

**CITY OF COLUMBUS
AGENDA
MONDAY- April 20, 2026**

CITY HALL 7:00 P.M.

all meetings are recorded

*** Notes an action required by Council**

1. ***MINUTES FOR COUNCIL MEETING, APPROVED AS WRITTEN, WITH OR WITHOUT ADDITIONS, DELETIONS, OR CORRECTIONS**
2. ***APPROVAL OF DELINQUENT SHUTOFFS**
3. ***APPROVAL OF CLAIMS**
4. **PRESENTATION OF PETITIONS AND COMMUNICATIONS**
 1. Andrew Lauckner to present his concerns with city ordinance 17.96.070 and 17.116.070
 2. Nomie Ketterling to present a bench concept that she would like to put along the city's walking path

1. **Chief CVFD**
2. **Police Chief**
3. **Public Works Director**

4. **City Attorney**
5. **City Clerk**
6. **City Court**

5. **DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**

6. **PUBLIC COMMENT ON CURRENT AGENDA**

7. **REPORTS OF COMMITTEES**

Minutes from Nemont Franchise Committee from April 13, 2026 presented to council

8. **UNFINISHED BUSINESS**

*Approval of Employee Health Allowance for FY26/27 Option A \$1837.52 per month or Option B \$1708.00 per month

9. **NEW BUSINESS**

*Approval of the Special Use Permit for the John Beer Memorial Fly in at the Wolterman Memorial Airport on May 30, 2026

*Approval of Lease Agreement between the City and Early Bird Coffee House

AIRPORT

*Approval of Pay Application No. 4 to Morrison Maierle in the amount of \$997.90. 95% FAA - \$948.00, City - \$24.95, County - \$24.95 sponsor share of 5%

*Resume Work Order for CR Contracting - Pavement Maintenance

*Natural Gas Request to move forward with construction agreement - city's cost \$10,000

10. **COMMENTS NOT ON THE AGENDA**

11. ***ADJOURN**

All public comment will be limited to 3 minutes unless prior approval is granted by the Mayor

**MINUTES OF A MEETING OF THE CITY OF COLUMBUS,
COLUMBUS, MONTANA HELD April 6, 2026, AT 7:00 P.M.**

COUNCIL PRESENT OFFICERS PRESENT	The meeting was called to order at 7:00 p.m. Mayor Joe Morse began the meeting with the pledge of allegiance. The council members present were Rick White, Dennis Holten, Tim Mayo, Cole Waltner, Kelly Ault and Danen Johannes. Staff members present were Chief of Police Aaron Uecker, Public Works Director Peyton Brookshire, City Attorney Ryan Addis, and Clerk Treasurer Cherrie McAlexander.
SIDELINE IN PERSON	Joel Morantan, Steve Sullenriete, Scott Paul, Laura Wilson, Alexis Giesecker, Sandy Bethmann, Chad Fishell, Coralee Hicks, Jefferson Jacobs, R.M. Howard, Sarah French and Charlie Denison
PUBLIC HEARING	NONE
REGULAR MINUTES APPROVED	The mayor asked Council if they had reviewed the minutes of the March 16, 2026, regular meeting, and if there were any additions, deletions, or corrections. Cole Waltner made a motion to approve the minutes of the regular meeting, seconded by Rick White; roll call for vote, Rick White, Dennis Holten, Tim Mayo, Cole Waltner, Kelly Ault and Danen Johannes, all yea votes. Motion passed.
SHUT OFF LIST	NONE
APPROVAL OF CLAIMS	The claims list for the 2 nd half of March was presented to the Council. Rick White made a motion to approve the claims as presented, seconded by Tim Mayo. Danen Johannes stated that the credit card statement did not include all the receipts for all the charges and reminded the department heads that they need to turn in their receipts. Kelly Ault asked if the city would be receiving restitution for the damage of the doors at Heritage Park. Aaron replied that all the paperwork had been sent in for restitution. Roll call for vote, Danen Johannes, Kelly Ault, Cole Waltner, Tim Mayo, Dennis Holten and Rick White, all yea votes. Motion Passed.
PRESENTATION OF PETITIONS AND COMMUNICATIONS	Joel Morantan from the Stillwater Chamber of Commerce gave a presentation about long-term community development goals and manufacturing goals for Stillwater County. Roberta Howard and Sarah French gave a presentation on introducing native plants and flowers to the community garden and Granite Peak Park. Nemont and UtiliSource gave a presentation on bringing fiber to the city.
FIRE DEPT.	The Fire Chief was not present and did not provide a report.
POLICE	The Police Chief was present and provided a report.
PUBLIC WORKS	The Public Works Director was present and provided a report.
ATTORNEY	The City Attorney was present and provided a report. Ryan suggested that the city form a committee to review the Franchise Agreement for Nemont. Dennis Holten and Tim Mayo volunteered to be on the committee along with the PWD and Treasurer. Ryan stated he would also sit on the committee. Kelly Ault asked if there was any input from the community about this. The mayor stated that there was a meeting a few months back that he attended along with the county commissioners and several people from the community.
CITY JUDGE	The City Judge was present and provided a report. The judge stated that he was under the impression that a report was being presented to the council. When he

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CLERK-TREASURER	<p>figured out that was not the case, he decided that he would make sure a report was being presented and he would start attending the first council meeting of each month.</p> <p>The Clerk-Treasurer was present and provided a report. Cherrie asked for feedback from the council on changing the meeting time to 6pm. There was a discussion and it was decided that at the next meeting there would be a vote to change the start time to 6:30pm on the agenda. Cherrie also asked for feedback on the health insurance employee benefit. She explained the benefits and the cost savings for the city. There was some discussion and it was decided that both options would be presented to the council for a vote at the next council meeting.</p>
PUBLIC COMMENT ON CURRENT AGENDA ITEMS:	NONE
DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATION	NONE
COMMITTEE REPORTS-	NONE
UNFINISHED BUSINESS	NONE
NEW BUSINESS	<p>Approval of the Special Use Permit for Columbus MT Gives Block Party on May 8, 2026 from 2pm-10pm sponsored by Columbus Community Foundation. Cole Waltner made a motion to approve the permit, seconded by Kelly Ault; roll call for vote, Rick White, Dennis Holten, Tim Mayo, Cole Waltner, Kelly Ault and Danen Johannes, all yea votes. Motion passed.</p> <p>Approval of the Work Change Directive No. 6 for the Heritage Park Well Project. Dennis Holten made a motion to approve the directive, seconded by Tim Mayo. Rick White asked if this pertained to the dry well. Peyton responded that this is for the good well. Roll call for vote, Danen Johannes, Kelly Ault, Cole Waltner, Tim Mayo, Dennis Holten and Rick White, all yea votes. Motion Passed.</p> <p>Approval of the appointment of Gary Timm to the Board of Adjustment for a 3-year term to expire April 30, 2029. Rick White made a motion to approve the appointment, seconded by Tim Mayo. Dennis asked if it was ok for Gary to be on the board because he lives outside of city limits. Ryan reviewed the MCA and there was no wording that stated a board member had to reside within city limits. The mayor asked all in favor say "I". All council members replied "I". motion passed.</p> <p>Approval of Job Description and Announcement for the Utility Systems Operator. Dennis Holten made a motion to approve the description and announcement, seconded by Cole Waltner. Dennis stated that he would like to see a local person be hired for the job. Roll call for vote, Rick White, Dennis</p>

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	<p>Holten, Tim Mayo, Cole Waltner, Kelly Ault and Danen Johannes, all yea votes. Motion passed.</p> <p>Approval of Construction Agreement between the city and Heart 7 not to exceed \$25,000 for the installation of a culvert at Sherwood Park. Dennis Holten made a motion to approve the agreement, seconded by Danen Johannes; roll call for vote, Danen Johannes, Kelly Ault, Cole Waltner, Tim Mayo, Dennis Holten and Rick White, all yea votes. Motion Passed.</p> <p>Approval to purchase two new water fountains for Granite Peak Park for \$4,300 each. Dennis Holten made a motion to approve the purchase, seconded by Cole Waltner. Dennis asked if there were other options, like a water filling station because the price of these drinking fountains is expensive. Dennis stated he would like more time to think about this. Cole asked if the new fountains would have a spicket at the bottom like the old ones. Peyton said no. Cole stated that these fountains get used a lot. Tim asked if the price included installation. Peyton said no but it will not take much. Dennis made a motion to table the purchase of the water fountains, seconded by Rick; roll call for vote Rick White, Dennis Holten, Tim Mayo, Cole Waltner, Kelly Ault and Danen Johannes, all yea votes. Motion passed.</p> <p><u>AIRPORT</u></p> <p>Approval of Joint Resolution No 2026-01 – updates and changes to solid waste management at airport and general update to signatures for current elected officials. Dennis Holten made a motion to approve the resolution, seconded by Rick White; roll call for vote, Rick White, Dennis Holten, Tim Mayo, Cole Waltner, Kelly Ault and Danen Johannes, all yea votes. Motion passed.</p> <p>Approval of Joint City-County Airport Board Bylaws. – update to add “at large” category for board members and general update to signatures for current elected officials. Cole Waltner made the motion to approve the bylaws, seconded by Tim Mayo; roll call for vote, Danen Johannes, Kelly Ault, Cole Waltner, Tim Mayo, Dennis Holten and Rick White, all yea votes. Motion Passed.</p>
<p>COMMENTS NOT ON THE AGENDA</p>	<p>Dennis stated that someone had reached out to him about placing a park bench along the walking trail in town. Peyton said he had spoken to the person and gave them all the information they needed to get the bench placed where they wanted it. Rick asked about the lights that are to be placed at the veteran’s memorial at Railroad Park. Peyton stated that he was working on the lights and getting a flagpole installed as well. He was waiting on the tree trimmers to finish with the tree work. Rick mentioned the issue with the bad rail crossing in town and wanted people to reach out to BNSF to try to get it fixed.</p>
<p>ADJOURNMENT</p>	<p>Joe Morse requested a Motion to Adjourn. Rick White made the motion to adjourn at 8:13 p.m. seconded by Dennis Holten, roll call all yea votes.</p>

MINUTES OF A MEETING OF THE CITY OF COLUMBUS,
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JOSEPH MORSE II, MAYOR

CHERRIE L MCALEXANDER, CLERK-TREASURER

Clerk

From: Andrew Lauckner <fire_dragon05@icloud.com>
Sent: Tuesday, April 7, 2026 4:07 PM
To: Clerk
Cc: joe@pd46brewing.com
Subject: Review of City ordinance 17.96.070 and 17.116.070

Hello, thank you for your assistance in describing the details of the city ordinance SECTIONS 17.96.070 and 17.116.070.

