

**MINUTES OF A MEETING OF THE CITY OF COLUMBUS,
COLUMBUS, MONTANA HELD MAY 20, 2024, AT 7:00 P.M.**

COUNCIL PRESENT OFFICERS PRESENT	The meeting was called to order at 7:00 p.m. Mayor Webb Mandeville began the meeting with the pledge of allegiance. The council persons present were Rick White, Dennis Holten, Tim Mayo, Cole Waltner, Bob Fitzgerald and Danen Johannes. Staff members present were Fire Chief Rich Cowger, Police Chief Aaron Uecker, City Attorney Ryan Addis, and Deputy Clerk Cassidy Thompson.
SIDELINE IN PERSON	Charlie Denison, Rick Young, Bonnie Daniel, and Heidi Sather
PUBLIC HEARING	NONE
REGULAR MINUTES APPROVED	The mayor asked Council if they had reviewed the minutes of the May 06, 2024, regular meeting, and if there were any additions, deletions, or corrections. Danen Johannes made a motion to approve the minutes of the regular meeting, seconded by Cole Walner; roll call for vote, Rick White abstained, Dennis Holten, Tim Mayo, Cole Waltner, Bob Fitzgerald, and Danen Johannes, all yea votes. Motion passed.
SHUT OFF LIST	The shut-off list for the month of May 2024 was presented to the Council. Tim Mayo made a motion to approve the list as presented, seconded by Rick White; roll call for vote, Danen Johannes, Bob Fitzgerald, Cole Waltner, Tim Mayo, Dennis Holten and Rick White, all yea votes. Motion passed.
APPROVAL OF CLAIMS	The claims list for the 1 st half of May was presented to the Council. Dennis Holten made a motion to approve the claims as presented, seconded by Cole Waltner; roll call for vote, Rick White, Dennis Holten, Tim Mayo, Cole Waltner, Bob Fitzgerald, and Danen Johannes, all yea votes. Motion passed.
PRESENTATION OF PETITIONS AND COMMUNICATIONS	The Chairman of the Board of Farmer's Union, Rick Young, wanted to apologize for the lack of initiative of the previous manger. Rick Young introduced their new manager, Heidi Sather. They are proposing a bulk fuel and propane storage facility within City limits. The property they are looking at is down 1 st Avenue right next to the city maintenance building. They are looking into purchasing the lot depending on what the council is open to. The footprint that they need is 220 by 250 feet taking into account the Gas Code and MFP8 guidelines. Heidi presented example photos of the bulk facility they would like to build; the example photo was a facility in Minnesota from a company they received their bids from. The facility would contain 6 tanks, all in a row, at twenty thousand gallons each. Danen Johannes asked if all the tanks are similar in size and Heidi Sather responded yes. Heidi stated if you look at the next image shows the driveway, the loading facilities, infiltration systems, etc. Heidi pointed out that the loading station will all be a dike system, so if there was a spill it would be contained. Heidi said that the dump truck driveway will be a gravel road and the loading area will be concrete with a lip to prevent spills. Heidi provided two packets, one shows the bulk plant and infiltration system, the other packet shows a propane facility. She said their facility would have two 30,000-gallon tanks with two driveways so that trucks can deliver and load at the same time. Heidi asked if the City would have any objection to this proposal and if the council was open to leasing or selling the property. Heidi stated that she was informed this particular property was the super fund site with some contamination at one point. She asked if that case has been closed by the DEQ or the State and if it is an ongoing thing and are they still monitoring the wells. Dennis Holten replied that it is ongoing and that there were concrete blocks buried there. Heidi said that they do not plan on disrupting the blocks because

