CITY OF COLUMBUS
AGENDA
MONDAY– October 19, 2026

CITY HALL 6:30 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**
   NONE
5. **REPORTS OF OFFICERS**
   1. **Chief CFD#3**
   2. **Police Chief**
   3. **Public Works Director**
   4. **City Attorney**
   5. **City Clerk**
   6. **City Court**

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

7. **PUBLIC COMMENT ON CURRENT AGENDA**

8. **REPORTS OF COMMITTEES**
   NONE
9. **UNFINISHED BUSINESS**
   NONE
10. **NEW BUSINESS**

*Approval of Special Use Permit for Columbus Parade of Lights on Friday December 4

*Approval of Task Order 37 from Interstate Engineering for the 2027 Stormwater Preliminary Engineering Report in the amount of $96,000.00

*Approval of Task Order 38 from Interstate Engineering for a Light District Map in the amount of $10,000

*Approval of the Notice to Proceed for the Pool Rehabilitation Project

11. **COMMENTS NOT ON THE AGENDA**

12. ***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 October 5, 2026, AT 6:30 P.M.

COUNCIL PRESENT OFFICERS PRESENT	The meeting was called to order at 6:30 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	Pam Aumueller, Drea Obert, Dave Rustad, Ted Story and Joel Morantan
PUBLIC HEARING	NONE
MINUTES APPROVED	The mayor asked Council if they had reviewed the minutes of the September 21, 2026, regular meeting, and if there were any additions, deletions, or corrections. Tim Mayo made a motion to approve the minutes of the regular meeting, seconded by Rick White; roll call for vote, Danen Johannes, Kelly Ault, Tim Mayo, Dennis Holten, and Rick White, all yea votes. Cole Waltner abstained. Motion passed.
SHUT OFF LIST	NONE
APPROVAL OF CLAIMS	The claims list for the 2nd half of September was presented to the Council. Cole Waltner made a motion to approve the claims as presented, seconded by Danen Johannes. Danen Johannes reminded department heads to buy locally. Danen stated that he would rather see department heads pay more and support local businesses. Roll call for vote, Rick White, Dennis Holten, Tim Mayo, Cole Waltner, Kelly Ault and Danen Johannes, all yea votes. Motion passed.
PRESENTATION OF PETITIONS AND COMMUNICATIONS	NONE
FIRE DISTRICT	The Columbus Fire District #3 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.
CLERK-TREASURER	The Clerk-Treasurer was present and provided a report.
CITY JUDGE	The City Judge was not present but did provide a report.
DISCLOSURE OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATION	NONE
PUBLIC COMMENT ON CURRENT AGENDA ITEMS:	NONE
COMMITTEE REPORTS-	NONE

MINUTES OF A MEETING OF THE CITY OF COLUMBUS, COLUMBUS, MONTANA HELD October 5, 2026, AT 6:30 P.M.

UNFINISHED BUSINESS	NONE
NEW BUSINESS	Approval of Construction Agreement between the City and Heart 7 for city wide road blading not to exceed $35,000. Dennis Holten made the motion to approve the agreement, seconded by Kelly Ault. Tim Mayto asked if Peyton received more bids for the project. Peyton replied yes but Heart 7 was the cheapest. Roll call for vote, Danen Johannes, Kelly Ault, Cole Waltner, Tim Mayo, Dennis Holten, and Rick White, all yea votes. Motion passed.
COMMENTS NOT ON THE AGENDA	Tim Mayo discussed the issues at the city's gun range, and that Heart 7 is going to fix the issues. Kelly Ault thanked Peyton for fixing the potholes around town. Kelly Ault asked Aaron about the homecoming parade. Rick White discussed the possibility of getting several crosswalks put in on 9th street between town Pump and Old Hwy 10. The mayor mentioned the Downtown Revitalization Public meeting that will be at the Palladium on October 15th at 6pm.
ADJOURNMENT	Joe Morse requested a Motion to Adjourn. Rick White made the motion to adjourn at 6:43 p.m. seconded by Dennis Holten, roll call all yea votes.

