

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD OCTOBER 16, 2017**

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: Petersen, Shepard, Fisher, Lovering and Piper
ABSENT: None. (Karper on 90 separation)

ROLL CALL

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

Pledge of Allegiance

PLEDGE

APPROVAL OF AGENDA:

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

**AGENDA
APPROVAL**

CONSENT AGENDA:

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

**CONSENT
AGENDA
APPROVAL**

- A. Approval of Claims - \$ 93,667.42 - October 16, 2017
- B. Approval of Payroll Claims - \$ 94,896.42 - October 6, 2017
- C. Approval of Regular Meeting Minutes - October 2, 2017
- D. Update Job Descriptions: Lead Court Clerk, Court Clerk/Civil and Jury

VISITOR/PUBLIC COMMENT: (Items not on agenda)

None.

**VISITOR/PUBLIC
COMMENT**

EMPLOYEE RECOGNITION:

A. Vickie Ott - 15 year service pin
Mayor Barnhart recognized and thanked Vickie Ott for her years of service to the City. Mayor presented Ms. Ott with a 15 years of service pin.

**EMPLOYEE
RECOGNITION**

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS: Mayor Barnhart read the Notice of Public hearing.

**PUBLIC
HEARING-CUP
PERO**

A. NOTICE OF HEARING: The Columbia Falls City Council will hold a hearing on **November 6, 2017** starting at 7:00 p.m. for the following item:

Request for a Conditional Use Permit in the Columbia Falls Zoning Jurisdiction:

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A request by Robert W. Pero for a Conditional Use Permit (CUP) to build a six-plex condominium/apartment building on each of two lots owned by the applicant. As a result there will be a total of twelve units proposed. The six-plex units will occupy Lots 166 and 167 of Hilltop Homes Subdivision located on Diane Road in Columbia Falls. The properties are zoned CRA-1 (Multi-Family Residential) which requires a CUP to construct a three-plex or greater within the zoning district. The properties are addressed as 9 and 11 Diane Road and described as Lots 166 and 167 of the Hilltop Homes subdivision in Section 18, Township 30 North, Range 22 West, P.M.M., Flathead County

UNFINISHED BUSINESS

A. County Jail Proposal

Mayor Barnhart said with the situation resolved by the County's announcement that they were rescinding the buy/sell offer, should council consider sending our letter onto the County Commissioners. Councilman Fisher said in his opinion we should send the letter. They may at some point come back to that option as the property is still for sale. Fisher said he would like to inform the county on where Council stands on the jail proposal. Councilman Petersen said he thinks we could send a shorter letter. Councilman Piper said he believes the current letter is sufficient as it covers all the bases.

Councilman Lovering motioned to send the letter as written to the County Commissioners, second by Councilman Shepard and the motion carried.

**UNFINISHED
BUSINESS-Jail
Proposal**

NEW BUSINESS:

None.

NEW BUSINESS

ORDINANCE/RESOLUTIONS:

A. Second and Final Reading - Ordinance #770 - An Ordinance of the City Council of the City of Columbia Falls, Montana, Changing the Zoning Classification from CRA-1 Residential Apartment to CB-3 Limited Business for Certain Property in the Columbia Falls Zoning District, Described as Lots 1, 2, 3, & 4 Lot 24 Van's Acre Tracts in Section 9, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana

Councilman Fisher motioned to approve Ordinance #770, second by Councilman Piper with council voting as follows. AYES: Fisher, Lovering, Petersen, Piper, Shepard and Barnhart. NOES: None. ABSENT: None.

**ORDINANCE
#770-Zone Change
Swan Mtn.**

B. Resolution # 1762 - A Resolution of the City Council of the City of Columbia Falls Relating to \$340,000 Special Improvement District No. 38 Bond, Series 2017; Fixing the Form and Details and Providing for the Execution and Delivery Thereof and Security Therefor

**RESOLUTION
#1762-SID 38**

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City Manager Nicosia said this is the final step of the financing process with Glacier Bank for SID 38.

Councilman Lovering motioned to approve Resolution 1762, second by Councilman Shepard with the Council voting as follows. AYES: Lovering, Petersen, Piper, Shepard, Fisher and Barnhart. NOES: None. ABSENT: None.

REPORTS/BUSINESS FROM MAYOR & COUNCIL:

Councilman Fisher said he has enjoyed watching the new construction going on in town, noting the foundations going in for the new apartments going up where the Duvall building stood and the new Whitefish Credit Union facility.

**REPORTS FROM
MAYOR AND
COUNCIL**

Councilman Petersen walked River's Edge Park and said it doesn't get much better than that. Petersen noted there are two benches by the river and there is some wire in the water, and asked if we can get it removed right away.

CITY MANAGER REPORT:

City Manager Nicosia said planning and zoning activity has been very busy. Staff will be looking at text amendments with the Planning/Zoning Board to then come to the Council for approval.

**CITY MANAGER
REPORT**

The building permit activity is up and we have several open permits. Housing growth is steady and the housing values are up. Nicosia gave council a chart of the building permit activity.

Nicosia reported that on October 26th, Montana West Economic Development is showcasing Columbia Falls. At 3:00 pm we start with a walking tour of Nucleus Avenue, at 3:45 we meet at Cedar Creek Lodge to meet with Smartlam, Malmquist Construction, Berube Physical Therapy and Freedom Bank. They will then conclude the tour at the Backslope Brewery from 5-6 for happy hour.

Nicosia also noted that there was a public announcement on Friday that the Plum Creek planner/sawmill property has sold and that SmartLam will be a tenant. Smartlam could be adding 24-26 jobs when established at the new site. The new owner of the Bandit Bar has pulled a building permit for remodeling and is excited to be in Columbia Falls.

The City is working on a punch list with the Riverwood SID project Contractor; there are some rough spots and "duck ponds" in the asphalt that they can't get remedy until spring due to freezing ground. Nicosia said for the most part the project went very well.

Mayor asked the City Attorney about the Water main repair on the highway. City Attorney Breck said the city tried to work with the insurer for close to two years. They never came back with an offer, so we sued them. They hired insurance council and we have their answer to our complaint. Mayor Barnhart

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asked if we will be able to get back our attorney fees. Breck said we cannot recoup attorney fees without a contract but we will try to do so.

REPORTS/BUSINESS FROM CITY ATTORNEY:

Breck said their office has worked with city staff on the SID Bond as well as other items.

**REPORT FROM
CITY ATTORNEY**

Police Chief Peters said the City is close to hiring a new Probationary Patrolman, hopefully by the end of the month we will be able to make an offer. Chief said he was pleased with the pool of good candidates.

INFORMATIONAL CORRESPONDENCE - List available for Review

A. REPORTS:

- a. Police – September 2017

**CORRESPONDENCE
/REPORTS**

ADJOURN: Upon motion duly made by Councilman Shepard and seconded by Councilman Fisher the meeting adjourned at 7:29 p.m.

ADJOURN

Mayor

ATTEST:

City Clerk

APPROVED BY COUNCIL ACTION: November 6, 2017