

**MINUTES OF A MEETING OF THE CITY OF COLUMBUS,
COLUMBUS, MONTANA HELD AUGUST 21, 2023, AT 7:00 P.M.**

<p>COUNCIL PRESENT OFFICERS PRESENT</p>	<p>The meeting was called to order at 7:00 p.m. Mayor Webb Mandeville began the meeting with the pledge of allegiance. Council persons present were Rick White, Terry Nystul, Tim Mayo, Cole Waltner, Bob Fitzgerald, and Danen Johannes. Staff members present were Police Chief Gary Timm, City Attorney Ryan Addis (Zoom), Public Works Director Scott Caton, and City Clerk-Treasurer Cherrie McAlexander.</p>
<p>SIDELINE IN PERSON</p>	<p>Marlo Pronovost, Forrest Mandeville, Norma Glock, Clara Wegner, Bill Strickland, John Miller, Mery Ludwig, Judy Dobson, Joe Morse, Randy & Connie Kostelecky, Chad Campbell, Rita Hemphill, Gretchen Crippin, Hardin Graham, and Jodi & Jory Waltulok</p>
<p>PUBLIC HEARING</p>	<p>The Public Hearing for the Conditional Use Permit for Chad Campbell. Mayor explained how the public hearing process will go. Forrest Mandeville, Contract Zoning Administrator read the Staff Report. After the reading of the Staff Report, the floor was opened to public comments. Clara Wegner is very concerned that the 8 parking spots for the 4-plex will not be enough, she is also concerned with the garbage can situation and who will be policing the trash for the 4-plex. Connie Kostelecky lives across the street from the location and does not feel that 2 parking spots per unit will be enough. She does not want to put up no parking signs by her driveway. Connie questions where the residents will store their boats, trailers and other vehicles. Judy Dobson is worried that the building of this 4-plex will open the door to more of these types of structures to be built in the neighborhood. She bought in this neighborhood with the understanding that it was a single-family neighborhood. She is worried how this will affect her property values. Rita Hemphill is worried about where visitors will be parking that visit the 4-plex. She is also concerned with the snow removal in the winter time. Chad Campbell explained the parking plan for the 4-plex, discussed his reason for wanting to build the 4-plex, discussed the design of the 4-plex, expressed his love for the city and wanting to bring better housing to the city. Chad stated that the rent amount has not been determined for the 4-plex. John Miller thinks that the 4-plex will be a great addition to the neighborhood. Rita Hemphill questioned what happens if the 4-plex does not get built to what was approved? What guarantee do the neighbors have that it will get built correctly? Public Works Director Scott Caton explain that he will be monitoring the building and making sure that all conditions are being met. Bill Strickland was concerned that the items that Chad Campbell has been mentioning like fencing are listed in the CUP as approval conditions so they actually get done. Bill stated he was worried if the property was sold things might not get finished correctly. Judy Dobson asked who would be responsible for managing the 4-plex? Chad Campbell stated that he would be managing the 4-plex. Mery Ludwig stated that she is concerned with the parking at the 4-plex. Citizen asked how many Conditional Use Permits have been issued in the last several years? Answer to question was unknown. Citizen asked if this CUP was changing the zoning of the location? Answer was no. Same citizen asked for an explanation of what a Conditional Use Permit is and difference between R-2 and R-3 zoning. Forrest Mandeville and Ryan Addis City Attorney explained the differences. Public Hearing closed at 7:37pm.</p>
<p>REGULAR MINUTES APPROVED</p>	<p>The mayor asked Council if they had reviewed the minutes of the August 7, 2023, regular meeting, and if there were any additions, deletions, or corrections. Terry Nystul, made a motion to approve the minutes of the regular meeting as written, seconded by Tim Mayo, roll call for vote, Danen Johannes,</p>

