

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JULY 2, 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 Clerk Staland, City Attorney Breck, Finance Director Carlson 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 Piper, 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: Karper, Shepard, Fisher, Lovering, Piper, Robinson and Barnhart NOES: None. ABSENT: None.

**CONSENT
AGENDA
APPROVAL**

- A. Approval of Claims - \$ 137,704.33 - June 26, 2018
Approval of Claims - \$ 62,762.41 - July 2, 2018
- B. Approval of Payroll Claims - \$ 75,804.74 - June 29, 2018
- C. Approval of Regular Meeting Minutes - June 18, 2018
- D. Approval of Memorandum of Understanding QRU Flathead County EMS and City of Columbia Falls June 1, 2018 - December 31, 2018
- E. Approval to Void Checks Outstanding for Longer Than One Year

APPOINTMENTS:

City Clerk Staland administered the Oath of Office to Probationary Patrolman Christine Herman and Probationary Patrolman Brandon Rice. Mayor Barnhart and Council welcomed Rice and Herman to the City of Columbia Falls Police Department.

**APPOINTMENTS-
Herman and Rice
Probationary
Patrolman**

VISITOR/PUBLIC COMMENT: (Items not on agenda)

None.

**VISITOR/PUBLIC
COMMENT**

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JULY 2, 2018**

NOTICE OF PUBLIC HEARINGS/PUBLIC HEARINGS:

**PUBLIC
HEARINGS**

A. PUBLIC HEARING – Water & Sewer Rate Changes – July 2nd - Mayor Barnhart read the hearing notice:

Notice is hereby given that the City of Columbia Falls is proposing an increase to the water and sewer base rates. The City Council approved the following water and sewer base rates for the purpose of conducting the public hearing.

Water

The rate structure for water contains a fee for volume and a fee for base service charge. The City Council is proposing raising only the base fee by \$2/month for a ¾' meter. An Equivalent Connection Factor ratio is applied according to Meter Size:

Base Service Charge Table			
Per Connection Size Per Month			
Meter Size	Ratio	Existing Fee	Proposed Fee
3/4"	1	\$ 8.50	\$ 10.50
1"	1.8	\$ 15.30	\$ 18.90
1 1/2"	4	\$ 34.00	\$ 42.00
2"	7	\$ 59.50	\$ 73.50
3"	16	\$ 136.00	\$ 168.00
4"	28	\$ 238.00	\$ 294.00
6"	64	\$ 544.00	\$ 672.00
8"	113	\$ 960.50	\$ 1,186.50
10"	178	\$ 1,513.00	\$ 1,869.00
12"	256	\$ 2,176.00	\$ 2,688.00

Sewer

The rate structure for sewer also contains a fee for volume and a fee for base service charge. The City council is proposing raising only the base fee by \$1.50/month for a residential equivalent dwelling unit (EDU) from \$7.35 to \$8.85. Residential single family customers are billed at the rate of 1 EDU. All other customers, commercial, industrial, government, multi-family, are billed 1 EDU for every 50,000 gallons of metered water usage calculated annually. For example, a business with annual metered usage of 2 million gallons is equal to 40 EDUs.

City Manager Nicosia gave the staff report on the proposed rate increases, as provided to Mayor and Council.

Mayor Barnhart opened the Public Hearing 7:10 p.m.

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JULY 2, 2018**

Larry Penner, 1785 Talbot Road, said his average bill is approximately \$16.40 and this increase would be a 21% increase in his water bill. Mr. Penner would like to see something in place for senior citizens. Mr. Penner said this is well above the 2% social security benefit increase. Mr. Penner asked about the sewer portion of his water bill. City Manager Nicosia said she would take a look at Mr. Penner's water bill.

Matt Hutcheson, 227 7th Street East, asked if he heard correctly that the average water bill is \$53.00 per month. Nicosia said that is correct for an average water bill per month. Mr. Hutcheson said he would like more information on capital funds. Mayor Barnhart said it is in the report the City Manager read earlier, which is also on the city website. Nicosia read the specific information for Mr. Hutcheson. Mr. Hutcheson said he disapproves of the rate increase due to his limited income.

