

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JUNE 4, 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, Lovering, Piper and Robinson

ABSENT: None.

ROLL CALL

Also present were City Manager Nicosia, City Finance Director Carlson, City Attorney Breck and Police Chief Peters.

Pledge of Allegiance

PLEDGE

APPROVAL OF AGENDA:

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

**AGENDA
APPROVAL**

CONSENT AGENDA:

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

**CONSENT
AGENDA
APPROVAL**

A. Approval of Claims - \$261,621.57 -June 4, 2018

B. Approval of Payroll Claims - \$ 94,174.90 - June 1, 2018

C. Approval of Regular Meeting Minutes - May 21, 2018

D. Approval of Plant Investment Fee Agreement, Michael K. Blend, Inc. and authorize City Manager to sign.

VISITOR/PUBLIC COMMENT: (Items not on agenda)

Rick Huston presented comment regarding potential use of TIF funds to assist in paving the Masons Lodge #89 parking lot. (Mr. Huston asked to move his comments to the hearing held for TIF Appropriations.)

**VISITOR/PUBLIC
COMMENT**

A. PUBLIC HEARING:

Mayor Barnhart asked City Manager Susan Nicosia to brief the Council on the proposed TIF Appropriations. Manager Nicosia reviewed the guiding principles governing the TIF district and how it corresponds with the goals and objectives in the Urban Renewal District Plan.

PUBLIC HEARING

The City expects to receive current year tax funding of approximately \$221,000 The proposed budget appropriation is as follows:

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1. Carryover from previous year budget for Wayfinding signs \$50,000.
 2. Downtown alley improvements \$7,400.
 3. Sidewalk improvements on Nucleus & 6th and 7th \$170,000.
 4. Alley & sidewalk improvements to be determined by Council \$87,600.
- Total appropriation of \$315,000.

Council will be asked to adopt the budget at the June 18, 2018 meeting.

Mayor Barnhart asked how City Council could spend the \$87,600. City Manager Nicosia responded that the Council will approve any projects beyond those approved above or any modifications to the approved projects. Additionally, when the 2019 FY funds are known, Council can appropriate those funds through the same process just used – hearing and resolution.

Councilwoman Robinson asked when projects will begin and end. City Manager Nicosia indicated that the signs are almost ready for manufacturing and DOT approval. The Nucleus & 6th and 7th sidewalk would be late summer or early fall – bids will be called at the next council meeting.

Mayor Barnhart opened the Public Hearing @ 7:32 pm.

(Comments moved from Public Comment to TIF Appropriation Hearing at the request of Mr. Huston.)

Rick Huston presented a letter to Council summarizing his request for Council to consider using some of the TIF funding to help pave the parking area of the Masonic Lodge located at 11 5th Street West. Mr. Huston reminded Council that the lodge is a non-profit fraternal organization. The members of the lodge felt the City's requirement for paving and drainage is a larger expense than they can afford.

Mr. Huston reported that he met with City Manager Nicosia to discuss options. Manager Nicosia indicated that the TIF funds can only be used in areas benefiting the public. Mr. Huston reviewed with the Council how he felt the building does benefit the public. 1) The building is used by the public free of charge during heritage days and night of lights. The lot has also been used for public parking. 2) The murals painted on the east and south walls show the history of the development of Columbia Falls.

Mr. Huston asked the Council to consider using TIF funds to assist in the paving and/or dry well construction needed for the Masonic Lodge parking area.

Mayor Barnhart closed the public hearing at 7:33 pm.

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B. NOTICE OF PUBLIC HEARING:

City Manager Nicosia announced that a public hearing will be held on July 2nd on the proposal to increase the monthly water base rate by \$2.00 for a ¾" meter and monthly sewer base rate by \$1.50 per EDU.

**NOTICE OF
PUBLIC HEARING**

The City Manager asked if anyone had conflicts with the July 2nd date. All Council thought that date was ok.

Interested persons may attend the hearing or submit written testimony mailed or delivered to City of Columbia Falls, City Clerk, 130 6th Street West, Columbia Falls, MT 59912 or by email: staaland@cityofcolumbiafalls.com. For questions or further information regarding the hearing, contact City Manager Susan Nicosia at City Hall, (406) 892-4391 or email: nicosias@cityofcolumbiafalls.com.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

A. Proposed Text amendment from Public Works Committee

NEW BUSINESS

City Manager presented proposed text amendments recommended by the Public Works Committee. They include:

1. Adding a definition for "sharing of costs". The resulting change to the language of 13.04.020 would be an addition of a definition inserted at part L specifically defining "sharing of costs" to mean: "Subject to exceptions set forth in 13.04.600, for repairs to leaks in service lines between the main and the curb stop, the City and the customer will each pay 50% of the incurred cost. For repairs to leaks in service lines between the curb stop and the customer's structure, the customer will pay 70% of the cost and the City will pay 30% of the incurred costs." (Currently customer pays 100% from curb stop to house/bldg.)
2. The above repair code would also be updated to reflect payment options available to the utility customer, such as placing on property taxes or allowing 12 months on the utility bill.
3. Section 13.04 would also be updated to include work to be completed by licensed contractors and two quotes. Currently the City provides an estimate based on costs if the city completed the work. The code language and repair forms will be updated to reflect uniform language.
4. Water Service Code - discussed requiring meter pits for all customers. Currently require meter pits on long service lines only.
5. Sewer Connections - add language to require connection and disbandment of septic upon change of ownership of property. Offer

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6. one last chance to connect to city sewer for reduced PIF?
7. Proposed updating Chapter 12.12 Street and sidewalk width and locations for clarity and uniformity for residential areas and commercial areas.