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	Bob Fitzgerald, Tim Mayo, Terry Nystul, Rick White, all yea votes. Cole abstained from voting due to not being present at last Council Meeting. Motion passed.
SHUT OFF LIST	The shut off list for the month of August 2023 was presented to Council. Cole Waltner made a motion to approve the list as presented. Seconded by Rick White; Roll call for vote, Rick White, Terry Nystul, Tim Mayo, Cole Waltner, Bob Fitzgerald, Danen Johannes, all yea votes. Motion passed.
APPROVAL OF CLAIMS	The claims list for the 1 st half of August was presented to Council. Tim Mayo made a motion to approve the claims as presented. Seconded by Terry Nystul; roll call for vote, Danen Johannes, Bob Fitzgerald, Cole Waltner, Tim Mayo, Terry Nystul, Rick White, all yea votes. Motion Passed.
PRESENTATION OF PETITIONS AND COMMUNICATIONS	<p>Gretchen Crippin presented a letter to Council about bringing Pickleball to Columbus. She asked Council and Mayor if they had any questions after reading her letter. Mayor asked if the Pickleball courts have to be exclusive or can the courts can be for tennis and pickleball? Gretchen replied that they can be both depending on how the courts are set up. Gretchen reached out to the company that installed the city's tennis courts to inquire about repurposing one tennis court into pickleball courts. The company was very interested in coming to town and seeing what would work best. Gretchen gave a little history on the game of pickleball. Her proposal is for Council to be open minded about turning the tennis court to the west into pickleball courts. She explained how the courts would be laid out. Gretchen would like to see the City of Columbus embrace the idea of pickleball and see the city have its own pickleball association. She would like Council to take into consideration funding for the courts. She is seeking the approval to have the company who installed the current tennis courts come to town and give an estimate of cost to repurpose 1 tennis court into a pickleball court. Danen Johannes asked what the impact to the tennis players would be with an adjacent pickleball court? Gretchen replied that most tennis and pickleball players get along very well. Danen also asked if the nets would be permanent? Gretchen stated that there are several different options and the nets could be removable. Danan stated the pickleball is very popular with the younger generations and is being taught in the schools in Columbus. Scott mentioned that there is some maintenance that needs to be done at the tennis courts next spring. The mayor stated that there will be no decision made tonight and that Gretchen is more than welcome to bring the contactor down to get estimates. Mayor asked Gretchen what she envisions for the next meeting? Gretchen stated that she would like to see if there was room in the budget and that she would like to start raising money herself. She would like to invite a contractor down to look at courts and see where the community support is to brings pickleball to Columbus. Mayor mentioned that there are options to place pickleball courts in a location other than the tennis courts. Tim Mayo also mentioned that the New Subdivision that was approved to be built in Columbus had plans for pickleball courts. Mayor stated that this matter will be on the next Agenda for discussion.</p> <p>Clerk/Treasurer presented the Preliminary Budget along with the Budget Document and Determination of Tax Revenue and Mill Levy Limitations. Tim Mayo, made a motion to approve the Preliminary Budget, seconded by Cole Waltner, roll call for vote, Danen Johannes, Bob Fitzgerald, Cole Waltner, Tim Mayo, Terry Nystul, Rick White, all yea votes. Motion Passed.</p>

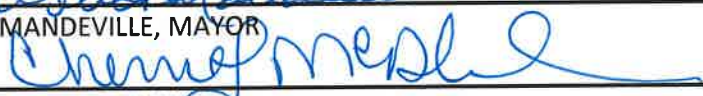
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FIRE DEPT.	Fire Chief was not present and did not provide a report.
POLICE	Police Chief was present, and provided a report. No questions from Council.
PUBLIC WORKS	The Public Works Director was present and provided a report. No questions from Council.
ATTORNEY	The City Attorney was present (zoom) and provided a report. No questions from Council.
CITY JUDGE	The City Judge was not present and did not provide a report to Council.
CLERK-TREASURER	The Clerk-Treasurer was present and provided a report. No questions from Council.
PUBLIC COMMENT ON CURRENT AGENDA ITEMS:	NONE
COMMITTEE REPORTS-	NONE
UNFINISHED BUSINESS	Water/Sewer Rate Increase – Mayor discussed the spreadsheet that was provided by the treasurer of all the sewer projects that are needed in the foreseeable future. To cover the debt of the loans that are needed to cover the projects the city would need to increase the monthly sewer rate by \$26.15. This is a very conservative estimate. Treasurer expressed to Council that the city is dead in the water for any future loans or grants until a rate increase is made. Rick asked if the items on the spreadsheet are in priority order. Treasurer responded that they are not. The list is from the Preliminary Engineering Report and #9 and #10 are from Interstate Engineering. Danen mentioned that one of the reasons for the rate increase option to include 1,000 gallons of water instead of 3,000 gallons was to generate more revenue for the city. If that would have passed, would it have been enough of an increase for all the projects that are needed? Treasurer explained the answer to his question is unknown because we do not have the Preliminary Engineering Report back for the water system and until we get that back the only known project for water is the Well Project. Treasurer explained that right now the major concern is projects for sewer and that the city does not have to look at increasing both water and sewer rates right now. Treasurer stated that the usage revenue that the city generates for water and sewer does not help when trying to get funding for projects. Bond Council only looks at the monthly base rate to determine your eligibility for loans or grants. Tim Mayo asks where do we need to go next? Mayor stated that we need to know how Council wants to proceed. Mayor explained that we need to create another resolution of intent and to start the process again. Tim asked if we need to included Engineering West in the proceedings again. Treasurer stated that there would be no need to have Engineering West involved this time. Mayor stated that if needed the Council could have a work session to further discuss this. Danen stated that no one wants an increase in their water rate but he feels that there is no other option for the city but to approve a water and sewer increase. Decision by Council is for a resolution of intent be on the Agenda for September 5.