Mayor Barnhart closed the public hearing 7:20 p.m.

Councilman Shepard motioned to approve the Water/Sewer rate increase based on the input of the Public Works Committee, engineers and staff, second by Councilman Piper with Council voting as follows. AYES: Karper, Lovering, Piper, Robinson, Shepard, Fisher and Barnhart NOES: None ABSENT: None

B. NOTICE OF PUBLIC HEARING -PLANNING BOARD/CITY

COUNCIL: Mayor Barnhart read the following notices.

The Columbia Falls City-County Planning Board will hold a public hearing for the following item at their regular meeting on **Tuesday, July 10, 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 **August 6, 2018** starting at 7:00 p.m. in the same location.

Request for a Growth Policy Amendment in the Columbia Falls Planning Jurisdiction:

Greenway Capital LLC is requesting a Growth Policy amendment in the Columbia Falls Growth Policy. The property is located at 104 and 105 Bills Lane in Columbia Falls and consists of 13.8 acres. The property is described as Lots 3 and 4 of Williams Estates in Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County. The property currently has an Urban Residential Land Use Designation anticipating densities of two to eight dwelling units per acre. The applicants are proposing a Multi-Family Land Use Designation with anticipated eight to twenty dwelling units per acre.

Request for a Zoning Map Amendment in the Columbia Falls Planning Jurisdiction:

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JULY 2, 2018**

Greenway Capital LLC is requesting a zoning map amendment in the Columbia Falls Zoning Jurisdiction. The property is located at 104 and 105 Bills Lane in Columbia Falls and is described as Lots 3 and 4 of Williams Estates in Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County. The property is currently zoned CR-3 (One Family Residential) and the applicant is proposing CRA-1 (Residential Apartment).

Request for a Planned Unit Development in the Columbia Falls Zoning Jurisdiction:

Greenway Capital LLC is requesting a Planned Unit Development overlay to develop an apartment project. The property is located at 104 and 105 Bills Lane in Columbia Falls and consists of 13.8 acres. The property is described as Lots 3 and 4 of Williams Estates in Section 16, Township 30 North, Range 20 West, P.M.M., Flathead County. The project consists of 207 units in six buildings. The buildings are three stories tall with a proposed maximum height of 43.5-feet. The units will primarily consist of studio and one-bedroom apartments but there will be some two-bedroom units as well. To serve the site there will be 306 parking spaces. The apartment project proposes amenities such as a clubhouse, carwash for tenants, playground, game courts, Frisbee golf, along with on-site management. Approximately 65% of the 13.8 acres will be preserved in green space.

Persons may testify at the hearing or submit written comments prior to the meeting. Written comment may be sent to Columbia Falls City Hall, Attention: Barb Staaland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or email: staalandb@cityofcolumbiafalls.com. For more information call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

C. NOTICE OF PUBLIC HEARINGS - BUDGET HEARINGS - JULY 16TH:
NOTICE IS HEREBY GIVEN, that the City Council of the City of Columbia Falls, Montana, will hold public hearings beginning on July 16, 2018 at 7:00 p.m. in the Columbia Falls City Hall, 130-6th Street West, Columbia Falls, Montana, for the following purposes:

Preliminary Budget

Presentation and consideration of the preliminary budget for fiscal year beginning July 1, 2018 and ending June 30, 2019. This hearing will be continued until final adoption of the budget.

Special Assessments

Consideration of the adoption of the Street Lighting District and Street Maintenance District assessments for FY2018/2019. Council will hear any objections to the final adoption of the resolution levying special assessments for FY 2018/2019. Special Assessments are estimated as follows:

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JULY 2, 2018**

Street Lighting District	\$ 33,928
Street Maintenance District	\$301,000

Individual property payment schedules are available for inspection ten (10) days from this notice, in the office of the City Clerk, 130 6th Street West, Columbia Falls, Montana, during regular hours Monday through Friday, 8:00 AM to 5:00 PM.