After further consideration and research I have found this ordinance to lack merit based on details stating it would match the costs of implementation. The cost of taking a deposit and filing a record would be less than \$25. Regardless if planning a short term or long term event with services, large fees as stated of \$100 are fiscally prohibiting competition within your city for services that are being requested for diversity and growth. Furthermore the executive powers of enforcement of such ordinances would be inconsistent. Any business choosing to come to your city be it an HVAC, construction crew, plumbing company or in home care giver would and should be equally required to follow the ordinance. Refusal of such consistency would show discrimination towards a single industry in an attempt to deter services by making it cost prohibitive.

My debate of the subject is purely objective to see change to the ordinance and welcome services to assist your city and make it thrive. Companies like mine drive 1.5-2hrs round trip to provide service without guarantee of compensation. We donate time, money, and resources to assist your efforts and focus on community safety and development. Personally I have served hundreds of people to help raise money for your county which I do not live in, but care about all the same. If this ordinance is to affirm details for public safety make it so to the extent of the cost of actual implementation. The record of current health and safety license and intent to operate within your constructs should not exceed \$25 which is the cost of record and filing. To cite comparison: the city of Billings has over 120,000 people with a city business license of \$55. They provide direct license and receipt and request special parking permits for large trucks loading and unloading. The city of Columbus is asking for \$100 for a license annually with a population of less than 2,000 with no attached services, no license issuance, and no attached benefits. It also has no attached penalty nor a code enforcement agency to do so. In contrast Columbus is less than 2% of the size of a metropolitan city but is charging almost double the cost for less benefits and inconsistent enforcement for all industries.

I would like to propose a change to these ordinances to modify them, assuming the city still needs them at all, to match the purpose. For the safety and security of the public of Columbus, MT, all businesses not residing within the city limits would need to provide proof for record that they are licensed and insured from their respective fields and provide that record to the clerk of the city with a filing fee of \$25 which is the cost of implementation. The penalty for operation of any business without such record on file would be the cost of \$25 which matches the cost of filing, thus providing incentive for companies to be proactive.

If the point is to provide a record for the benefit of public safety and security it would make sense that the ordinance actually does so. Retaining record of pertinent information allows comparison by the

citizens of Columbus to protect themselves from unlicensed and uninsured businesses attempting to operate in their city and avoid risk and incident. Anything less than this reason, gives reason to believe that the purpose is only to tax outside entities.

Thank You for reading my opinion on the issue. If required please let me know what venue this claim is best suited to be heard to have a chance at enacting change.

Andrew Lauckner
406-690-9660

17.96.070 - Temporary uses.

The temporary special use of public property shall conform to the provisions of Chapter 17.72, Public Lands, and Institutions, and requires a temporary special use permit from the city. Temporary special uses for community or non-profit events are permitted uses in public zones with a special use permit obtained from the city.

Temporary commercial uses specifically listed are allowable in AO, HC, CBD, and LI zoning districts. Temporary commercial uses listed as permitted conditional uses shall comply with the provisions of Chapter 17.84, conditional uses.

If a use operates at more than one location, only one permit shall be required provided that the property owner of any additional site has consented in writing. The permittee may not change to a location different from that which has been stated on the application and approved upon issuance of a permit without approval from the zoning officer.

- A. *Group 1 temporary uses:* Consists of temporary uses of the property continuing for less than seventy-two hours.
 1. Clear sight vision for ingress and egress shall be provided.
 2. All approaches and access must be approved by the public works department.
 3. A temporary sign not exceeding twenty-four square feet and eight feet in height shall be allowable but may not remain in place once the temporary use permit has expired. At no time shall any portion of the temporary commercial use operation or any sign extend into the public right-of-way, this includes signs, banners, flags and awnings.
 4. Dependent on the proposed commercial activity the zoning officer may determine that a traffic circulation and parking plan is needed to accompany the application for temporary use prior to the permit being issued.
 5. Applications are approved by the zoning officer and the zoning officer may have conditions associated with the permit to ensure public health, safety, and welfare.
- B. *Group 2 temporary uses:* Consists of temporary uses of the property continuing for more than seventy-two hours but less than thirty days.
 1. Clear sight vision for ingress and egress shall be provided.
 2. All approaches and access must be approved by the public works department.
 3. A temporary sign not exceeding twenty-four square feet and eight feet in height shall be allowable but may not remain in place once the temporary use permit has expired. At no time shall any portion of the temporary commercial use operation or any sign extend into the public right-of-way, this includes signs, banners, flags, and awnings.
 - 4.

Dependent on the proposed commercial activity the zoning officer may determine that a traffic circulation and parking plan is needed to accompany the application for temporary use prior to the permit being issued.

5. Applications are approved by the zoning officer and the zoning officer may have conditions associated with the permit to ensure public health, safety, and welfare.

C. *Group 3 temporary uses:* Consists of temporary uses of property continuing for more than thirty days but less than ninety .

1. Clear sight vision for ingress and egress shall be provided.
2. All approaches and access must be approved by the public works department.
3. A temporary sign not exceeding twenty-four square feet and eight feet in height shall be allowable but may not remain in place once the temporary use permit has expired. At no time shall any portion of the temporary commercial use operation or any sign extend into the public right-of-way, this includes signs, banners, flags, and awnings.
4. Dependent on the proposed commercial activity the zoning officer may determine that a traffic circulation and parking plan is needed to accompany the application for temporary use prior to the permit being issued.
5. Applications are approved by the zoning officer and the zoning officer may have conditions associated with the permit to ensure public health, safety, and welfare.

D. *Group 4 temporary uses:* Consists of commercial uses that exceed ninety days not to exceed one year and that generally operate seasonally and annually and are mobile.

1. Clear sight vision for ingress and egress to the property shall be provided.
2. The proposed commercial activity shall require that a traffic circulation and parking plan accompany the temporary use application prior to the permit being issued.
3. A temporary sign not exceeding twenty-four square feet and eight feet in height shall be allowable but may not remain in place once the temporary use permit has expired. At no time shall any portion of the temporary commercial use operation or any sign extend into the public right-of-way, this includes signs, banners, flags, and awnings.
4. Applications are approved by the zoning officer and the zoning officer may have conditions associated with the permit to ensure public health, safety, and welfare.

(Ord. 321 (part), 2004; Ord. 307 § 3, 1999; Ord. 298 § 1 (part) (11.02.2416), 1997)

(Ord. No. 354, § 1(Exh. A), 10-15-2018; Ord. No. 362, § 2(Exh.A), 12-6-2022; Ord. No. 365-2023, § (Exh. A), 3-20-2023)

17.116.070 - Schedule of fees, charges and expenses.

The city council shall establish a schedule of fees, charges and expenses and a collection procedure for zoning permits, appeals and other matters pertaining to this title. The schedule of fees listed below shall be posted in the office of the zoning officer and may be altered or amended only by the city council.

No permit, zone change, conditional use or variance shall be issued unless or until such costs, charges, fees, or expenses have been paid in full, nor shall any action be taken on proceedings before the zoning commission, city council or the board of adjustment unless or until charges and fees have been paid in full.

Minimum fees have been established. These fees may be revised by the city council to reflect current cost of implementation.

Decks, porches, entrance landings, etc.	\$50.00
Accessory use permit/additions	\$100.00
Principal use permit	\$150.00
Sign permit	\$165.00
After the Fact Permit	Double the permit fee
Temporary commercial use	
Group 1	\$25.00
Group 2	\$50.00
Group 3	\$75.00
Group 4	\$100.00
Conditional use	\$175.00
Variance request	\$250.00
Zoning changes/amendments	\$350.00



Columbus Police Department
408 E 1ST AVE N
P.O. BOX 549
Columbus, MT 59019-0549

Aaron A Uecker, Chief of Police
(406) 322-5313 Ext. 110
Email: chiefofpolice@townofcolumbus.com

To: Columbus City Council
From: Chief Aaron Uecker
Subj: Monthly Report

Officer Jenkins will be graduating from the Montana Law Enforcement Academy on Tuesday 21 April. Officer Church and I will be attending. His 1st day back to full duty will be Friday 24 April, and it be nice to have an extra guy back on the schedule.

SRO Zachary came back on light duty and has been helping around the office with different investigations and helping Kayla inventory the Evidence room, along with trying to get rid of all excess stuff we have. I have coordinated with Ryan about city cases, and County Attorney's office on the felonies, and all the guns we have. Some of these have been in evidence since 2001. SRO Zachary is even working on an Assault/Disturbance that recently came in from the Elementary school.

