

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD FEBRUARY 20, 2018**

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: Shepard, Fisher, Lovering, Piper and Robinson

ABSENT: Karper

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 Fisher moved to approve the agenda, second by Councilman Lovering, 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 Lovering. Motion carried with Council voting as follows: YES: Shepard, Fisher, Lovering, Piper, Robinson and Barnhart NOES: None. ABSENT: Karper.

**CONSENT
AGENDA
APPROVAL**

- A. Approval of Claims - \$ 71,907.84 - February 20, 2018
- B. Approval of Payroll Claims - \$ 94,834.67 - February 9, 2018
- C. Approval of Regular Meeting Minutes - February 5, 2018
- D. Approval of 2018 Urban and Community Forestry Subaward Agreement and authorize City Manager to sign.
- E. Approval of Memorandum of Understanding for FY 2018-2019 Northwest Montana Drug Task Force and authorize City Manager to sign.
- F. Revised Job Description - Police Sergeant

VISITOR/PUBLIC COMMENT: (Items not on agenda)

None.

**VISITOR/PUBLIC
COMMENT**

APPOINTMENTS:

A. Volunteer Firefighter John "Shawn" Loughery
City Manager Nicosia said Mr. Loughery was a member of the West Valley Fire Department for seven years and has recently purchased a home in rural Columbia Falls. Mr. Loughery has attended several training events with a strong desire to continue his volunteer service with Columbia Falls.

**APPOINTMENT-
Firefighter Loughery**

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Staff recommends approval of Mr. Loughery as Probationary Firefighter.

Councilman Lovering motioned to approve John “Shawn” Loughery as Probationary Firefighter, second by Councilman Piper and the motion carried. City Clerk Staland administered the oath of office to Mr. Loughery.

A. NOTICE OF PUBLIC HEARINGS:

The Columbia Falls City-County Planning Board will hold a public hearing for the following items at their regular meeting on Tuesday, March 13, 2018 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 hearing on April 2, 2018 starting at 7:00 p.m. in the same location.

**NOTICE OF
PUBLIC
HEARINGS-**

Planned Unit Development Expiration - Columbia Range PUD: The City of Columbia Falls has initiated a request to remove an expired PUD Overlay from the project formerly known as Columbia Range from the zoning map and revert it to the underlying zoning of CR-3 and SAG-5. Columbia Range was a 146 lot development on 72 acres which never proceeded to construction or final PUD/Plat approval. The property is described as Tracts 1, 2, 3, & 4 of COS 20092, in Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County.

**PUD-Columbia
Range Expiration**

Planned Unit Development Expiration - River Highlands PUD: The City of Columbia Falls has initiated a request to remove an expired PUD Overlay from the project formerly known as River Highlands from the zoning map and revert it to the underlying zoning of CR-3. River Highlands was a 151 unit development on 48 acres which never proceeded to construction or final PUD/Plat approval. The property is described as Lots 1, 2, & 3 of Loeffler Ridge Subdivision and Tracts 2 & 3 of COS 14045, in Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County.

**PUD-River
Highlands
Expiration**

Planned Unit Development Expiration - Grace Ann PUD: The City of Columbia Falls has initiated a request to remove an expired PUD Overlay from the project formerly known as Grace Ann from the zoning map and revert it to the underlying zoning of CR-4 and CRA-1. Grace Ann was a 16 unit condominium development on two acres which never proceeded to construction or final PUD/Plat approval. The property is described as Parcels 1 & 2 of COS 17116, in Section 17, Township 30 North, Range 20 West, P.M.M., Flathead County.

**PUD-Grace Ann
Expiration**

Planned Unit Development Expiration - Glacier Estates PUD: The City of Columbia Falls has initiated a request to remove an expired PUD Overlay

**PUD-Glacier Estates
Expiration**

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from the project formerly known as Glacier Estates from the zoning map and revert it to the underlying zoning of CR-3. Glacier was a 122 unit development on 14 acres which never proceeded to construction or final PUD/Plat approval. The property is described as Lots 3 & 4 of Williams Estate Subdivision in Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County.

Columbia Falls Subdivision Regulations - Title 17 (Subdivision Text Amendment): A request by the City of Columbia Falls to amend certain portions of the text of the Columbia Falls Subdivision Regulations (Title 17 of the Columbia Falls Municipal Code). The City proposes to amend Sections 17.12.020 Phasing of plats; 17.12.050(I)(c) and 17.12.060(J)(3) approval periods and extension process for major and minor subdivisions.

**TITLE 17-
SUBDIVISION
TEXT
AMENDMENT**

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
None.

