

**CITY OF COLUMBIA FALLS
MINUTES OF THE REGULAR MEETING
HELD JULY 16, 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, Police Chief Peters and Finance Director Carlson.

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 Karper, and the motion carried unanimously.

**AGENDA
APPROVAL**

CONSENT AGENDA:

Councilman Lovering moved to approve the consent agenda noting that all claims appeared to be in order, second by Councilman Piper. 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 - \$ 76,333.69 - July 16, 2018
- B. Approval of Payroll Claims - \$ 113,882.51 - July 13, 2018
Approval of Payroll Claims - \$ 20,998.22 - June 30 (work comp/unemployment)
- C. Approval of Regular Meeting Minutes - July 2, 2018
- D. Approval of Diversion Ditch Forms and Temporary Construction Permit and Authorize City Manager signature upon final acceptance by CFAC & NRCS.
- E. Approval of amended Job Description - Public Works Director

PRESENTATION - MOSQUITO CONTROL

Bruce Gunderson and Hillary Hanson with Flathead City-County Board of Health were present to discuss mosquito concerns. Ms. Hanson said they have no authority on mosquito control. Where they stand now is they need 100% participation in order to move forward with fogging. Mayor Barnhart asked if the scientific information on the chemical and fogging operation could be provided to the public. Bruce Gunderson said the information was distributed door to door. Council Karper said the typical household doesn't understand the scientific MSDS language that was provided. Mr. Gunderson

**PRESENTATION-
Mosquito Control**

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said they can identify areas that hold water, some residents throw brush and debris in the standing water and that feeds the problem. There is also a culvert in River's Edge Park that does not drain correctly and that water has thousands of mosquitos around it. Mr. Gunderson would like to extend their outreach program to Columbia Falls. They will continue the mosquito surveillance in the area to identify how bad it is down there. Mayor Barnhart said he understands from the Board meeting that Health Board Chairman Dr. Myerowitz thought it would be helpful to speak with the 6 residents against the fogging. Gunderson said he is not certain it will help but is willing to speak with them. Councilman Lovering said she understands people may not want fogging but can it be done just in the city park area. Mr. Gunderson said fogging does drift with a wind change. Councilman Fisher asked if 3 people changed their minds can you do a specific area. Gunderson said we could address that when we know the locations where the owners are against fogging. Lovering asked what individual home owners could do to eliminate mosquitos on their property. Mr. Gunderson said CHS has the proper chemicals one can purchase. Mayor Barnhart asked if we spray in the evening would the kids get sick because of the fog. Gunderson said to the best of his knowledge no they would not. Mayor said he would like to see a fact sheet distributed to residents, to alleviate some fears. Mayor Barnhart asked how much money has been expended in Columbia Falls for mosquito control. Gunderson said there are 21 sites today down there, which is much more than in 2008. Since 2008, the County Mosquito Control has spent approximately \$21,000 in Columbia Falls. Mr. Gunderson said the majority of mosquitos in the flats area are flood water mosquitos which are most problematic. They are still checking larva sites. Nicosia said the EPA website has some useful information. Councilman Piper believes it would be helpful to inform residents of the health issues that may occur from mosquitos.

VISITOR/PUBLIC COMMENT: (Items not on agenda)

Dave Petersen, 201 4th Ave. E., said the new trail on 3rd Ave. E. to Rivers Edge Park is a great addition to that part of town. Petersen added the basketball court turned out great as well; when he went by there were 8 or 10 people using the court. The neighborhood of Nucleus Ave. is looking good with the new addition of the Gunsight Grill; other businesses are getting busier with the neighborhood changes.

**VISITOR/PUBLIC
COMMENT**

**A. Mayor Barnhart read the NOTICE OF PUBLIC HEARING -
PLANNING BOARD/CITY COUNCIL:**

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

**PUBLIC
HEARINGS**

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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:

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 Staland, City Clerk, 130 6th Street West, Room A, Columbia Falls, MT 59912 or email: staaladb@cityofcolumbiafalls.com.

For more information call Eric Mulcahy, Columbia Falls City Planner at 755-6481.

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B. 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:

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.

City Manager Nicosia gave a presentation on the preliminary 2018-19 FY budget. She noted that the MT DOR has until August 6th to provide the certified taxable value and that Council would see the "meat" of the 2018-19 FY budgets on August 6th and 20th. The preliminary budgets are being prepared according to the direction from Council through the detailed

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committee meetings and will be on-going until adoption.

Nicosia stated that a special hearing is required for Street Lighting and Street Maintenance Special Assessments. Based on the current information, City staff is not recommending an increase in either assessment for the 2018-19 FY. The City Clerk is updating the land records for any changes. There were no new annexations in the 2017-18 FY. With the same assessment level, assessments will not vary significantly for the individual taxpayers. Depending on year end numbers, there is a potential for the Lighting Assessment to be reduced.

Nicosia noted that state statute also requires a separate hearing for the Permissive Medical Levy. Nicosia noted that based on the current insurance rates and employee participation, the City will not increase the Permissive Medical Levy. The 2018-19 FY tax revenue cap will be \$122,760.29, compared to the 2018 FY cap of \$128,447.43. Due to 2009 legislation, SB 491, a tax cap was put in place. The City relies on cash carryover to complete the funding of the Permissive Medical levy. Nicosia noted that the actual mills to fund the \$122,760.29 will be computed after receiving the certified taxable value.

Mayor Barnhart opened the public hearings at 7:38 p.m. noting the hearings will be continued. No one commented on the preliminary budget.

