Mayor Barnhart opened the Public Hearing at 7:12 p.m.

Mr. Gideon said he would like to rezone his property for possible selling purposes.

Mayor Barnhart closed the Public Hearing at 7:13 p.m.

Councilman Fisher motioned to adopt staff report CZC-16-01 as findings of fact, second by Councilman Shepard and the motion passed with all members voting in favor.

Councilman Shepard made motion to approve the Zone Change, second by Councilman Fisher and the motion carried with all members voting in favor.

**CITY OF COLUMBIA FALLS  
MINUTES OF THE REGULAR MEETING  
HELD JULY 18, 2016**

B. Notice of Hearing: The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on Tuesday, July 12<sup>th</sup> at 6:30 p.m. at the Council Chambers of City Hall, 130 6<sup>th</sup> Street West, Columbia Falls, Montana. The Columbia Falls City Council will hold a subsequent hearing on August 1, 2016 starting at 7:00 p.m. in the same location.

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

Patrick W. Rose and Salvador Maldonado are requesting to amend the zoning district map for three properties in the Columbia Falls Zoning Jurisdiction. The applicants in total own approximately 1.7 acres of property that is currently zoned CB-2 and R-4. The Rose property is the former location of convenience store and gas station located at the corner of 8<sup>th</sup> Avenue E.N. and Railroad Street. The Maldonado property is adjacent to the Rose property and located directly east. The applicants are requesting a zone change to CRA-1 (Multi-Family) so that they may construct multi-family rental apartments. Multi-family structures in excess of two units require a conditional use permit from the City. The properties are described as Tract B of the Crescent Amended Plat excluding MDOT right-of-way along with Assessors Tracts 1A and 1AD all in Section 9, T30N, R20W, P.M.M, Flathead County.

**PUBLIC  
HEARINGS-  
Request for a zone  
change-Rose &  
Maldonado**

**Request for Conditional Use Permit:**

A request by Patrick W. Rose for a Conditional Use Permit (CUP) to convert the old convenience store and gas station located at 673 8<sup>th</sup> Avenue E.N to a three plex apartment building with garages and preserve the existing mangers living quarters on the property. The applicant is also requesting a zone change to CRA-1 (Multi-Family Residential). The CRA-1 zoning designation requires a CUP to construct a three-plex or greater within the zoning district. The properties are described as Tract B of the Crescent Amended Plat excluding MDOT right-of-way in Section 9, T30N, R20W, P.M.M, Flathead County.

**CONDITIONAL  
USE PERMIT  
REQUEST-Rose &  
Maldonado**

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.

C. Notice of Hearing: Notice is hereby given, that the City Council of the City of Columbia Falls, Montana, will hold public hearings beginning on August 1, 2016 at 7:00 p.m. in the Columbia Falls City Hall, 130-6<sup>th</sup> Street West, Columbia Falls, Montana, for the following purposes:

**NOTICE OF  
PUBLIC HEARING-  
Budget FY 16-17**

**CITY OF COLUMBIA FALLS  
MINUTES OF THE REGULAR MEETING  
HELD JULY 18, 2016**

Preliminary Budget

Presentation and consideration of the preliminary budget for fiscal year beginning July 1, 2016 and ending June 30, 2017. 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 FY2016/2017. Council will hear any objections to the final adoption of the resolution levying special assessments for FY 2016/2017. 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 6<sup>th</sup> 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 6<sup>th</sup> 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.

**UNFINISHED BUSINESS**

None.

**UNFINISHED  
BUSINESS**

**NEW BUSINESS:**

A. Adopt updated Job Description – Police Chief

**NEW BUSINESS-  
Police Chief Job  
Description**

City Manager Nicosia reported that the Public Safety Committee met to update the Police Chief job description which was adopted in 2000. The updated job description has been reviewed by the City Attorney as well as MMIA for certain requirements. The Public Safety Committee recommends Council approve the updated job description. Councilman Fisher motioned to adopt the updated Police Chief job description, second by Councilman

**CITY OF COLUMBIA FALLS  
MINUTES OF THE REGULAR MEETING  
HELD JULY 18, 2016**

Lovering.