**UNFINISHED
BUSINESS**

NEW BUSINESS:

A. Approve Extension of Amended Preliminary Plat/PUD for Glacier Village at Meadow Lake Resort

NEW BUSINESS

City Manager Nicosia said the developer of Glacier Village at Meadow Lake Resort is requesting a two year extension to January 20, 2020 as they are still working on water and sewer. Staff recommends approval of the extension.

Councilman Piper made motion to approve the extension of the Preliminary Plat for Glacier Village at Meadow Lake Resort, second by Councilman Fisher and the motion carried.

B. Proclaiming March 8, 2018 Montana Retired Educator Day
Mayor Barnhart proclaimed March 8, 2018 as Montana Retired Educator Day.

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ORDINANCES/RESOLUTIONS

SECOND AND FINAL READING - Ordinance # 771 - An Ordinance of the City Council of the City of Columbia Falls, Montana, Amending Chapters 18.317 (CSAG-20), 18.318 (CSAG-10), 18.320 (CSAG-5), and 18.616.060 Guest House Definition, Chapter 18.438.020 Signs and Adding Chapter 18.411 Accessory Apartment, Amending Chapter 18.322.030 CR-1 Conditional Uses, Chapter 18.324.030 CR-2 Conditional Uses, Chapter 18.326.030 CR-3 Conditional Uses, and Chapter 18.328.030 CR-4 Conditional Uses and Chapter 18.210.110 Administrative Conditional Use Permits of the Columbia Falls Municipal Code.

**ORDINANCE
#771- TITLE 18 Text
Amendments
including adding
accessory
apartments, guest
house defn., and
SAG zones to
match County SAG
zones**

City Manager Nicosia said this is the second reading of Ordinance #771 as discussed at the last meeting. Nicosia noted that the text amendment includes the specific references in each residential zone and Administrative Conditional use reference as required to fully implement the Accessory Apartment text amendment within Title 18. There have been no additional public comments received since the public hearing at the February 5, 2018 Council meeting.

Councilman Shepard motioned to approve Ordinance #771, second by Councilman Piper with Council voting as follows. AYES: Lovering, Piper, Robinson, Shepard, Fisher and Barnhart. NOES: None. ABSENT: Karper.

REPORTS/BUSINESS FROM MAYOR & COUNCIL:

Councilman Lovering said she has received compliments on how well the streets were plowed during this last snow storm.

Mayor Barnhart concurred with Lovering on the city crew snow plowing, noting that they have done a great job. Mayor Barnhart wanted to applaud the businesses that have removed snow and ice on the sidewalks in front of their business. Mayor Barnhart wanted to see if the city crews could go around and remove the berms that were created at the intersections where the sidewalks we cleared.

**REPORTS FROM
MAYOR AND
COUNCIL**

CITY MANAGER:

Nicosia reported that City staff, Mayor Barnhart and Councilman Robinson met with the engineers to review the preliminary engineering reports on water and sewer. On March 12th we would like to have a council workshop to discuss the water preliminary engineering report and look at a possible water rate increase. Nicosia noted that the City does not plan on submitting a TSEP grant application as the City's monthly utility bills do not meet the base 2% of median household income at this time. There are other funding sources available that will be considered by the City.

**CITY MANAGER
REPORT**

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There were two comments received on the fishing pond floodplain development permit. One of the letters was from two households that expressed concern that the City could not keep up with maintenance of the pond along with the rest of the park now as well as concern over the impact on the park and road to excavate the pond. Nicosia reported that the committee is still coordinating with local contractors to determine timing and process but the City will properly protect the park and roadway. Mayor Barnhart asked what MMIA has said about insuring a fishing pond. Nicosia said she will research insurance coverage with MMIA.

CITY ATTORNEY REPORT:

None.

**REPORT FROM
CITY ATTORNEY**

Police Chief Peters said the City has hired the temporary Patrolman Tyler Reed who has been working for the City since November, and the City will be posting another position within the next week. Chief Peters said he had to call out the street department early to plow during the snow storm and they responded rapidly and did a great job getting the streets plowed. Peters noted that citizens payed attention to the emergency travel only message on our Facebook page.

Councilman Shepard asked about the next step in radios. Chief Peters replied that they had an antenna on the Jr. High School but they will be looking for a permanent location.

INFORMATIONAL CORRESPONDENCE - List available for Review

CORRESPONDENCE

A. REPORTS:

- a. Finance - January
- b. Police - January activity
- c. Fire Department - Quarterly report to Rural Fire Board

ADJOURN: Upon motion duly made by Councilman Lovering and seconded by Councilman Robinson and the meeting adjourned at 7:51 p.m.

ADJOURN

Mayor

ATTEST:

City Clerk

APPROVED BY COUNCIL ACTION: March 5, 2018