I have been doing zoom interviews and sending emails for our dash cameras. The installation date is set for Thursday 23 April, they are expecting this to be 2 full days. Peyton was nice enough to let us utilize the Public works building since our evidence garage has something inside. We have learned from the mistakes that were made by the county when they installed the cameras so in theory this should be an easy process.

A handwritten signature in black ink, appearing to be "A. Uecker", written in a cursive style.

Aaron Uecker



PUBLIC WORKS DEPARTMENT

April 20th Report to Council

Water

- ❖ I am looking at having Rocky Mountain Leak Detection come through and do about 8000 Lf of water main leak detection in some of our older areas. I want to get this done prior to the pool being in service and before prioritizing some projects that I will have on the updated CIP. We currently have a lower water loss than expected and I believe the aged and inaccurate water meters currently in use play a significant role in this as well.

Sewer

- ❖ Nothing new to report.

Streets/Drainage

- ❖ The crew is patching throughout the city.
- ❖ Our water valve replacement and installation excavation patches were completed by True North Contracting.

Parks

- ❖ I am still open to options regarding the fountains at G.P.P. The mild winter helped us, and no repairs were required as of yet.

Other

- ❖ I met with Andrew Harmon with the State MDOT regarding a project in 2027 that will affect Columbus. It is a mill and overlay project and our impact will be from the bridge south of town to Clough Avenue. The water valves and sewer manholes will need to be adjusted but this work will be under the threshold and requires no funds on the part of the city. I will have an agreement at some point from the state for the mayor to sign after council approves. I will update when I have more information.
- ❖ The 3rd Street railroad crossing was replaced by BNSF.
- ❖ I attended a pre-con meeting over the demolition and remodeling plans of the old Town Pump building and the hotel property. They have some work to do mitigating some old tanks
- ❖ I wanted to see about possible availability of members of the solid waste committee to meet one more time within the next week or so to close this up and have recommendations to the full council on May 4th.

April 20, 2026

**REPORT FROM THE CITY CLERK-TREASURER
CHERRIE L MCALEXANDER**

1. Please see attached public hearing announcement that will be posted in the paper April 23rd and 30th for the ordinance revision that will be needed to change the council meeting to 6:30pm. The public hearing will be on May 4th and then the ordinance will be presented for approval. There will be a first and second reading and then 30 days before the new meeting start time will take effect.
2. I will be out of the office May 4-7 for the annual Clerks Institute. Cassidy will be filling in for me at the May 4th Council Meeting. I will continue to answer emails and handle any of my responsibilities I can remotely.
3. I have been working with Black Mountain and Yellowstone Bank to start the process of paying vendors by ACH instead of cutting paper checks. In the next few weeks, I will be working on obtaining as many vendors ACH information as is can and will move from cutting paper checks to processing payments online. This will reduce the cost of postage and cost of checks and envelopes. Moving in this direction will also reduce administrative time.

Please feel free to call, email or stop by my office anytime with questions or concerns

NOTICE OF PUBLIC HEARING
COLUMBUS CITY COUNCIL

NOTICE IS HEREBY GIVEN FOR a PUBLIC HEARING to be held before the Columbus City Council on Monday, May 4, 2026 at 7:00 PM at City Hall located at 408 E. 1st Ave. N., Columbus, Montana. The purpose of this Public Hearing is to amend the Ordinance pertaining to the council meeting start time. The Ordinance will be read on May 4, 2026. All pertinent information regarding this hearing may be reviewed at the Columbus City Hall at 408 E. 1st Ave. between the hours of 8:00 and 5:00. Written comments may be submitted to the Columbus City Hall, PO Box 549 Columbus, MT 59019. At the public hearing testimony will be taken in support of and in opposition to the subject. If there are any questions, please call the City Hall at 406-322-5313. Cherrie L McAlexander, Clerk/Treasurer Published: Stillwater County News, April 23, 2026 and April 30, 2026.

ORDINANCE NO. XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COLUMBUS, MONTANA, CHANGING REGULAR MEETING TIME FROM 7:00P.M. TO 6:30P.M.

WHEREAS, the City Council has determined that it is appropriate to change the time for the commencement of regular City Council Meetings from 7:00p.m. to 6:30p.m.; and

WHEREAS, Public Notice of the City Council's intent to hold a public hearing on May 4, 2026, at 7:00 p.m. on the final adoption of the proposed Ordinance to change the regular meeting time from 7:00p.m. to 6:30p.m. was published in the Stillwater County News on April 23 and 30, 2026; and

WHEREAS, the City Council held a public hearing on changing the time for the commencement of the regular City Council Meetings from 7:00 p.m. to 6:30 p.m. on May 4, 2026;and

WHEREAS, the City Council has duly considered any public comments on the proposed time change for the commencement of the regular City Council Meetings;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Columbus, Montana, SECTION 2.04.060 of the Columbus Municipal Code is hereby amended to read as follows:

2.04.060 Meetings called to order.

The council shall convene and be called to order by the mayor, or in his absence, by the president of the council, and in the absence of both the mayor and the president of the council, by the senior councilman present, at six-thirty p.m. and the clerk shall proceed to call the roll and record in the minutes the names of all members present and announce whether or not a quorum is present.

1st Reading and Approval: DATED this _____ day of _____ 2026.

Joseph Morse II – Mayor

Attest: Cherrie McAlexander – Clerk/Treasurer

2nd Reading and Approval: DATED this _____ day of _____ 2026.

Joseph Morse II – Mayor

Attest: Cherrie McAlexander – Clerk/Treasurer

This Ordinance shall become effective thirty (30) days after its passage and approval.

**Nemont Franchise
COMMITTEE MEETING
April 13, 2026, 2:00 PM @ City Hall**

MEMBERS OF THE COMMITTEE	Peyton Brookshire, Cherrie McAlexander, Dennis Holten, Tim Mayo, Ryan Addis and Joe Morse
SIDELINE IN PERSON	Scott Paul with Nemont
MINUTES	NONE
PUBLIC COMMENT ON CURRENT AGENDA ITEMS:	NONE
	<p>Ryan explained what was in the packet that was provided for the meeting. Ryan explained that the whole idea is to take all the franchise agreement examples in the packet and decide what the committee wants to see and doesn't want to see in a franchise agreement with Nemont. Ryan will use this information to put together a franchise agreement to present to the council. The examples included a franchise agreement that Nemont sent to the city. Ryan asked Peyton if there was anything that he wanted to see in the agreement. Peyton discussed the franchise agreement that was sent to the city from Nemont and some of the changes he would like to see in that agreement. Most of the changes had to do with rights-of-ways and keeping fiber away from the city's utilities in section 2. Some of the other changes had to do with permit requirements in section 3. Another change that Peyton wanted was to add GIS requirements. Peyton discussed the requirement that Nemont would have to move any fiber at their expense if it became in the way due to a future city infrastructure project. Scott asked if there were any current projects that Peyton knew of that this might happen. Peyton said no. Dennis gave an example of this happening in the past when Northwestern Energy had to move some of their gas lines due to the city putting in new storm drainpipes. There was some discussion about how long and in-depth this franchise agreement needed to be. Ryan talked about the different examples of the agreements that were presented to the committee and stated that some were very long and detailed and he didn't think that this one needed to be a very long. Peyton and Dennis agreed. Ryan stated that the franchise agreement example from Glasgow didn't look like a bad one to reference. Cherrie mentioned that the Glasgow Nemont Franchise Agreement has been around for close to 40 years. Ryan suggested using this agreement along with Peytons changes and create a first draft of the franchise agreement. Ryan stated that another topic that needs to be discussed and decided is a franchise fee. A lot of cities have a franchise fee included in their agreements. Ryan stated that this is why he really wanted to have this committee meeting, so it wasn't himself or Peyton deciding on this topic but wanted feedback from others and council members. Ryan said that the franchise fees are usually between 3-5%. Peyton mentioned that maybe free wi-fi for all city buildings, Itch-Kep-Pe, and Pool could be a negotiation instead of a franchise fee. Peyton asked Scott if providing free wi-fi has been a part of any other franchise agreements. Scott replied he is not for sure. Dennis talked about the franchise agreement that the city has with Northwestern Energy and how that one came about not getting a fee attached to it. Ryan discussed the process of how the franchise agreement will be a contract but then it will get codified into our ordinances and the importance of</p>

Nemont Franchise
COMMITTEE MEETING
 April 13, 2026, 2:00 PM @ City Hall

	<p>doing this. Peyton mentioned that there needs to be some updates to our current ordinance that talks about franchise agreements. The current wording is old and outdated. Ryan explained what he will be reviewing within the agreement and what Peyton would review. Dennis asked if we needed the definitions in our agreement like the Glasgow example has. Dennis suggested looking at the Glasgow agreement and the agreement that Nemont sent the city and put them together. Cherrie asked if the city did decide to negotiate a franchise fee what would that look like, would that fee get passed onto the city residents. Scott explained that they try to absorb the fee and not pass it onto the customer, but it depends on the frequency and expenses involved. There was some discussion on franchise fees. Tim asked what the city would use the fee for if Nemont is handling all the work, why we need to collect fees from them. Dennis said that we would want to determine what the city would use the revenue for, trails, parks, etc. Ryan stated that cities that are charging a franchise fee is probably for administrative cost and permitting fees. Dennis asked Peyton about permitting and how that would work. Peyton explained permitting will all be spelled out in the agreement. There was discussion on permitting. There was more discussion on whether the city wanted to charge a franchise fee or not. Dennis stated it would be nice to see some free internet. Cherrie agreed. Scott said he thought that would be more than 3%. After the discussion it was decided that the city would not change a franchise fee. Dennis asked how often the franchise agreements get reviewed. Scott stated it all depends. Tim asked how long a franchise agreement is good for. Scott stated that they are usually from 5 to 15 years. Tim suggested that maybe the city does the franchise agreement for 5 years and then review to see if a fee should be added at that time. Scott expressed his concerns with a 5-year term. Scott would like to see the agreement be 10 years and then review. Ryan stated that he does not care for auto-renews and explained why. He suggested maybe one auto renewal added into the ordinance and then require a review. Scott agreed with Ryan on the auto renewal concept. Ryan explained the ordinance process and how this will play into the franchise agreement. Franchise agreement will not have to wait 60 days before it goes into effect. After all discussions it was decided that the Glasgow agreement and the agreement that was sent over from Nemont will be married together with all suggestions discussed and the draft will be emailed out to all committee members for review. After the review any changes will be made and then the agreement will be presented to the council for a vote. After the franchise agreement is approved the ordinance process will start. Dennis asked Scott when Nemont was wanting to get started. Scott replied as soon as the city is ready and the project will most likely go until the spring of 2027. Ryan stated that he will have a rough draft ready on Monday April 20th. Cherrie will send out the draft for review. Once review comes back, any changes will be made, sent for review again and the final franchise agreement will be presented to council on May 4th. Scott asked for confirmation if the final agreement is approved on May 4th Nemont would be approved to move forward. Ryan stated yes and explained how the agreement and ordinance will work.</p>
<p>COMMENTS NOT ON THE AGENDA</p>	<p>None</p>