Councilman Shepard asked why there are no requirements for marksmanship. Nicosia said it is included in the POST certification per the State. Shepard asked if the chief is required to patrol. Nicosia said yes that is correct, referring to language in the job description. Shepard asked if this is the time to require the Chief of Police to wear a uniform at all times. Nicosia replied yes this would be the time to add it as a requirement. Mayor Barnhart said our Fire Chief is always in uniform and agrees with Councilman Shepard that the Police Chief be in uniform as well. Nicosia said she will add it in the appropriate section on the job description.

Motion passed unanimously. Nicosia noted that the position will be advertised as soon as possible.

A. Award Bid – Youth Recreation Grant – Knife River

City Manager said the city was awarded \$88,000 in grant money with the initial low bid coming in from Knife River at \$97,450. The estimated project increased due to the increase in drainage, landscaping and striping. City staff met with Columbia Falls Baseball Association and Knife River and approved a revised plan that meets the grant requirements as well as the DNRC landscaping and drainage requirements. In the revised plan, CFBA is responsible for the landscaping and striping portions of the project. The revised bid from Knife River is \$86,450. Final revisions have been submitted to DNRC for their final approval.

**BID AWARD-  
Youth Recreation  
Grant**

Councilman Piper motioned to award the bid of \$86,450 from Knife River to complete the project, upon final approval by DNRC, second by Councilman Shepard with Council voting as follows. AYES: Lovering, Petersen, Piper, Shepard, Fisher and Barnhart. NOES: None. ABSENT: Karper.

C. Approve 2017-2019 Collective Bargaining Agreement – Teamsters Union Local No. 2

Teamsters have ratified the agreement with a 3 year term of 3% wage increase as well as the following: change in insurance premiums on the city contribution for family coverage from \$1,390/month to \$1,560/month to move closer to the percentages of the single and spouse/child. We also increased the clothing allowance from \$700 to \$800 and clarified the benefit of the clothing allowance to be prorated by month for probationary employees. We also added certification payments with an employee that has additional certifications above job requirements to \$27.00 per pay period and prorated for seasonal employees to \$13.50 per pay period.

**Collective  
Bargaining  
Agreement-  
Teamsters Union  
Local No. 2**

**CITY OF COLUMBIA FALLS  
MINUTES OF THE REGULAR MEETING  
HELD JULY 18, 2016**

Councilman Shepard motioned to approve the 2017-2019 Collective Bargaining Agreement, second by Councilman Lovering. Councilman Petersen asked the approximate dollar amount and how the increase will be funded. Nicosia replied the Teamsters are in the water, sewer and street funds so they are paid with user fees and assessments, with the increase of approximately \$12,000 per year funded without an increase in those funds.

Council voting as follows. AYES: Petersen, Piper, Shepard, Fisher, Lovering and Barnhart. NOES: None. ABSENT: Karper.

**ORDINANCES/RESOLUTIONS:**

A. RESOLUTION # 1726 - A Resolution of the City Council of the City of Columbia Falls, Montana, Approving the Sale of Lot Three of Cedar Creek South Subdivision, Flathead County, Montana

**RESOLUTION  
#1726-Approving  
the sale of Lot 3 of  
Cedar Creek South**

City Manager Nicosia said this was a cash offer to the City for \$89,000, representing the last of the CCS lots to sell and staff recommends approval. Councilman Petersen asked where the funds go. Nicosia said they go into the Cedar Creek Trust Fund.

Councilman Fisher motioned to approve Resolution #1726, second by Councilman Lovering with Council voting as follows. AYES: Piper, Shepard, Fisher, Lovering, Petersen and Barnhart. NOES: None. ABSENT: Karper.

B. RESOLUTION # 1727 - A Resolution of the City Council of Columbia Falls, Montana, Amending Fund 2394 Building Code Enforcement Fund Budget Appropriations for the Fiscal Year 2015-2016.