Councilwoman Robinson asked about #2 and how the City would ensure a 12 month payment agreement would be collected when property changes hands. Manager Nicosia responded that all agreements would be recorded on the property and should be addressed at the time of closing.

Mayor Barnhart indicated that the cost of a meter pit is about \$1,100. It would be expensive to the homeowner, but would allow City easier access to the meter. It would also be easier to tell if there was a leak between the curb stop and the structure.

Councilman Piper supported the mandatory connection to the city sewer upon change of ownership. If the homeowner does not comply, we would shut off their water service. City Manager Nicosia indicated documents would be recorded on the property.

Formal text amendments will move forward with hearing and ordinance processes.

- B. Council Support for Gateway to Glacier Trail Group Request to Flathead County to assume Glencore Trail License.

Council recommended that a letter be prepared in support and authorize the Mayor to sign. Councilman Fisher motioned to approve, Councilman Shepard 2nd the motion carried unanimously.

RESOLUTIONS:

Resolution #1771 was presented to Council for approval. The Resolution amends the budget for Fund 2394, Building Code Enforcement Fund and Fund 2917, Crime Victims Assistance Fund revenues and appropriations for the fiscal year ending June 30, 2018. Councilwoman Lovering motioned to approve resolution #1771 and Councilman Shepard seconded. The motion carried unanimously.

**RESOLUTION
#1771-Building
Code Enforcement
Fund**

REPORTS/BUSINESS FROM MAYOR & COUNCIL:

Mayor Barnhart questioned if the city could come up with a plan to leverage current businesses to pave if the city took care of the drainage plan using the TIF funds and avoiding the need for engineering. Mayor Barnhart asked the Council for discussion. Councilman Karper expressed concerns about requiring engineering of drainage plans for everyone else and the City not

**REPORTS FROM
MAYOR AND
COUNCIL**

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following their own requirements. Council discussion concurred that an engineering firm should be utilized. Council determined that the required drainage serves a public purpose and the City will pay for the drainage requirements for Block 28. Nicosia noted that she will include that in the budget.

Councilman Fisher expressed how impressed he was with the Highway 2 paving project. He was originally concerned about the impact to his business, but was impressed with the minimal effect.

Councilwoman Lovering expressed concern about the yield sign on 11th and 2nd with the increased Cedar Pointe traffic. She also felt the intersection at 1st and 4th behind Smiths was dangerous. Chief Peters indicated they had discussed those intersections at their staff meeting and are evaluating 4 way stops as a solution.

Councilman Shepard asked the City Manager where are the signs that say “push the button” for pedestrian crossings? Council discussion ensued on putting out the “little man” to slow down traffic. He also expressed his pleasure on the Highway 2 construction efficiency.

Councilwoman Robinson asked for clarification of a “dry well”. She also asked if the crosswalks on Nucleus were painted.

Councilman Karper had no comments.

Councilman Piper questioned the intersection of 4th Ave and Talbot. He felt that area is very narrow and was wondering if there was anything we can do to make it safer. Nicosia noted that the City Public Works dept is looking at improvements for that intersection.

CITY MANAGER:

City Manager Nicosia indicated that the 2017 WFPO grant funds earmarked for the Floodwater Bypass Channel Lining Project below Cedar Creek Dam are subject to rescission. Congress has 45 days to appropriate the \$260,000 grant funds. They are looking for money to build the wall. The City Manager reached out to Senator Daines and Tester and they assured her that the money allocated to the City would not be given up. Nicosia also mentioned that the EDA grant of \$1,000,000 may be at risk.

**CITY MANAGER
REPORT**

The Contractor is back out with RPA on the Riverwood project correcting the road and completing the punch list.

Columbus Park basketball court paving is complete. The paving includes a

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larger than full court basketball area. Markings for one pickle ball court will be added. Councilman Fisher asked if the hoops are up. Nicosia stated the street staff is working on installing them.

Nicosia reminded them that the Parks Committee will meet June 11th @ 6:30 pm and the Public Safety Committee will meet with the Rural Fire District Board on June 25th @ 6:30 pm

Nicosia reported that she spoke with Jason and Department of Transportation is working on removing the barrier adjacent to 10th St W south of Hungry Horse News. Nicosia said she reached out to the Columbia Falls Rotary to see if they wanted to plant trees.

City Attorney is working on unclaimed property changes. We will need to adopt a new ordinance to ensure we receive the fair value. That will be coming forward.

CITY ATTORNEY REPORT:

Nothing at this time.

**REPORT FROM
CITY ATTORNEY**

ADJOURN: Upon motion duly made by Councilwoman Lovering and seconded by Councilman Shepard the meeting adjourned at 9:04 p.m.

ADJOURN

Mayor

ATTEST:

Finance Director

APPROVED BY COUNCIL ACTION: June 18, 2018