Nemont Franchise
COMMITTEE MEETING
April 13, 2026, 2:00 PM @ City Hall

ADJOURNMENT	Meeting was over at 2:43 PM
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Health Benefits 2026/2027

The premium allowance options

Option A - \$1837.52 **Option B** - \$1708.00

Total Cost **Option A** for an employee

	Bridger	Madison	Pintler	HDHP
Employee Only	\$0.00	\$0.00	\$0.00	\$0.00
Employee/Spouse	\$146.48	\$14.48	\$0.00	\$0.00
Employee/Children	\$0.00	\$0.00	\$0.00	\$0.00
Employee/Children/Spouse	\$890.48	\$709.48	\$511.48	\$200.48

Total Cost **Option B** for an employee

	Bridger	Madison	Pintler	HDHP
Employee Only	\$0.00	\$0.00	\$0.00	\$0.00
Employee/Spouse	\$276.00	\$144.00	\$0.00	\$0.00
Employee/Children	\$28.00	\$0.00	\$0.00	\$0.00
Employee/Children/Spouse	\$1020.00	\$839.00	\$641.00	\$330.00

In addition, the city would continue to provide employee-only coverage for vision dental and AD&D Life Insurance of \$20,000.00. These benefits are available for employees' children or spouses at an additional cost.

Maximum total Cost of per employee for the city is:

Description of Benefit	Cost of Benefit	
	Option A	Option B
Premium Allowance per month	\$1837.52	\$1708.00
Dental	\$33.00	\$33.00
Vision	\$8.60	\$8.60
Life Insurance	\$5.40	\$5.40
TOTAL per month	\$1884.54	\$1755.00

Employees that do not use the full allowance are eligible for a Flex Benefit up to \$2700.00 for the year. Employees that waive all benefits receive a Taxable Cash Benefit of 50% of the monthly allowance.



Employee Benefits - Standard Plan Summaries

Effective 7/1/26 - This Document is a summary of coverage only. The MMIA Employee Benefits Program Plan Documents are available at mmiaeb.net and must be referenced for details of all coverages.

	Bridger	Madison	Pintler	High Deductible (HSA-Qualified)
Deductible (Individual/Family) January 1 - December 31	\$750 / \$1,500	\$1,000 / \$2,000	\$2,000 / \$4,000	\$3,500 / \$7,000
Benefit Percentage (what the plan pays if the Deductible is waived or after the Deductible is met)				
All Montana and Non-Montana Cigna Providers	80%	70%	70%	80%
Non-Montana, Non-Cigna Providers	60%	50%	50%	60%
Annual Out-of-Pocket Maximum (the most you will pay for covered services in a plan year) Individual/Family	\$2,500 / \$5,000	\$4,000 / \$8,000	\$5,000 / \$10,000	\$7,000 / \$14,000
Medical Services				
Preventive care as recommended by the US Preventive Services Task Force, CDC, and Health Resources & Services Administration at www.healthcare.gov	100% Plan-paid			
Accidental Injury Benefit	100% up to \$300, then standard benefits apply			Deductible applies
Diabetic Education	100% Plan-paid			
Hospice Care				
Professional Provider Services				
Alternative Medicine Benefit - up to \$500	Deductible waived (Plan pays Benefit %)			Deductible applies
Chiropractic - up to \$400, plus \$100 x-ray benefit				
Home Health Care				
Newborn Initial Care				
Nutritional Counseling - up to 10 visits per year				
Facility Provider Services				
Emergency Room Care	Deductible applies			
Obesity Surgery - one per lifetime, up to \$30,000				
Prescription Drug Benefit				
Generic	\$4 Retail (30 day) / \$8 Mail Order (90 day)			Deductible applies
Brand Formulary	\$20 Retail (30 day) / \$40 Mail Order (90 day)			
Brand Non-Formulary	\$50 Retail (30 day) / \$100 Mail Order (90 day)			
Total Cost per Month				
<i>Employee Only (P00)</i>	\$ 992	\$ 926	\$ 854	\$ 741
<i>Employee & Spouse (F00)</i>	\$ 1,984	\$ 1,852	\$ 1,708	\$ 1,482
<i>Employee & Child(ren) (P99)</i>	\$ 1,736	\$ 1,621	\$ 1,495	\$ 1,297
<i>Employee, Spouse & Child(ren) (F99)</i>	\$ 2,728	\$ 2,547	\$ 2,349	\$ 2,038
<i>Retirees or spouses of retirees aged 65+ are not eligible for medical coverage.</i>				



Employee Benefits - Dental and Vision Plan Summaries
 Effective 7/1/26 - This Document is a summary of coverage only. The MMIA Employee Benefits Program Plan Documents are available at mmiaeb.net and must be referenced for details of all

Dental Plans

Benefit Period (January 1 - December 31)

	In-Network	Orthodontic Enhancement
Deductible (Individual/Family)	\$25 / \$50	
*Calendar Year Maximum Benefit	\$2,000 / Individual	\$2,000 Lifetime Benefit/Individual
Dental Services		
Diagnostic & Preventive (cleanings and screenings)	Plan pays 100% Deductible waived Does not apply to Calendar Year Maximum Benefit	Plan pays 50% after Deductible
Basic Restorations	Plan pays 80% after Deductible	
Major Restorations and Implants	Plan pays 50% after Deductible	

*Calendar Year Maximum Benefit is the most the Plan will pay for covered services in a plan year

Dental Plan Cost	Basic	With Ortho Enhancement
Employee Only (P00)	\$33.00	\$34.00
Employee & Spouse (F00)	\$66.00	\$68.00
Employee & Child(ren) (P99)	\$58.00	\$66.00
Employee, Spouse & Child(ren) (F99)	\$92.00	\$104.00

Vision Plan

Benefit Period (July 1 - June 30)

Benefits Every 12 Months	In-Network	Out-of-Network
Well Vision Exam	\$20 Copay (No more than \$39 copay for retinal screening as an enhancement to an exam)	Up to \$50
Frames	\$165 allowance at Costco, Walmart, and retail 20% saving after allowance	Up to \$70
Lenses (included with exam copay)	Single vision, lined bifocal, and trifocal lenses Polycarbonate for children	Single vision - Up to \$50 Lined bifocal - Up to \$75 Lined trifocal - up to \$100
Lens Enhancements	Standard progressive: \$0 copay Premium progressive: \$80-\$90 copay Custom progressive: \$120-\$160 copay	
Contacts (instead of glasses)	\$150 allowance for contact lenses Up to \$60 for contact lens exam (fitting and evaluation)	Up to \$105

Laser Vision Correction Discount *Average 15% off regular price or 5% off promotional price; discounts only available from contracted facilities*

Vision Plan Cost	
Employee Only (P00)	\$8.60
Employee & Spouse (F00)	\$13.80
Employee & Child(ren) (P99)	\$14.00
Employee, Spouse & Child(ren) (F99)	\$22.20

**CITY OF COLUMBUS
SPECIAL USE PERMIT QUESTIONNAIRE**

Name of Event: Jann Beer Memorial Fly in

Name of City Park or ROW Requested: Walterman Memorial Airport

Event Date(s): May 30, 2026 (Rainy Day Alternate: June 6, 2026)

Set-Up Time: 7:00 AM Clean-Up Time: 4:00 PM Total Hours: 9

Estimated Number of People Expected: < 150

Alcohol: Yes No

Amplified Noise: Yes No

Open Fire: Yes No

Tents/Canopies: Yes No

Inflatables: Yes No

Portable Toilets: Yes No

Event Fee: Yes No

If yes, what is fee amount: _____

Contact Information:

Customer or Organization Name: Jann Beer Memorial Foundation

Contact Name: Carter Beer

Address: 22 West Whitebird Creek Road

City: Columbus State: Montana Zip Code: 59019

Preferred Phone Number: (406) 855-3200

Email Address: Carterdbeer@ICLOUD.COM

REST OF PAGE INTENTIONALLY LEFT BLANK

Description of Special Event:

Please include whether the special event will occupy all or part of a city park or the width of any city street, the location of any event areas, and the type of event including any activities planned (floats, animals, etc.). Please attach any other documentation that may be helpful for the City's consideration. If you need additional space, please attach a blank sheet.