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<p>NEW BUSINESS</p>	<p>Approval of the Conditional Use Permit Application for Chad R. Campbell. Tim Mayo made a motion to approve the Conditional Use Permit for Chad R. Campbell, seconded by Terry Nystul, Danen would like to see that all recommended conditions are added to the approval of the CUP. Amendment was made to add all 6 conditions to the CUP. Cole Waltner made the motion to add all conditions to the approval of the CUP, seconded by Tim Mayo, roll call for vote, Rick White, Terry Nystul, Tim Mayo, Cole Waltner, Bob Fitzgerald, Danen Johannes, all yea votes. Motion passed.</p> <p>Payment Request for \$99,750.23 T-hangar construction (Dick Anderson - \$93,050.68/90% FAA of \$83,745.61, 10% City/County of \$9,305.07) Amount requested from the City Sponsor is \$4,652.53 (5%). Terry Nystul made a motion to approve payment, seconded by Cole Waltner, roll call vote, Rick White, Terry Nystul, Tim Mayo, Cole Waltner, Bob Fitzgerald, Danen Johannes, all yea votes. Motion passed.</p> <p>Payment Request for \$6,699.55 T-hangar construction admin (Morrison Maierle - \$6,699.55.90%FAA of \$6,029.59, 10% City County of \$669.95) Amount requested from the City Sponsor is \$334.97 (5%). Cole Waltner made a motion to approve payment, seconded by Tim Mayo, roll call vote, Danen Johannes, Bob Fitzgerald, Cole Waltner, Tim Mayo, Terry Nystul, Rick White, all yea votes. Motion Passed.</p> <p>Capital Improvement approval by Council – Airport Capital Improvement plan for 2024-2029. Terry Nystul made a motion to approve the CIP for the Airport, seconded by Bob Fitzgerald, roll call vote, Rick White, Terry Nystul, Tim Mayo, Cole Waltner, Bob Fitzgerald, Danen Johannes, all yea votes. Motion passed.</p> <p>Approval for renewal of Insurance Policy for the Airport to Mandeville Insurance Agency, Inc. FY 2024, \$5,222.00 (County Sponsor pays this invoice). Bob Fitzgerald made a motion to approve the renewal of the Insurance Policy for the Airport, seconded by Cole Waltner, roll call vote, Danen Johannes, Bob Fitzgerald, Cole Waltner, Tim Mayo, Terry Nystul, Rick White, all yea votes. Motion Passed.</p>
<p>COMMENTS NOT ON THE AGENDA</p>	<p>Danen Johannes asked about weed control over by the sledding hill. He had some citizens mention that there were invasive/noxious weeds that needed some attention. Scott Caton stated that they have been spraying that area but will check area more often.</p>
<p>ADJOURNMENT</p>	<p>Webb Mandeville requested a Motion to Adjourn. Terry Nystul made the motion to adjourn at 8:24 p.m. seconded by Rick White, roll call all yea votes.</p>


WEBB MANDEVILLE, MAYOR


CHERRIE L MCALEXANDER, CLERK-TREASURER