

RESOLUTION NO. 1773

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA DECLARING AN INFRASTRUCTURE DEFICIENT AREA EXISTS WITHIN THE CITY OF COLUMBIA FALLS, MONTANA IN A SETTING KNOWN AS THE COLUMBIA RISING INDUSTRIAL AREA AND THAT INVESTMENT IN INFRASTRUCTURE IN THAT AREA IS NECESSARY IN THE INTEREST OF PUBLIC HEALTH, SAFETY, OR WELFARE OF THE RESIDENTS OF COLUMBIA FALLS

WHEREAS, the State of Montana has recognized that portions of its cities, towns and counties are deficient in infrastructure improvements for targeted economic development and therefore constitute an impediment to the growth of infrastructure intensive value-adding economic development; and

WHEREAS, the creation of infrastructure in support of value-adding economic development is a matter of state policy and state concern because the state and its local governments have continued to suffer economic dislocation due to the lack of value-adding industries; and

WHEREAS, local governments lack sufficient capital to rectify the infrastructure shortage in infrastructure-deficient areas, thus impeding their ability to achieve economic growth through the development of value-adding industries; and

WHEREAS, the procedure provided in Title 7, Chapter 15, Part 42 and 43 of the Montana Codes Annotated authorizes local governments to exercise statutory development powers through comprehensive targeted economic development plans and projects, after the local government has made a finding that an infrastructure deficient area exists that substantially impairs or arrests the sound growth of the local government or its environs; retards the development of new and expanded value adding industry; constitutes an economic or social liability and/or is detrimental to the financial wellbeing of the community and its citizens; and

WHEREAS, on March 19th, 2018, the Columbia Falls City Council secured professional services to assist the City in taking the steps to develop a Targeted Economic Development District (TEDD) for the Columbia Rising Industrial area, and directed that a review of the infrastructure deficiencies in the Columbia Rising Industrial area be conducted; and

WHEREAS, the City of Columbia Falls has prepared a Statement of Infrastructure Deficiency to describe the existence of infrastructure deficiencies in the Columbia Rising Industrial area, consisting of approximately 54 acres - generally located northwest of the truck route and south and east of the railroad rights-of-way in Section 8, Township 30 North, Range 20 West, P.M.M., Flathead County, Montana; and in particular found:

- Transportation – The interior of the site is not served by public roads. Both on- and off-site transportation upgrades, vehicular, multi-modal and pedestrian, will be required for traffic circulation, safety and access. Railroad crossings need to be upgraded.
- Water System – The existing water service is not constructed to municipal standards. The municipal water system ends at the property boundary and will need to be extended to serve the area.
- Sewer System – The existing sewer service is not constructed to municipal standards. The municipal sewer system ends at the property boundary and will need to be extended to serve the area.
- Buffering – Due to the proximity of the site to residential areas and a public school, the area would benefit by buffering and landscaping between industrial activities and the adjacent neighborhoods.

Life Safety - Access to the site for emergency vehicles is limited and improvements are needed to allow for better emergency service to the area. The perimeter security fencing is topped with barbed wire which is an unsafe material for use adjacent to a residential area and a public school.

Broadband Connectivity - The area has limited access to broadband service and upgrades would probably be required. Critical information infrastructure would have to incorporate redundancy to assure reliable service.

General Improvements – Additional infrastructure and public service deficiencies will be identified and addressed over time. These might include, for example, extension of the railroad spur, next generation communication infrastructure and pedestrian related improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA FALLS, MONTANA AS FOLLOWS:

Section One: That the City Council finds that infrastructure deficiencies exist within the Columbia Rising Industrial area and that infrastructure investment in this area (pursuant to the Montana Urban Renewal Law) is necessary and desirable in the interest of the public health, safety, and welfare of the residents of Columbia Falls, Montana and that this investment in infrastructure be made with a commitment to quality improvement and a commitment to property owner and community involvement in decision making. Attached is Exhibit A, "Statement of Infrastructure Deficiency."

Section Two: That the City Council directs that a comprehensive development plan be prepared for all or a portion of the area generally described in this Resolution and in the attached Statement of Infrastructure Deficiency in accordance with 7-15-4279 MCA to address infrastructure deficiencies within the Columbia Rising Industrial area, a potential Targeted Economic Development District.

Section Three: That this Resolution shall become effective immediately upon its passage and approval by the City Council.

PASSED AND ADOPTED BY THE CITY COUNCIL OF COLUMBIA FALLS, MONTANA THIS 18th DAY OF June, 2018, THE COUNCIL VOTING AS FOLLOWS:

AYES: Karper, Piper, Robinson, Shepard, Fisher and Barnhart

NOES: None

ABSENT: Lovering

Barb Staland, City Clerk

APPROVED BY THE MAYOR OF COLUMBIA FALLS, MONTANA THIS 18th DAY OF June, 2018.

Donald W. Barnhart, Mayor

ATTEST:

Barb Staland, City Clerk