Fly in at Airport, we will use Hardin Gehrens hangar for Breakfast, lunch, and
activities such as our poster drawing and paper Airplane contest

If applicable, proposed route including start and end points (please attach a map):

653-650 - KLVN - 653

Describe any recording equipment, sound amplification equipment, banners, signs, or other attention-getting devices to be used in connection with the special event:

Banners in hangar

Street closures/parking restrictions requested, if any:

n/a

Please specify if any city equipment or assistance is requested (e.g., traffic control devices, trash containers, traffic assistance, crowd control, etc.):

n/a

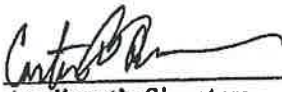
Please submit on a separate sheet of paper a Traffic Control Plan and include the following:

- a. Detailed map showing the route or event area, including street names.
- b. Location of all traffic control devices and crossing guards (if applicable).

n/a

Please specify any necessary arrangements for clean-up after the event:

JBMF will clean up



Applicant's Signature

march 13, 2026

Date

Carter D. Beer

Applicant's Printed Name



Received by (City Representative)

3.19.26

Date

**CITY OF COLUMBUS
SPECIAL USE PERMIT APPLICATION FORM**

Policy: A Special Use Permit is required for persons seeking to make use of city property or rights-of-way, or both. Special uses may include, but are not limited to, activities such as: art festivals, fairs, tours, concerts, holiday celebrations, business promotional events, car washes, bicycle races, runs, parades, marches and processions, motorcades, assemblies, etc. which occur wholly or partial on City owned and maintained property, such as streets, sidewalks, boulevards, and parks.

Requirements: The following items are required to be completed when submitting a Special Use Permit Application. A separate application for each special use request must be submitted. Applications will not be accepted until all items on this list are completed and submitted together. Requests will be accommodated on an "as available" basis, regardless of prior use.

1. A completed, legible, and signed Special Use Permit Application Form.
2. A completed, legible, and signed Special Use Permit Questionnaire which specifies exact City property locations and times desired for use.
3. A Certificate of Insurance from your insurance provider which meets the following requirements:
 - a. The permit applicant named as the insured party. (If insurance is obtained through an affiliate organization, then documentation must be attached to verify the current affiliation)
 - b. A minimum of \$750,000 per claim / \$1.5 million per occurrence liability coverage.
 - c. Valid throughout requested dates of use. If your current coverage expires prior to or during the requested dates of use, please attached your current Certificate of Liability Insurance coverage. The City will not follow up to ensure the renewed insurance certificate is received; this is the sole responsibility of the permit applicant.
 - d. "City of Columbus" must be listed as an Additional Insured on the Certificate of Liability Insurance.
4. Return the completed Special Use Permit Application Form, Special Use Permit Questionnaire, Certificate of Insurance, and any other attachments to the City Clerk at Columbus City Hall located at 408 East 1st Avenue North, Columbus, MT 59019. Applications may also be mailed to the City Clerk at P.O. Box 549, Columbus, MT 59019.

Terms of Agreement: The Special Use Permit is approved only upon the following terms and conditions:

In consideration of the covenants expressed herein, the City does hereby grant permission to the above permit applicant:

1. Time shall be the essence in this agreement, and the time granted shall not be extended or the occupancy or use of the premises or for the installation or removal of equipment without the written permission of the City.
2. Applicant agrees to comply with all local, state, and federal laws and regulations applicable to the use of the City's property.
3. Applicant agrees that it will not conduct activities with flames, flammable, or hazardous materials without the prior approval of the Columbus Fire & Rescue and Public Works Department.
4. Applicant agrees that no advertising or sales promotional materials shall be posted or distributed in or about the City's property or announced or publicized over any loudspeaker system without having first obtained the City's permission.
5. Applicant agrees that cars, trucks, or trailers hauling concessions shall be parked at the curb or in the parking lots. No merchandise or equipment used to sell concessions can be stored on City property. Groups selling concessions will be responsible for the clean-up of litter and debris from concession sales. Failure to comply may result in loss of permit.
6. If the event or activity involves the sale of food or beverages, or both, then all applicable health regulations must be adhered to.
7. Applicant agrees that repeated failure to use the City's property during the days and times scheduled shall result in rescheduling by the City to achieve an optimum level of use.
8. Applicant shall not injure, mar, or in any way deface or alter the City's property premises without having first obtained the City's permission.
9. Applicant agrees that it will not use City equipment, tools, or furnishings, located in or about the City's property, without first seeking and receiving the City's approval.
10. Applicant agrees to pay the City for any special maintenance, damage, and repairs caused to the City's property or facilities by their event or activity.
11. Applicant understands and agrees that during the term of this Special Use Permit other events may be held in other parts of the described City property not included in


this Special Use Permit, and Applicant shall so conduct its activities so as not to interfere with other such unrelated activities.

12. Applicant hereby indemnifies and holds the City harmless from any and all loss, damage or injury to any person or persons or property, arising from any cause or for any reason whatsoever in or about the described City property; and Applicant further agrees to waive all claims against the City on account of any loss, damage or injury from whatever cause which may occur to it its property in the use and occupancy of said described City property, the giving of this waiver is one of the considerations upon which this Special Use Permit is granted.
13. Applicant agrees to furnish the City of Columbus a Certificate of Liability Insurance which shall state that no coverage shall be amended, altered, canceled, or reduced without giving at least two weeks (14 days) written notice, by the insurance provider, to the insured and the City of Columbus. The limits of liability coverage for the period of this Agreement shall be a minimum of \$750,000 per claim / \$1.5 million per occurrence and the City of Columbus must be named on the Certificate of Liability Insurance as a Primary Additional Insured (non-contributory). Said Certificate of Liability Insurance must be completed with the City at least fourteen (14) calendar days prior to the starting date of this Agreement, and this Agreement shall not be signed or put into effect until the Certificate of Liability Insurance has been received and approved by the City.
 - a. If the special use will be held on airport property, then the insurance policy must include an aircraft endorsement. Proof of said endorsement shall be provided to the City.
 - b. If the special use involves alcohol sales or consumption, or both, then the insurance policy must include a liquor liability endorsement. Proof of said endorsement shall be provided to the City.
14. The undersigned, either as an individual or on behalf of a group or organization, hereby agrees that this Special Use Permit shall not be used in any manner that would discriminate against any person or persons based on sex, marital status, age, physical or mental handicap, race, creed, religion, color, or national origin.
15. Applicant shall not assign or transfer this Special Use Permit, or sublet any portion thereof, without the City's prior written consent.
16. Applicant agrees that the City and/or its designated representatives may enter upon the described City property or facilities at all reasonable times to ensure conformity with this Special Use Permit.
17. No portable toilets shall be placed within City property without prior approval from the Public Works Department.

Review Procedure: Upon receipt of a completed application, the City will review the application as follows:

1. The City Clerk will distribute the application to the Public Works Department, Fire Department, Police Department, and City Attorney.
2. Following review by the above departments, the applicant may be contacted by the City if a meeting is requested to determine whether the application submitted may be modified to satisfy the City's liability or use concerns.
3. If necessary, a traffic control plan shall be submitted as part of the application and approved by the Public Works Department.
 - a. Barricades, signs, and delineation equipment shall be installed and removed per the approved traffic control plan.
 - b. The City reserves the right to change the event route if it is deemed necessary for safety purposes or to maintain vehicular traffic flow.
 - c. If traffic control devices are required, the applicant will be responsible for placing and removing all such devices. The applicant will be responsible for the replacement cost of any damaged or unreturned City equipment used for the special use.
4. After the application has been reviewed by the City departments, it will be presented to City Council at its next regularly scheduled meeting for review and approval.

This Special Use Permit constitutes the entire agreement between the Parties hereto. By my signature, I hereby acknowledge that I have read, understand, and agree to the policies and procedures set forth in this City of Columbus Special Use Permit Application Form.


Applicant's Signature

March 13, 2026
Date

Carter Beer
Applicant's Printed Name


Received by (City Representative)

3-19-26
Date

Stillwater Balloon Rally - 2026

Sponsored by Columbus Fire Rescue Association
Location : Woltermann Memorial Airport



SCHEDULE

Friday, May 29th

6am-10am – Morning Balloon Launch

6:00am-6:30am – NW Gates open for pilots to park equipment on field (closed to public)

6:30am – SW Gates open to public

6:30am – Pilot's meeting

7:00am – Sponsors at balloons (pilot briefing and sign waivers)

7:00am-8:00am – Setup and launch balloons

8:00am-9:00am – Balloon flight time

10:00am – Clear Field

6-8pm – Pilot Dinner

Saturday, May 30th

6am-10am : Morning Balloon Launch

6:00am-6:30am – NW Gates open for pilots to park equipment on field (closed to public)

6:30am – SW Gates open to public

6:30am – Pilot's meeting

7:00am – Sponsors at balloons (pilot briefing and sign waivers)

7:00am-8:00am – Setup and launch balloons

8:00am-9:00am – Balloon flight time

10:00am – Clear Field

6pm-10pm : Evening Balloon Glow

Coordinate time with airport to setup lights, garbage cans, bathrooms and food trucks.