UNFINISHED BUSINESS

None.

**UNFINISHED
BUSINESS**

NEW BUSINESS:

Award Bid - Nucleus Avenue Pedestrian Safety Improvement Project Knife River - \$167,610.75

City Manager Nicosia said the recommendation is to award the bid to the low bidder Knife River in the amount of \$167,610.75. The award of this bid will do the entire intersection of 6th Street and Nucleus with bulb outs, the north side of 7th Street and complete the missing sidewalks on the north and south side of 6th Street E from Nucleus to 1st Ave E.

**NEW BUSINESS-
Bid Award Knife
River-Safety Project**

Councilman Fisher motioned to approve awarding the Pedestrian Safety Improvement Project bid to Knife River, second by Councilman Shepard.

Mayor Barnhart asked C.R. Leisinger with Morrison & Maierle what the time frame on the project was and if there would be disruption with the state project on Highway 2. Mr. Leisinger said they have set the dates from Sept. 4th through Oct. 31st in order to get past the summer rush. Dave Petersen asked if we will lose parking spaces due to the bulb outs. Nicosia said no parking spaces will be eliminated. Petersen asked if the project includes

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better signage for pedestrian crossing. Nicosia replied we have the flashing lights ordered and will install them with this project.

Motion passed with voting as follows: AYES: Lovering, Piper, Robinson, Shepard, Fisher, Karper and Barnhart.
NOES: None. ABSENT: None.

ORDINANCES/RESOLUTIONS

A. Resolution # 1775 - A Resolution of the City Council of the City of Columbia Falls, Montana Adopting Rate Increases for Customers Served by the City's Sewer System.

**RESOLUTION
#1775-Sewer rate
increase**

Councilman Shepard made motion to adopt Resolution #1775, second by Councilman Karper with Council voting as follows. AYES: Piper, Robinson, Shepard, Fisher, Karper, Lovering and Barnhart. NOES: None. ABSENT: None.

B. Resolution # 1776 - A Resolution of the City Council of the City of Columbia Falls, Montana Adopting Rate Increases for Customers Served by the City's Water System.

**RESOLUTION
#1776-Water rate
increase**

Councilman Shepard motioned to adopt Resolution #1776, second by Councilman Lovering with Council voting as follows. AYES: Robinson, Shepard, Fisher, Karper, Lovering, Piper and Barnhart.

C. Resolution # 1777 - A Resolution of the City Council of the City of Columbia Falls, Montana, Fixing the Limits of the Salary and Compensation of Certain City Officials and Employees Pursuant to Title 7, Chapter 4, Part 42, M.C.A., for the Fiscal Year 2018/2019 and Repealing all other Ordinances and Resolutions in Conflict Herewith.

**RESOLUTION
#1777- City Salary
and Compensation
2018-19 FY**

Mayor Barnhart noted that this is a routine, annual resolution and asked if anyone had questions for the Manager. Seeing none, Councilman Shepard motioned to approve Resolution #1777, second by Councilman Robinson with Council voting as follows. AYES: Shepard, Fisher, Karper, Lovering, Piper, Robinson and Barnhart. NOES: None. ABSENT: None.

REPORTS/BUSINESS FROM MAYOR & COUNCIL:

Councilman Piper reported that there is a mobile trailer parked at O'Briens Liquor Store that is too close to the fire hydrant.

**REPORTS FROM
MAYOR AND
COUNCIL**

Councilman Shepard said the mosquito issue is interesting; and believes we should be concerned about the West Nile virus. Shepard would like to see something done with the problem area.

Councilman Lovering said she went on a tour with Councilmen Karper and Fisher to the Aqua Algae Bio Processer at Stoltze Lumber. One of the products that comes from it is a bio product; she would like to see the city try it to perhaps eliminate watering as often. Councilman Fisher said the

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technology is fantastic. Karper believes it would be interesting to try as it is a local product and may be worth a try in a small area. Mr. Petersen said the waste product is carbon neutral and is quite amazing.

Mayor Barnhart asked to receive an update on all ongoing city projects and council goals. Nicosia noted that the report will be included during the budget process. Mayor Barnhart noticed the proposed entrance signs on Nucleus Ave. refer to it as the Nucleus District, which would be beneficial for the City and community to start using. He noted that Bruce Gunderson mentioned the cats at the park; he suggested the county does a barn cats program and perhaps we can contact them to do something about the feral cats.

CITY MANAGER:

Nicosia reported as a follow up from the water rate hearing, there was an error in Mr. Penner’s water bill and it has been corrected.

**CITY MANAGER
REPORT**

The Columbus Park basketball court is done and is being used. The City will add benches and a possible water fountain. There was also discussion on a light in the park.

Heritage Days is next week and city crews are adjusting schedules and making preparations to be ready.

We received an email from Ann Green Communications they have started a lawsuit against ARCO as part of the cleanup process and procedures.

The Planning Board passed the PUD in the Bills Lane area, and it will come before council on August 6th.

CITY ATTORNEY REPORT:

None.

**CITY ATTORNEY
REPORT**

INFORMATIONAL CORRESPONDENCE - List available for Review A.
REPORTS

CORRESPONDENCE

- a. Finance – Preliminary June reports
- b. Police – June Activity

ADJOURN: Upon motion duly made by Councilman Lovering and seconded by Councilman Shepard the meeting adjourned at 8:09 p.m.

ADJOURN

Mayor

ATTEST:

City Clerk

APPROVED BY COUNCIL ACTION: August 6, 2018