**RESOLUTION  
#1727 Amending  
the Building Code  
Enforcement Fund**

City Manager Nicosia said this resolution request is to amend the building code enforcement budget for actual activity.

Councilman Shepard motioned to approve Resolution #1727, second by councilman Piper with Council voting as follows. AYES: Shepard, Fisher, Lovering Petersen, Piper and Barnhart. NOES: None. ABSENT: Karper

B. First Reading - ORDINANCE #764 - An Ordinance of the City Council of the City of Columbia Falls, Montana, Changing The Zoning Classification From CSAG-10 Suburban Agricultural To CR-1 Suburban Residential For Certain Property in the Columbia Falls Zoning District, Described as Lot 1 of Subdivision #193 Located in Section 20, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana, More Particularly Described as 3985 Columbia Falls Stage Road.

**FIRST READING  
ORDINANCE  
#764 -Zone Change  
Gideon**

Councilman Shepard motioned to approve the First Reading of Ordinance

**CITY OF COLUMBIA FALLS  
MINUTES OF THE REGULAR MEETING  
HELD JULY 18, 2016**

#764, second by Councilman Lovering and the motion passed with Councilman Piper recusing.

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

Councilman Fisher reported their baby boy has arrived early.  
Councilman Lovering has had comments on weeds around town. Nicosia said the weed letters are in the mail and we are currently working on the issue.  
Councilman Shepard reminded Council about the car show Wednesday July 27<sup>th</sup> at Marantette Park, adding the American Legion Post is cooking burgers and hot dogs during the car show with dinner proceeds going toward the rebuilding of the grandstands at the ball field.  
Shepard said he attended the meeting with Senator Tester, along with Mayor Barnhart and Susan Nicosia. The main discussion was on the Weyerhaeuser facilities shut down in Columbia Falls.  
Councilman Petersen said he was concerned with communication from the City Manager on a recent termination and he believes there should be a committee formed as a conduit for communication. City Attorney Breck said the council can create a committee, in compliance with City ordinance, however the state statute on the public's right to know includes personnel items unless the individual's right to privacy exceeds the public's right to know. Mayor Barnhart recommended putting the committee idea on a future agenda for further discussion.  
Councilman Piper said he was disgusted with Weyerhaeuser's decision to shut down the lumber mill, but noted that they may be donating something to the grandstand rebuilding. Piper said he was not a fan of the paving the North Fork Road to Camas Creek in the past but now may be in favor.  
Mayor asked Fire Chief Hagen if the weeds are at a height that they are a fire danger. Discussion followed on the weed ordinance requirements and process.

**REPORTS FROM  
MAYOR AND  
COUNCIL**

Mayor Barnhart said sometimes as elected officials we need to be reminded to not send group emails. Councilman Lovering asked can I send emails to the City Manager. Mayor said yes that is alright but not in group emails.

**REPORTS/BUSINESS FROM CITY ATTORNEY:**

None.

**REPORT FROM  
CITY ATTORNEY**

**CITY MANAGER:**

The street signs for the streets with newly adopted parking restrictions have been ordered and will be put up as soon as they get in.  
The weekend of July 22-24 the Fresh Life Church is holding their annual Blitzkrieg weekend and has volunteered to work in some of the City parks before Heritage Days.

**CITY MANAGER  
REPORT**

**CITY OF COLUMBIA FALLS  
MINUTES OF THE REGULAR MEETING  
HELD JULY 18, 2016**

**A. INFORMATIONAL CORRESPONDENCE/REPORTS -**

**CORRESPONDEN  
CE/REPORTS**

A. INFORMATIONAL CORRESPONDENCE - List available for Review

**B. REPORTS-**

- a. Finance - June Preliminary
- b. Police - June Activity
- c. Court - March - June quarter activity
- d. Fire - Jan - June Activity

**ADJOURN:** Upon motion duly made by Councilman Fisher and seconded by Councilman Lovering and the meeting adjourned at 8:35 p.m.

**ADJOURN**

\_\_\_\_\_  
Mayor

ATTEST:

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

APPROVED BY COUNCIL ACTION: August 1, 2016