6:00pm-6:30pm – NW Gates open for pilots/food trucks parking (closed to public)

6:00-9:00 pm – Live Band

6:30pm – SW Gates open to public

7:30pm – Pilot's meeting

7:00pm-8:00pm – Setup balloons

8:00pm-9:00pm – Inflate Balloons (no launch)

10:00pm – Clear Field

Stillwater Balloon Rally - 2026
Sponsored by Columbus Fire Rescue Association
Location : Woltermann Memorial Airport



SCHEDULE

Sunday, May 31st

6am-10am Morning Balloon Launch

6:00am-6:30am – NW Gates open for pilots to park equipment on field (closed to public)

6:30am – SW Gates open to public

6:30am – Pilot's meeting

7:00am – Sponsors at balloons (pilot briefing and sign walvers)

7:00am-8:00am – Setup and launch balloons

8:00am-9:00am – Balloon flight time

10:00am – Clear Field

STILLWATER BALLOON RALLY
at the Woltermann Memorial Airport

SPONSORED BY
Columbus Fire Rescue Association
PO Box 285
Columbus, MT 59019



April 3, 2026

To Whom It May Concern,

This letter is to confirm that the Columbus Fire Rescue Association (CFRA) is planning and hosting the Stillwater Balloon Rally. CFRA is fully aware of the John Beer Memorial FlyIn scheduled for **Saturday, May 30th**, and recognizes the importance of that event to the community.

CFRA has been working closely with the organizers of the John Beer Memorial FlyIn to coordinate efforts for **Saturday, May 30th**, ensuring that both events can be conducted safely, efficiently, and with mutual support. Communication and collaboration between both organizations have been ongoing in order to minimize conflicts and promote a successful experience for participants and attendees.

The Columbus Fire Rescue Association remains committed to cooperation, public safety, and positive community engagement, and appreciates the partnership with the John Beer Memorial FlyIn as planning continues.

If additional information is needed, please do not hesitate to contact us.

Sincerely,

Columbus Fire Rescue Association

Clerk

From: Kisha Cornell <kcornell@stillwatercountymt.gov>
Sent: Monday, April 6, 2026 8:38 AM
To: Clerk
Subject: RE: John Beer Memorial Fly In Event

I don't know as I can give this to you as the process is clear and it is a special use permit. I am certain that the Beers are aware of this as they did it last year. I don't think it is wise to approve something when there are no parameters and no expectations of insurance for an event on city/county property. It will be on the agenda, but we still do not have a permit.

Kisha K Cornell



KISHA CORNELL | Finance Director, Administrator
Board of County Commissioners
Office (406) 322-8008
kcornell@stillwatercountymt.gov

From: Clerk <clerk@townofcolumbus.com>
Sent: Friday, April 3, 2026 11:27 AM
To: Kisha Cornell <kcornell@stillwatercountymt.gov>
Subject: John Beer Memorial Fly In Event

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kisha,

At our staff meeting yesterday the mayor and attorney both agreed that they would like a letter from the airport board that states they are aware that there will be two events going on simultaneously at the airport and that they are ok with it. The mayor stated that it was discussed at the last airport board meeting and they were ok with the Ballon Rally and this event being at the airport on the same weekend.

Thanks

Cherrie McAlexander

Clerk-Treasurer
City of Columbus
Email : clerk@townofcolumbus.com
408 E 1st Ave North
P.O. Box 549
Columbus, MT 59019
(406) 322-5313 ext 101

LEASE AGREEMENT

THIS LEASE, made and entered into this **1st day of July 2026** by and between **CITY OF COLUMBUS**, a municipal corporation of P.O. Box 549, Columbus, M 59019, hereinafter referred to as "**LESSOR**"; and

EARLY BIRD COFFEE HOUSE LLC, of 333 Rapelje Drive, Columbus, MT 59019, hereinafter referred to as "**LESSEE**".

WITNESSETH:

For and in consideration of the rents to be paid and the covenants and conditions to be kept and performed by the LESSEE, the LESSOR does hereby demise, lease and let unto the LESSEE that certain tract of land located in Columbus, Stillwater County, Montana, described on the attached **Exhibit A**.

TO HAVE AND TO HOLD the leased premises for the period from the **1st day of July 2026**, to the **30th day of June 2027**, subject to the terms and conditions hereinafter set forth. So long as the LESSEE isn't in default under the Lease Agreement or any extension of this Lease Agreement, this Lease Agreement shall be automatically extended for successive periods of one-year commencing July 1 of each extension period, unless either party notifies the other in writing on or before the 1st day of May of the current lease term of that party's desire to terminate the Lease Agreement.

As rent for the initial one-year term of this Lease Agreement, LESSEE shall pay the sum of \$1,825.55 payable in advance upon the execution and signing of this Lease Agreement. Lessor reserves the right to increase the annual rental due July 1 of each year during any one-year lease extension in an amount not to exceed 5% of the previous year's rental by giving the LESSEE written notice of the rent increase by May 1 of the current lease term. Prepayment of any rental shall not hinder this rent increase provision.

As additional consideration for obtaining said Lease, LESSEE herein agrees as follows:

1. To deposit with the LESSOR a bond, or similar security acceptable to LESSOR, in the amount of **FIVE HUNDRED DOLLARS (\$500.00)** to guarantee the faithful performance of the terms and conditions of this Lease as well as the satisfactory clean-up and removal from the premises. Said bond shall be deposited with the LESSOR herein and shall be delivered back to the LESSEE upon termination of this Lease, subject to the purposes and conditions herein contained. Should any breach of the Lease be made by the LESSEE then the said monies may be expended to correct and remedy the same before remitting the balance, if any, to the LESSEE.

2. LESSEE covenants and agrees to pay all taxes and assessments against the personal property and improvements which LESSEE places upon the leased premises.
3. LESSEE covenants and agrees the LESSEE has seen and inspected the premises and herewith agrees to accept the same in its present condition as being adequate for LESSEE'S purposes and further agrees that no misrepresentations have been made to LESSEE by the LESSOR, its agents or attorneys.
4. LESSEE covenants and agrees that the premises hereby leased shall be used as a site for business currently known as EARLY BIRD COFFEE HOUSE LLC. No permanent structures or improvements shall be installed or constructed upon the leased premises and the leased premises shall be used for no other purpose without the express written consent of the LESSOR being first had and obtained.
5. LESSEE covenants and agrees to save the LESSOR harmless from any and all liabilities whatsoever, including suits, attachments, claims or damages, that may occur as a result of the occupancy of the said premises by the said LESSEE, and further agrees to hold the LESSOR harmless as to any liability or responsibility for loss that may be occasioned by acts of God or from other natural causes beyond the control of the LESSOR.
6. LESSEE covenants and agrees that LESSEE will commit no waste or strip upon the said premises, nor deposit any noxious or harmful substance on the premises, nor allow any liens, attachments or other claims to be filed against the said premises. LESSEE further agrees to meet and satisfy all statutes, ordinances, rules, regulations and requirements of the State of Montana, County of Stillwater, City of Columbus, and all federal or state agencies, including but not limited to the Federal Environmental Protection Agency and the State of Montana Department of Environmental Quality, pertaining to the use and to occupancy of said premises.
7. LESSEE shall keep the leased premises in a neat and clean condition with all grass and weeds to be mowed as necessary. No property which is not used directly in connection with LESSEE'S business purpose as specified under paragraph 4 of this Lease, trash or debris, shall be stored or kept on the leased property.
8. The LESSOR shall be responsible for maintaining all water and sewer lines on the property. Any improvements that may be placed upon said premises, either of a temporary or permanent nature, shall be the total and complete responsibility of the LESSEE and should any such improvements of a permanent nature be made, said improvements shall become and remain the property of the LESSOR at the expiration of this Lease except as hereinafter specified.

9. LESSEE shall have **thirty (30) days** after the termination of this Lease in which to remove the structure placed upon the premises and to complete any work required to restore the land to as good or better condition than existed at the time that the LESSEE entered the premises.
10. LESSEE covenants and agrees to pay for City sewer, water, and garbage service to the leased premises at the applicable commercial rates. LESSEE shall at LESSEE'S sole expense pay for the extension, consumption, and use of any electrical service required in connection with LESSEE'S use and occupancy of the leased premises.
11. LESSEE shall provide liability insurance coverage effective throughout the term of this Lease meeting the minimum insurance requirements acceptable to LESSOR. The insurance policy shall be written in the name of the LESSEE as insured, and shall name the LESSOR as an additional insured. LESSEE shall, upon execution and signing of this LEASE AGREEMENT and thereafter upon renewal of the insurance policy, provide the LESSOR with a copy of the insurance coverage showing the same to be currently in effect. Failure to provide the LESSOR with proof of such insurance coverage shall constitute a default under this LEASE AGREEMENT. All policies of insurance shall contain a provision requiring written notice to LESSOR at least **ten (10) days** prior to cancellation.
12. All of the covenants and promises made by LESSEE herein are material considerations for the granting of this Lease. If LESSEE fails to pay the rent or any other sum owed under the terms and conditions of this lease and such default continues for a period of **ten (10) days** after LESSOR serves written notice of said default on LESSEE, LESSOR may declare this lease terminated and take immediate possession of the premises. If LESSEE defaults in the performance of any of the other terms and conditions of this lease, and such default continues for a period of fifteen (15) days after LESSOR serves written notice of said default of LESSEE, LESSOR may declare this lease terminated and take immediate possession of the premises.

It is agreed that failure of LESSOR to declare this lease terminated or to re-enter and take possession upon the default of LESSEE for any of the reasons set out shall not operate to bar or destroy the right of LESSOR to terminate this lease by reason of any subsequent violation of the terms of this lease by LESSEE.

13. IT IS FURTHER MUTUALLY UNDERSTOOD AND AGREED as follows:

(A) Any notice to be given hereunder may be served upon a party personally or served by registered or certified mail addressed to the parties at the addresses stated above. A notice served by mail shall be deemed served when deposited in any U.S. Post Office.

Any change of address shall not be effective unless served upon the parties in the same manner as the notice referred to herein. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given shall be deemed receipt of this notice.