JOSEPH MORSE II, MAYOR

CHERRIE L MCALEXANDER, CLERK-TREASURER

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

The Tahoe is headed back to Laurel. It broke down on the Butte pass while Sgt Grieshop was going to his conference. He was able to call Butte-Silverbow Police dispatch and ask what tow company they utilize, so the tow from the top of the pass into Butte at midnight was only a few hundred bucks. It will be over in Laurel getting diagnosed. The Tahoe ran fine the next day and showed no codes. He was able to get it back to Columbus without any issues either.

I have hired a new Part Time Officer. His name is Treyvon Malcom. He has experience with Mckenzie County Sheriff's Office (North Dakota) Billings Police Department and has even worked here in Columbus for about a year before going to Billings. He currently lives in Billings and was eager to start working Part-time. His first few shifts will be Field Training, and he starts next Wednesday the 21st. He has most of the equipment and clothes since BPD wears the same color uniform as us, so this will cost very little to the city to get him going. We lost Officer Zach Welton about a year ago due to him being promoted at Billings Fire and have not been able to fill that spot. This will help out with shift coverage.

I went down and looked at the range (14 October) Heart 7 supposedly brought in a few belly trucks full of rock. It does look better but it is still low in areas. I was told they got moved out by the excessive rain, but planned on coming back down.

Aaron Uecker

PUBLIC WORKS

Council Report | October 19, 2026

Prepared by: Peyton Brookshire, Director of Public Works	City of Columbus, Montana

WATER

- The new well at Heritage Park is in operation. There have been some issues with the new chlorine injection system that we are working out, and I am awaiting a definitive date for the SCADA system installation. We will have a final walkthrough with the contractor for any little punch list items to be taken care of and then begin the warranty period.

SEWER

- Avoiding any delays from the various agencies involved we are still shooting for a January timeline to go out to bid for the 12th St. Sewer Project.

STREETS / DRAINAGE

- 2026 Street Improvements: Based on updated quantities and preliminary contractor pricing, the estimated cost to complete all four paving schedules is approximately $400,000. I am requesting that up to $450,000 be made available from the Gas Tax Street Fund to allow sufficient funding for the project and reasonable quantity/price contingencies. Final expenditure will be based upon the competitively bid contract and actual quantities completed. If approved I would like to get this out to bid soon to get paving done this spring or early summer after school is out for the year. I will do a separate contract for the chip sealing once those areas are identified.
- Task Order 37 from Interstate Engineering for the update of the Stormwater Master Plan that was last updated in 2002.
- JT Coatings is scheduled to come in on 10/22/2026 and remove the incorrect angled parking lines and restripe the stalls to the 30° angle. I will invoice the original contractor for the portion of the bill regarding the removal of the incorrect lines.

PARKS

- Itch Kep Pe bathrooms and the other parks have been shut down for the season and winterized.

OTHER

- Notice to proceed on the Pool Rehabilitation Project. See Attached.
- The final drone flyover was completed on 10/15/2026 for the updated map. We should have it up and running by the end of the month.
- One of our employees has put in his notice effective October 23rd. He is leaving for another opportunity. I will put together the position and begin the search again.

October 19, 2026

REPORT FROM THE CITY CLERK-TREASURER
CHERRIE L MCALEXANDER

1. I have started working on the budgeted City Hall Exterior Renovation Project. I have reached out to local commercial painting companies, electricians, and lighting vendors for estimates. This project will not start until the spring of 2027. I will present estimates and designs to council when available.

2. The city website must be ADA compliant by 2028. Our current website is very outdated and not ADA compliant. I will be presenting new website possibilities and cost soon.

3. Larry Tipton, a caring citizen, has volunteered his time going to the Mountain View Cemetery and making sure that all veterans that are buried at the cemetery are accounted for. He has found over 40 veterans that were not recognized as veterans in our cemetery records. His work had provided the city with the information needed to make sure our cemetery records are very accurate. Thanks Larry!!

4. Please see attached revised budget for the 12th Street Sewer Crossing Project. The last sewer crossing project had a budget of $1,000,000. Disappointing to see how much the cost of things has risen in the last few years. I also included the letter of approval for the SRF loan.