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	<p>everything they are building will be above ground, but they will need to peel off a layer to put in concrete. Dennis Holten said that he was not sure they could do this because of certain zoning requirements that need to be followed, he believes that they will need to build up another two feet. Dennis said he is all for that property being used, if they are following what needs to be done. Ryan Addis said that every 5 years the zoning officer puts out an updated review for the property. Rick Young asked if they need to directly deal with the EPA. Dennis Holten clarified that they do not need to directly contact the EPA but through the city. Rick Young asked if the City had any specific restrictions based on what they proposed. Dennis replied that he doesn't think there are restrictions on what you do there, but how you do it. Heidi asked if this was something Farmer's Union should pursue. Dennis Holten and Tim Mayo agreed that they should. Rick Young asked about leasing versus purchasing. Ryan Addis said that we got approached last year in April, received limited information, and it was left at that. Rick Young proclaimed that they are very serious if it looks right, and we can come up with a mutual agreement. Heidi said that there are hoops to jump through, but it would be convenient for their suppliers to drive within city limits, instead of driving up on mountains somewhere. Rick Young asked if the zoning needs to be changed and the council replied that we would need to look at that. Heidi asked for the measurements of the lot. Dennis replied that 11th street is the boundary on the west side and 12th street is on the east, so 300 ft east to west and roughly 280 feet north to south. Webb said that this is not an official item to vote on from council; however, there is no negative feedback from council. Webb said the next step is to call the EPA and see what they say. Ryan said he will do some research on the zoning. Heidi asked if the council had any questions. Webb asked if they had a time frame. Heidi replied once they approve the building, it should take about six months.</p>
FIRE DEPT.	The Fire Chief was present and provided a report. No questions from Council.
POLICE	The Police Chief was present and provided a report. No questions from Council.
PUBLIC WORKS	The Public Works Director was not present and provided a report. No questions from Council.
ATTORNEY	The City Attorney was present and provided a report. No questions from Council.
CITY JUDGE	The City Judge was not present and did not provide a report.
CLERK-TREASURER	The Clerk-Treasurer was not present but provided a report. No questions from Council.
PUBLIC COMMENT ON CURRENT AGENDA ITEMS:	NONE
COMMITTEE REPORTS-	NONE
UNFINISHED BUSINESS	NONE

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NEW BUSINESS	<p>Approval of User Agreement between Carbon Stillwater Adult Co-Ed Softball League and the City of Columbus for the use of Granite Peak during the dates listed in the agreement. Tim Mayo asked how long they are out there. Cole Waltner said about 5:00 pm till dark on Mondays and Wednesdays, they try to play about two games within that time. Webb Mandeville asked what fields they are using. Cole responded that they use the Granite Peak field and the big baseball field. Tim Mayo made a motion to approve the Agreement, seconded by Rick White; roll call for vote, Rick White, Dennis Holten, Tim Mayo, Cole Waltner, Bob Fitzgerald, and Danen Johannes, all yea votes. Motion passed.</p> <p>Order to Resume work for Dick Anderson Construction on the t-hangar complex. Dennis Holten made a motion to approve the order, seconded by Cole Waltner; roll call for vote, Danen Johannes, Bob Fitzgerald, Cole Waltner, Tim Mayo, Dennis Holten and Rick White, all yea votes. Motion passed.</p> <p>Payment Request – Dick Anderson and Morrison Maierle. Payment application no Four (4) for Morrison Maierle t-hangar construction administration \$1612.53, Dick Anderson Construction \$171,217.77. 90% FAA of \$155,896.00 and 10% sponsor share of \$17,321.78, (\$8,660.89 each for the City/County). Bob Fitzgerald made a motion to approve the request, seconded by Cole Waltner; roll call for vote, Danen Johannes, Bob Fitzgerald, Cole Waltner, Tim Mayo, Dennis Holten and Rick White, all yea votes. Motion passed.</p>
COMMENTS NOT ON THE AGENDA	<p>Cole Waltner asked if the decorative rocks for the welcome to Columbus sign are ready to be installed. Tim Mayo said they were working on it. Webb asked if there was a planned starting date. Tim replied when the weather was warmer. Danen stated that the Columbus middle school spent 1 ½ hours cleaning B Street all the way down to 9th Avenue. They cleaned about 2 pickup loads of garbage off the roads.</p>
ADJOURNMENT	<p>Webb Mandeville requested a Motion to Adjourn. Rick White made the motion to adjourn at 7:33 p.m. seconded by Dennis Holten, roll call all yea votes.</p>


WEBB MANDEVILLE, MAYOR


CHERRIE L MCALEXANDER, CLERK-TREASURER