(B) This Agreement and any interest therein shall not be transferred, assigned, conveyed or in any manner relinquished by LESSEE to any other person or persons without the express written consent of the LESSOR being first had and obtained.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals to **two (2) copies** of this Lease Agreement interchangeably, either of which may for all intents and purposes be used as an original, the day and year herein above set forth.

LESSOR:

CITY OF COLUMBUS

By: _____
Joseph Morse II, Mayor

Date Signed: _____

ATTEST:

Cherrie McAlexander, Clerk-Treasurer

LESSEE:

Signature of Representative

Date Signed: _____

Title of Representative

CITY OF COLUMBUS – EARLY BIRD COFFEE HOUSE LLC
LEASE AGREEMENT

EXHIBIT 'A'

Stillwater County, Montana

Park Addition to the City of Columbus, Montana
Block 9: Lots 18, 19, 20 and 21 according to the official
plat thereof now on file and of record in the office of
Clerk and Recorder, Stillwater County, Montana

For the purpose of this lease said property is utilized for a
Coffee kiosk and will utilize approximately 5,495 square feet of this
Lot. Price per square foot is the method of lease rental.

*For the Year 2026/2027 the
price per square foot shall be
.33222 per square foot = \$1,825.55/annual payment*



LETTER OF TRANSMITTAL

315 NORTH 25TH STREET • SUITE 102 • BILLINGS, MT 59101
406.658.6000 • www.m-m.net

Date: 4/7/2026

To: City of Columbus and Stillwater County
Columbus Airport - Woltermann Memorial
P.O. Box 549
Columbus, MT 59019

Project No.: 2164.032.05

RE: AIP 3-30-0017-021-2025
Airfield Pavement Maintenance

We are sending you the following items: Attached Under separate cover via

Shop Drawings Prints Plans Specifications Change Order

Copy of Letter Contract Documents Pay Request Addendum Other _____

Copies	Date	No.	Description
1	4/7/2026	FOUR (4)	Outlay Report for AIP 021-2025
1	3/27/2026	# 267096	MM Pavement Maintenance CA 2164.032.05

THESE ARE TRANSMITTED as checked below:

For approval	No exceptions	Submit specified item
For your use	Make corrections noted	Prints returned after loan to us
As requested	Revise and	For review and comments
<input checked="" type="checkbox"/> For your files	Rejected	For Signature and Return

REMARKS: Invoice covering construction items from November through March. Getting construction items ready for the final pavement marking.

Copy to: File

Signed: Heather Mosser
Heather Mosser, PE
Senior Project Manager

GENERAL PROJECT DATA
PAGE 1

Abbreviated Name of Airport = **Columbus Airport**

M-M Project No. = 2164.032.05

Date = 4/7/2026

Request No. = **FOUR (4)**

Period (begin) = 11/14/2025
(end) = 3/31/2026

Grant No. = **AIP 021-2025**
IIJA = \$208,284.00
Discretionary =
Total = \$208,284.00

Grant Agreement Contract No. = AIP 3-30-0017-021-2025
Unique Entity Identifier = VEVBMZT5FL35
Federal Grant Id. No. = DOT-FA25NM-2027

% Federal Share = 95%

Summary of Work: **Reseal Runway 10/28, parallel and connector taxiways, taxilanes, and apron pavements**

Includes payment requests for:

Administrative

Advertising #
#

Engineering/Architecture

MM Pavement Maintenance Design 2164.032.05 #
MM Pavement Maintenance CA 2164.032.05 # 267096 \$997.90

e. Other engineering/arch. fees #

Construction

CR Contracting, LLC #
1% Tax Pavement Maintenance #

#

TOTAL \$997.90

REQUEST NO.
FOUR (4)
 AIP-AIP 021-2025
 OUTLAY REPORT
 PAGE 2

Columbus Airport
 AIP 3-30-0017-021-2025
 DOT-FA25NM-2027
 Columbus Airport - Woltermann Memorial

DATE: April 7, 2026
 PERIOD: 11/14/25 to 03/31/26

ID #	DESCRIPTION	EXPLANATION	THIS PERIOD	LAST PERIOD	TOTAL TO DATE
	ADMINISTRATIVE:				
#	Advertising		\$0.00	\$552.00	\$552.00
#			\$0.00	\$0.00	\$0.00
#			\$0.00	\$0.00	\$0.00
#			\$0.00	\$0.00	\$0.00
	Subtotal Administrative		\$0.00	\$552.00	\$552.00
	ENGINEERING/ARCHITECT:				
#	MM Pavement Maintenance Design 2164.032.05		\$0.00	\$33,800.00	\$33,800.00
# 267096	MM Pavement Maintenance CA 2164.032.05		\$997.90	\$14,863.64	\$15,861.54
#			\$0.00	\$0.00	\$0.00
#			\$0.00	\$0.00	\$0.00
#			\$0.00	\$0.00	\$0.00
#			\$0.00	\$0.00	\$0.00
#			\$0.00	\$0.00	\$0.00
#			\$0.00	\$0.00	\$0.00
#	e. Other engineering/arch. fees		\$0.00	\$0.00	\$0.00
	Subtotal Engineering		\$997.90	\$48,663.64	\$49,661.54
	CONSTRUCTION:				
#	CR Contracting, LLC		\$0.00	\$124,039.06	\$124,039.06
#	1% Tax Pavement Maintenance		\$0.00	\$1,252.92	\$1,252.92
#			\$0.00	\$0.00	\$0.00
#			\$0.00	\$0.00	\$0.00
#			\$0.00	\$0.00	\$0.00
#			\$0.00	\$0.00	\$0.00
	Subtotal Construction		\$0.00	\$125,291.98	\$125,291.98
	EQUIPMENT:				
#	Omitted		\$0.00	\$0.00	\$0.00
#	Omitted		\$0.00	\$0.00	\$0.00
	Subtotal Equipment		\$0.00	\$0.00	\$0.00
	OTHER EXPENSES:				
#	Preliminary Expense		\$0.00	\$0.00	\$0.00
#	Land, Structures, Right-of-Way		\$0.00	\$0.00	\$0.00
#	Land Development		\$0.00	\$0.00	\$0.00
#	Relocation Expense		\$0.00	\$0.00	\$0.00
#	Relocation Payments to Individuals/Bus.		\$0.00	\$0.00	\$0.00
#	Demolition and Removal		\$0.00	\$0.00	\$0.00
#	Miscellaneous Cost		\$0.00	\$0.00	\$0.00
	Subtotal Other Expenses		\$0.00	\$0.00	\$0.00
Total			\$997.90	\$174,507.62	\$175,505.52

INVOICE SUMMARY

GRANT RECIPIENT INFORMATION

Name: Stillwater County and City of Columbus
 Airport: Columbus Airport - Woltermann Memorial
 Address: P.O. Box 795
 City/State: Columbus, Montana 59019

PROJECT INFORMATION

AIP Grant Number: 3-30-0017-015-2021
 Description: Airfield Pavement Maintenance

Reimbursement No. FOUR (4) Federal Share %: 85%

(1) Vendor/Class/Description	Contract Amount	X	(2) Invoice Number	(3) Invoice Date	(4) Due Date	(5) Invoice Amount	(6) AIP Eligible Costs	(7) Non-Participating Costs	(8) AIP Share
Administrative	\$ 552.00								
Yellowstone News Group (Bid Advertisement)			616827	3/27/25		\$ 552.00	\$ 552.00	\$ -	\$ 524.40
							\$ -	\$ -	\$ -
Engineering - Design Services (2164.032.05)	\$ 39,590.00								
Morrison Maierle - Airfield Pavement Maintenance Design		X	258634	8/18/25		\$ 33,800.00	\$ 33,800.00	\$ -	\$ 32,110.00
						\$ -	\$ -		\$ -
Engineering - Construction Services (2164.032.05-050)	\$ 27,030.00								
Morrison Maierle - Airfield Pavement Bidding			258633	8/18/25		\$ 3,360.76	\$ 3,360.76	\$ -	\$ 3,192.72
Morrison Maierle - Airfield Pavement CA			258616	10/6/25		\$ 9,903.67	\$ 9,903.67	\$ -	\$ 9,408.49
Morrison Maierle - Airfield Pavement CA			258930	11/21/25		\$ 1,599.21	\$ 1,599.21	\$ -	\$ 1,519.24
Morrison Maierle - Airfield Pavement CA			267096	3/27/26		\$ 997.90	\$ 997.90	\$ -	\$ 948.00
						\$ -	\$ -	\$ -	\$ -
Construction - CR Contracting, LLC	\$ 150,627.26								
Payment Application One - September			One	10/10/25		\$ 124,039.06	\$ 124,039.06	\$ -	\$ 117,837.10
MT Tax One - September			One	10/10/25		\$ 1,252.92	\$ 1,252.92	\$ -	\$ 1,190.27
						\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -
Total*	\$ 217,799.26					\$ 175,505.52	\$ 175,505.52	\$ -	\$ 166,730.24

X = Current Invoice Submittal

* Total amount of final AIP share will be rounded down to the nearest dollar.