Permissive Medical Levy

Consideration of adoption on the proposed tax levy to fund health insurance premium contributions for group benefits beyond the amount of contributions in effect on June 30, 1999. The actual mills for consideration will be made available upon receipt of the certified tax valuation for the year.

Taxpayers are encouraged to attend the hearings and give written or oral comments on any or all of the budget-related items. Written comments may be mailed to the City Clerk, 130 6th Street West, Room A, Columbia Falls, Montana, 59912. Questions regarding the proposed items can be made by contacting City Manager Susan Nicosia at 892-4391.

UNFINISHED BUSINESS

None.

**UNFINISHED
BUSINESS**

NEW BUSINESS:

None.

NEW BUSINESS

REPORTS/BUSINESS FROM MAYOR & COUNCIL:

Councilman Shepard said he has received several complaints about the mosquito issue. Shepard said this is the worst mosquito year we have had in years.

**REPORTS FROM
MAYOR AND
COUNCIL**

Councilman Lovering concurs with Councilman Shepard on the mosquito problem. Lovering said at the Community Garden, the gardeners cannot work on the gardens due to swarms of mosquitos. Lovering said she also lives on the east side of town and they are terrible there as well. Lovering believes there could also be some health concerns.

Mayor Barnhart said speaking about the water loss; we are working on amending the city codes to encourage people that think they may have a leak to come forward and report the leak without being afraid of the cost to repair. As discussed at the Public Works Committee meeting, the City wants

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JULY 2, 2018**

to encourage residents to report any leaks as we do want to hear about it in order to get them fixed. Mayor Barnhart asked if the City has started doing the flow meters on city mains as part of the aggressive leak detection. Nicosia said they have not yet installed the proposed 16 flow meters.

Mayor Barnhart read aloud a letter his daughter Carrie Gnauck sent in about the mosquito problem. Mayor Barnhart would like the city and county to take a second look and get a handle on this issue, perhaps a petition to present to the County Health Department. The city helped in handing out the notices to the residents. Jack Rogers said he would ask the county where the money went if they didn't spray. Mr. Hutcheson said he lives on the east side of town and there is standing water in the area which is a breeding zone. City Manager Nicosia said she will look further into the issue.

CITY MANAGER:

Nicosia reported that Public Works Director Grady Jenkins will be returning to the WWTP. The City will be updating job descriptions for WWTP positions and Public Works Director and will be advertise for a Public Works Director. One of the City's WWTP operators will be leaving at the end of summer.

Nicosia also reported that the Public Safety Committee met Monday, June 25th with the Columbia Falls Rural Fire District Board. The Rural Board and City Council felt that the interlocal agreement is working very well and wish to continue. They reviewed the proposed quint purchase and a Fire Marshal position. The committee and Rural Board agreed that if the SAFER grant is awarded, the position will be filled this year. The City will be notified after September if they were awarded the grant.

Nicosia said the unbilled water is still holding at approximately 20-21 million gallons per month.

Nicosia is working with the Economic Development Administration for funding to leverage public infrastructure costs at the new industrial park.

Mayor Barnhart asked if we have approved the Columbia Rising TEDD. Nicosia said that with the approval of the Resolution of Necessity at the June 18th Council meeting we have started the process.

Mayor Barnhart said he would like to discuss the resort tax information provided by DOR in the future.

CITY ATTORNEY REPORT:

City Attorney Breck said we received a decision from the court on the Badger case. The June 29th decision was two counts one being negligence on the Directional Drilling and one for negligence per se under the Montana dig law; we can now proceed to litigate this case. This is good news for the City in order to move forward. Mayor Barnhart asked how much we have spent

**CITY MANAGER
REPORT**

**REPORT FROM
CITY ATTORNEY**

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JULY 2, 2018**

on this issue, not including legal fees. Nicosia said the repair cost was approximately \$150,000.

INFORMATIONAL CORRESPONDENCE - List available for Review

CORRESPONDENCE

ADJOURN: Upon motion duly made by Councilman Fisher and seconded by Councilman Shepard, the meeting adjourned at 8:05 p.m. **ADJOURN**

Mayor

ATTEST:

City Clerk

APPROVED BY COUNCIL ACTION: July 16, 2018