

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD MARCH 5, 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: Karper, Shepard, Fisher, Piper and Robinson
ABSENT: Lovering

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 with the change of moving item 8, Vietnam Veterans Day to the March 19th meeting. Councilman Fisher moved to approve the agenda with the change of moving Vietnam Veterans Day to the March 19th meeting, second by Councilman Piper, and the motion carried unanimously.

**AGENDA
APPROVAL**

CONSENT AGENDA:

Councilman Karper moved to approve the consent agenda noting that all claims appeared to be in order, second by Councilman Piper and the motion carried

**CONSENT
AGENDA
APPROVAL**

- A. Approval of Claims - \$ 62,827.75 - March 5, 2018
- B. Approval of Payroll Claims - \$ 65,469.98 - February, 2018
- C. Approval of Regular Meeting Minutes - February 20, 2018
- D. Approval of Uncollectable Utility Account Write Offs

VISITOR/PUBLIC COMMENT: (Items not on agenda)

Gateway to Glacier Trail Update - Jami Belt and Sarah Dakin
Sarah Dakin said she was here to update Mayor and Council on the progress of the trail on Glencore property. Dakin said Gateway to Glacier has a license agreement that allows them to build the trail on the Glencore property. Dakin said they are hoping to partner with the City to get the trail insured. Dakin said they are in the process of surveying the property to establish the final location of the trail and what type of trail will be built. They are hoping to have the trail complete for \$275,000. Mayor Barnhart asked who would be the owner of the trail. Dakin said it would be Gateway to Glacier Trail which is a 501(c) 3. Dakin added they are looking at a public entity or another non-profit organization for insurance purposes. Dakin believes the trail will benefit the community of Columbia Falls tremendously. Dakin said the organization will

**VISITOR/PUBLIC
COMMENT**

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maintain, monitor and fund the trail. Dakin said they need the city to provide the liability insurance. Barnhart asked if they had contacted the county for assistance. Dakin said they did make contact but the county said they are no longer taking on additional trail systems. Dakin reported that Gateway to Glacier was established in 2011, and had the trail from Coram to West Glacier constructed. Dakin reported MDT will build the trail from the south side of the river in Columbia Falls to the traffic sign past the waterslide then onto Bad Rock Canyon. There will be a walking/biking path on the new bridge. Mayor asked who was in charge of the maintenance of those trails. Dakin said the County.

Jamie Belt said their focus is on the CFAC trail which is privately funded. The full engineering plan will show where bridges are needed. We need to find an entity to partner with us on the trail.

Councilman Fisher said he is a Gateway to Glacier Trail Board Member and does not plan on recusing himself as he does not have a personal or professional gain on the issue, however if Mayor and Council decide it would be best to recuse himself he will do so.

APPOINTMENTS:

Sam Kavanagh, City Member, Columbia Falls Planning Board and Zoning Commission

Councilman Shepard made motion to approve Sam Kavanagh as a City Member to the Columbia Falls Planning Board and Zoning Commission, second by Robinson and the motion carried unanimously.

**APPOINTMENTS-
Kavanagh to
Plan/Zoning Board**

PUBLIC HEARINGS/NOTICES:

Mayor Barnhart read the notices 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.

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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.

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.

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

The Columbia Falls City Council will hold a public hearing for the following item at their regular meeting on Monday, April 2, 2018 at 7:00 p.m. at the Council Chambers of City Hall, 130 6th Street West, Columbia Falls, Montana.

Selling of parkland - Riverwood Estates: The Riverwood Estates Homeowners Association owns a small strip of land 30-feet wide by 286-feet long located in Riverwood Estates Subdivision on Riverwood Drive. The strip of land was required as part of the subdivision approval by the Flathead County Commissioners in 1981. The strip of land was never formally

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developed as river access for the subdivision since the plat was recorded. Riverwood Estates has been annexed into the City and the City has taken ownership and maintenance duties of Riverwood Drive. Recently, City sewer and water mains have been extended into the subdivision. As a result, the HOA is no longer necessary and is dissolving. The HOA plans to sell the parkland strip as there will no longer be an entity to provide maintenance. The property is described as 30' access strip to River on the Plat of Riverwood Estates, in Section 18, Township 30 North, Range 20 West, P.M.M., Flathead County.

UNFINISHED BUSINESS

None.

**UNFINISHED
BUSINESS**

NEW BUSINESS:

A. Approve contract with Community Development Services of Montana for Creation of Columbia Rising Industrial Park Targeted Economic Development District

NEW BUSINESS

City Manager Nicosia said City administration recently met with representatives from Columbia Rising LLC and MWED to discuss the development and platting of an industrial park at the recently acquired property Weyerhaeuser sawmill/planer property. One of the tools provided to the City to encourage good economic development is the creation of a Targeted Economic Developmental District (TEDD). Council has the consulting money available and Nicosia recommended approval contingent upon receipt of a preliminary plat application/commencement of preliminary plat process.

Councilman Shepard motioned to approve the agreement with CDS of Montana contingent upon receipt of a preliminary plat application and/or commencement of a preliminary plat process, second by Councilman Robinson.

Mayor Barnhart said without a preliminary plat we don't have any idea what is planned for the property. Nicosia said the engineer for Columbia Rising LLC is working on the details. The property is served to the boundary by city water and sewer. Nicosia said they are aware it will require water and sewer main extensions. The other big push is Columbia Falls qualifies for Economic Development funding with a maximum one million dollars. That money has to be used on public infrastructure. The City requires the developer to pay for improvements but the EDA funds could be spent on this project, with a 1 for 1 match.

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AYES: Fisher, Karper, Piper, Robinson, Shepard and Barnhart. NOES: None.
ABSENT: Lovering.

REPORTS/BUSINESS FROM MAYOR & COUNCIL:

Councilman Shepard said he has been working with the 911 center on the Columbia Falls radio issues. Shepard believes that other tower improvements have helped everyone but Columbia Falls and the canyons areas.

**REPORTS FROM
MAYOR AND
COUNCIL**

CITY MANAGER:

Nicosia reported the building permits are a little slower this month. We are waiting for answers from the insurance underwriter on the fishing pond and the trail. Hopefully, the LOR Foundation will allow the fishing pond project to be completed in the fall. Councilman Fisher is finishing up the planning for the trail from the tennis courts to Rivers Edge Park.

**CITY MANAGER
REPORT**

Nicosia said staff is working on scheduling unfinished projects. City Council will have to hold a hearing on the new gas tax funds as soon as Public Works completes the planning.

Next Monday is the workshop on the Water PER/rates at 6:30 in the Fire Hall due to the Council Chambers already in use.

CITY ATTORNEY REPORT:

None.

**REPORT FROM
CITY ATTORNEY**

Police Chief Peters advised Council that the City will be able to purchase three Harris radios valued at \$15,000 with grant funds so the City share will be about \$250/radio. Chief Peters expressed concern about accessing the Glencore property path in emergency situations.

INFORMATIONAL CORRESPONDENCE - List available for Review

CORRESPONDENCE

ADJOURN: Upon motion duly made by Councilman Piper and seconded by Councilman Robinson the meeting adjourned at 7:39 p.m.

ADJOURN

Mayor

ATTEST:

City Clerk

APPROVED BY COUNCIL ACTION: March 19, 2018