5. Montana Rural Water has started an Apprenticeship Program. I highly recommend the council consider this as an option for the city. The future of our water/sewer infrastructure should be an ongoing concern for the city.

6. Please see attached letter from the Chamber of Commerce supporting the idea of crosswalks.

7. The city has several light districts that were established as far back as the 1970's. The department of revenue has changed the way the city must report the light district assessments each year. Due to this change, I did an audit on the city's light districts and found several discrepancies. These discrepancies include addresses not apart of the correct light districts or addresses not in a light district at all. Before correcting any of the discrepancies I feel that the city needs to have a current, up-to-date, accurate boundary map of the light districts. I reached out to Interstate Engineering for help. Please see Task Order 38 that is on the agenda for approval.

8. There was a public meeting on October 15th about the Downtown Revitalization Plan. I have attached the presentation for your review.

9. I will be presenting a resolution for a Budget Amendment at the November 2nd council meeting. A budget amendment is needed due to not budgeting enough for the cash balance transfer to close out fund 4030. The cash balance transfer was budgeted at $3,212.00 and should have been $7,133.00. The budgeted amount did not include the lease receivable for fund 4030.

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

RECIPIENT: Town of Columbus

PROJECT TITLE: BNSF Railroad Sanitary Sewer Crossing Replacem

ADMINISTRATION	***CDS***	***SRF B Loan***	***TOTAL***		
Grant Administration		$22,000.00	***$22,000.00***	$	22,000.00
Legal Costs		$5,000.00	***$5,000.00***	$	5,000.00
Audit Fees		$2,500.00	***$2,500.00***	$	2,500.00
Bond Costs		$20,000.00	***$20,000.00***	$	20,000.00
SRF Debt Service Reserves		$30,282.00	***$30,282.00***	$	30,282.00
			$0.00		
TOTAL ADMINISTRATION	***$0.00***	***$79,782.00***	***$79,782.00***	$	79,782.00
CONSTRUCTION RELATED ACTIVTIES					
Update Plans & Specs		$28,000.00	***$28,000.00***	$	28,000.00
Bidding		$20,000.00	***$20,000.00***	$	20,000.00
Construction Inspection Eng.		$225,000.00	***$225,000.00***	$	225,000.00
Construction - Utility Inspection/Flaging		$200,000.00	***$200,000.00***	$	200,000.00
Construction	$825,000.00	$205,000.00	***$1,030,000.00***	$	1,030,000.00
Contingency		$190,218.00	***$190,218.00***	$	190,218.00
			$0.00		
TOTAL ACTIVITY	***$825,000.00***	***$868,218.00***	***$1,693,218.00***	$	1,693,218.00
TOTAL PROJECT BUDGET	***$825,000.00***	***$948,000.00***	***$1,773,000.00***	$	1,773,000.00
	$ 825,000.00	$ 948,000.00			
		$ -			

SUMMARY OF MATCHING FUNDS

FUNDING SOURCE	***AMOUNT***
CDS	$825,000.00
SRF B Loan	$948,000.00
TOTAL	***$1,773,000.00***

LETTER OF APPROVAL FOR STATE REVOLVING FUND LOAN PROGRAM IN LIEU OF COMMITMENT AGREEMENT

October 15, 2026

City of Columbus

Dear Mayor Morse:

The State of Montana, through its State Revolving Fund Program, has been approved by the Environmental Protection Agency (the EPA) to make loans for wastewater projects.

The purpose of this letter is to formally apprise you that the State has approved a loan to the City of Columbus in the amount of $950,000, which will be represented and secured by Bonds in the amount of $950,000. The Loan will be for $950,000 for a term of 20 years at an interest rate of 2.5%. This is approved upon the condition the additional documentation requested and security is provided by the City.

The Bonds shall be issued pursuant to a Bond Resolution adopted by the City in substantially the form of the Bond Resolution used by the City's Bond Counsel in previous revolving fund loans, subject to appropriate references.

The City has notified the DNRC of its desired closing date in the Winter 2026 on the loan, and DNRC will work with the City and its Bond Counsel to have the loan properly closed.