AMOUNT OF THIS REIMBURSEMENT	\$ 848.00
PREVIOUS REIMBURSEMENTS	\$ 165,782.24
TOTAL REIMBURSEMENTS	\$ 166,730.24

OUTLAY REPORT AND REQUEST FOR REIMBURSEMENT FOR CONSTRUCTION PROGRAMS		1. TYPE OF REQUEST _ FINAL X PARTIAL	2. BASIS OF REQUEST X CASH _ ACCRUAL	
3. FEDERAL SPONSORING AGENCY AND ORGANIZATIONAL ELEMENT TO WHICH THIS REPORT IS SUBMITTED Federal Aviation Administration (FAA)		4. FEDERAL GRANT OR OTHER IDENTIFYING NUMBER ASSIGNED BY FEDERAL AGENCY AIP 3-30-0017-021-2025		
5. PARTIAL PAYMENT REQUEST NUMBER FOR THIS REQUEST FOUR (4)	6. EMPLOYER IDENTIFICATION NUMBER \$0.00	7. FINANCIAL ASSISTANCE IDENTIFICATION NUMBER DOT-FA25NM-2027		
8. PERIOD COVERED BY THIS REQUEST From: 11/14/2025 To: 3/31/2026				
9. RECIPIENT ORGANIZATION Name: Stillwater County/City of Columbus Street 1: P.O. Box 549 Street 2: City: Columbus County: Stillwater State: MT Province: Country: United States ZIP/Postal Code: 59019				
10. PAYEE (Where check is to be sent if different than item 9) Name: Street 1: Street 2: City: County: State: Province: Country: ZIP/Postal Code:				
11. STATUS OF FUNDS				
CLASSIFICATION	PROGRAMS (a) LAST PERIOD	FUNCTIONS (b)	ACTIVITIES (c) THIS PERIOD	TOTAL
a. Administrative expense	\$552.00		\$0.00	\$552.00
b. Preliminary expense	\$0.00		\$0.00	\$0.00
c. Land, structures, right-of-way	\$0.00		\$0.00	\$0.00
d. Architectural, engineering basic fees	\$33,800.00		\$0.00	\$33,800.00
e. Other architectural, engineering/arch. fees	\$0.00		\$0.00	\$0.00
f. Project inspection fees	\$14,863.64		\$997.90	\$15,861.54
g. Land development	\$0.00		\$0.00	\$0.00
h. Relocation expense	\$0.00		\$0.00	\$0.00
i. Relocation payments to individuals and business	\$0.00		\$0.00	\$0.00
j. Demolition and removal	\$0.00		\$0.00	\$0.00
k. Construction and project improvement cost	\$125,291.98		\$0.00	\$125,291.98
l. Equipment	\$0.00		\$0.00	\$0.00
m. Miscellaneous cost	\$0.00		\$0.00	\$0.00
n. Total cumulative to date (sum of lines a through m)	\$174,507.62		\$997.90	\$175,505.52
o. Deductions for program income	\$0.00		\$0.00	\$0.00
p. Net cumulative to date (line n minus line o)	\$174,507.62		\$997.90	\$175,505.52
q. Federal share to date	\$165,782.24		\$948.00	\$166,730.24
r. Rehabilitation grants (100% reimbursement)	\$0.00		\$0.00	\$0.00
s. Total Federal share (sum of lines q and r)	\$165,782.24		\$948.00	\$166,730.24
t. Federal payments previously requested	\$165,782.24		\$0.00	\$165,782.24
u. Amount requested for reimbursement	\$0.00		\$948.00	\$948.00
v. Percentage of physical completion of project	80%		0%	80%
12. CERTIFICATION I certify that to the best of my knowledge and belief the billed costs or disbursements are in accordance with the terms of the project and that the reimbursement represents the Federal share due which has not been previously requested and that an inspection has been performed and all work is in accordance with the terms of the award.				
a. RECIPIENT SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL		DATE REPORT SUBMITTED		
TYPED OR PRINTED NAME AND TITLE Prefix: Last Name: <i>morse #</i> First Name: <i>Joseph</i> Middle Name: Suffix: Title: Mayor, City of Columbus				
TELEPHONE (Area code, number, and extension) 406-322-5313				
a. RECIPIENT SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL		DATE REPORT SUBMITTED		
TYPED OR PRINTED NAME AND TITLE Prefix: Last Name: <i>Ruffalo</i> First Name: <i>Jeff</i> Middle Name: Suffix: Title: Chairman, Stillwater County Commission				
TELEPHONE (Area code, number, and extension) 406-322-8010				
b. REPRESENTATIVE CERTIFYING TO LIVE 11V SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL		DATE SIGNED		
TYPED OR PRINTED NAME AND TITLE Prefix: Last Name: Mosser First Name: Heather Middle Name: Suffix: Title: Senior Airport Engineer				
TELEPHONE (Area code, number, and extension) 406-656-6000				



INVOICE

Morrison-Maierle—PO Box 6147—Helena, MT 59604
 Office: 406-442-3050 — Fax: 406-495-3608
 www.m-m.net
 TIN: 81-0217149

City of Columbus
 PO Box 549
 Columbus, MT 59019

Invoice : 000267096
 Invoice Date : 3/27/2026

Project : 216403205
 Project Name : Columbus - Pavement Maintenance
 Bill Term : 02
 Contract :
 Contract Name :

For Professional Services Rendered Through 3/20/2026

050 - Analysis of Costs

Contract Cost : 23,592.00
 Fixed Fee : 3,438.00
 Contract Value : 27,030.00

Billings			
	Current	Previous	To Date
Direct Salaries	504.88	7,223.36	7,728.24
Overhead	362.86	5,191.43	5,554.29
<i>Total Direct Personnel</i>	867.74	12,414.79	13,282.53
<i>Total Personnel and Other Direct Charges</i>	867.74	12,414.79	13,282.53
<i>Total Costs</i>	867.74	12,414.79	13,282.53
Fixed Fee	130.16	2,002.53	2,132.69
Expenses at Fixed Rates	0.00	446.32	446.32
Total Charges/Fees	997.90	14,863.64	15,861.54
Amount Due This Bill	997.90	14,863.64	15,861.54

71.87%
 Direct Salaries
 Overhead
Total Direct Personnel
Total Personnel and Other Direct Charges
Total Costs
 Fixed Fee
 Expenses at Fixed Rates

Contract Cost : 23,592.00
 Fixed Fee : 3,438.00
 Contract Value : 27,030.00
 To Date Billings : 15,861.54
 Remaining Value : 11,168.46

Heather E. Mosser

Amounts Are Due and Payable Upon Receipt of Invoice
 Amounts 30 days overdue are subject to a service charge at the maximum legal rate allowed by 31-1-107 MCA.
 Please send your EFT remittance advice to: remittance@m-m.net | Routing: 092905278 | Account: 4020016702
 A 3% surcharge will be added to all credit card transactions.

050 - Ph V Construction Administration

LABOR REVENUE

Multiplier Labor

Class

Hours

Amount

Supervising Engineer III

3.50

504.88

Total Multiplier Labor

504.88

Total LABOR REVENUE

504.88

Total Project: 216403205 - Columbus - Pavement Maintenance

504.88

ORDER FOR CONTRACTOR TO RESUME WORK

TO: C.R. Contracting, LLC Federal/State Project No. AIP 3-30-0017-021-2025
64435 Strickler Ave. Suite 100, Bend, OR 97703

MMI Contract No. 2164.032.04
 Project & Location: Airfield Pavement Rehabilitation
Columbus Airport - Woltermann Memorial
 Owner: City of Columbus and Stillwater County

Date Prepared: 4/8/2026 **RESUME WORK ORDER # One (1)**

1. Effective Date & Time: _____ NTP Date: 09/09/25
 2. Reason: Winter Shutdown to meet temperatures for final pavement marking application.

3. Contract Time Allowed: 5 Calendar Days (CD) Work Days (WD)

4. Contract time to be charged during suspension: _____

5.

Receipt Acknowledged: _____ Contractor: _____ Signature: _____ Title: _____ Date: _____	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Contract Data:</td> <td style="text-align: right;">WD</td> </tr> <tr> <td>Contract Days:</td> <td style="text-align: right;">5</td> </tr> <tr> <td>Authorized Extensions:</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Contract Days:</td> <td style="text-align: right;">5</td> </tr> <tr> <td>Days this Suspension:</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Days Used to Date:</td> <td style="text-align: right;">4</td> </tr> <tr> <td>Days Remaining:</td> <td style="text-align: right;">1</td> </tr> </table>	Contract Data:	WD	Contract Days:	5	Authorized Extensions:	0	Total Contract Days:	5	Days this Suspension:	0	Days Used to Date:	4	Days Remaining:	1
Contract Data:	WD														
Contract Days:	5														
Authorized Extensions:	0														
Total Contract Days:	5														
Days this Suspension:	0														
Days Used to Date:	4														
Days Remaining:	1														

Return all signed copies to Morrison Maierle Inc.
 cc: _____

Owners Representative
 By: _____
 Title: _____

By: _____
 Title: _____

WOLTERMANN MEMORIAL CITY/COUNTY AIRPORT

April 14, 2026

City of Columbus / Stillwater County
City Council and County Commissioners
Columbus, MT 59019

RE: - Natural Gas project at t-hangar complex

The t-hangar complex is a city/county owned property. Currently 100% leased and the recent installation of the heating units for each hangar has been completed. The board has investigated the natural gas option vs the liquid propane option and the natural gas option is the most cost effective and viable option. The Board would respectfully like to ask the following for approval.

1. Approval to move forward with a construction contract with Northwestern Energy to install natural gas service including individual meters to the site.
2. Approve the Road and Bridge Superintendent to complete the trenching work per specifications of Northwestern Energy and complete the backfill and paving to Engineer specifications provided by Morrison Maierle.
3. Request that the City set aside \$10,000.00 of unused funds for FY 25/26 to a capital account for utilization on this project.

The Board has reviewed it's budget and the preliminary budget request would be .to finalize the project and once approved the cost of construction will be provided from Northwestern Energy. A not to exceed amount will be approximately \$13,000.00 of which \$10,000.000 will come from the current years unutilized funds from the City.

If you have questions, please feel free to contact me at dustin@douglas-aircraft.com

Thank you for your prompt attention to this matter.

Best Regards,



Dustin Douglas
Board Chair
Airport Board