Please do not hesitate to call if there are any questions or comments.

Very Truly Yours,

Anna M. Miller
Deputy Administrator
Conservation and Resource Development Division

c: Dan Semmens – D&W w/email
Eric Ler – Interstate w/email
Cherrie McAlexander – Columbus w/ email
Greg Skutnik – US Bank w/email
Scott Bielke – US Bank w/email
Emily Gillespie – EPA w/email
Travis Dunkle – DEQ w/email
LaNette Diaz – Interstate w/email
Abby Weimer – DNRC w/
Christopher Cartier – US Bank w/email
Mya Vang – US Bank w/email
Columbus 12th Street $948,000 loan file w/

MONTANA RURAL WATER *Apprenticeship Program*

BUILDING SKILLED WORKERS | STRENGTHENING RURAL COMMUNITIES

Invest in Your Future. Build the Future of Rural Montana.

The Montana Rural Water Apprenticeship Program gives you the hands-on training and real-world experience you need for a rewarding career in the water and wastewater industry.

PROGRAM DETAILS

2 Year Program
Gain the skills and experience to build a long-term career.

4,000 Hours of OJT
On-the-job training at your worksite (with your mentor).

288 Hours of RTI
Related Technical Instruction (classroom training).

QUALIFICATIONS

- 18 years or older
- Valid driver's license
- Pass drug/background check

APPRENTICESHIP STIPEND PROGRAM
(UNTIL AUGUST 2027)

After 1,000 Hours of OJT and 70 Hours of RTI
The apprentice receives a **$5,000** stipend check.

The apprentice's mentor receives a **$2,500** stipend check.

NEW EMPLOYER INCENTIVE PROGRAM

Any new employer that signs up and has one active apprentice qualifies for a **$10,000** stipend check.

After the apprentice gets 2,000 hours of OJT and 144 hours of RTI, the system qualifies for an **additional $5,000** per apprentice (up to $10,000 total).

Support Today. Stronger Communities Tomorrow.

MONTANA RURAL WATER APPRENTICESHIP PROGRAM

Hello,

We are excited to announce that applications for the new Montana Rural Water Apprenticeship Employer Incentive Program officially opened yesterday, October 12!

This is a great opportunity for Montana water and wastewater systems to invest in their workforce while receiving financial support to help meet their staffing and training needs.

NEW EMPLOYER INCENTIVE PROGRAM — UP TO $20,000

Here's how your system can qualify:

- **Initial $10,000 stipend:** Become a participating employer in the Montana Rural Water Apprenticeship Program and sign up at least one registered, active apprentice. Your system can use this funding however it chooses. Must serve 10,000 or less Population
- **Additional incentives:** Once your apprentice reaches 2,000 hours of On-the-Job Training (OJT) and 144 hours of Related Technical Instruction (RTI), your system can qualify for an additional $5,000 per apprentice, up to an additional $10,000.

That means your system could qualify for up to **$20,000 in total employer incentives!**

If your system is already a participating employer, you are also eligible to apply for the initial $10,000 incentive, provided you meet the program requirements.

Don't forget about our Apprentice and Mentor Stipends!

Our apprenticeship stipend program is available through August 2027. Once an apprentice completes 1,000 hours of OJT and 70 hours of RTI, the apprentice qualifies for a $5,000 stipend check, and their mentor qualifies for a $2,500 stipend check.

We encourage all eligible systems to take advantage of these opportunities to strengthen their workforce, support their employees, and help develop the next generation of Montana water and wastewater operators.

If you have questions about the application process or need assistance getting started, please contact

Cody Marez
Apprenticeship Coordinator
cmarez@mrws.org
406-231-9338

Thank you for your continued support of the Montana Rural Water Apprenticeship Program!

STILLWATER COUNTY
CHAMBER OF COMMERCE

October 12, 2026

Columbus City Council
City of Columbus
Columbus, Montana 59019

Re: Letter of Support — Marked Crosswalks in Columbus

Honorable Mayor and Council Members:

The Stillwater County Chamber of Commerce writes to express our support for the installation of marked crosswalks in Columbus, as discussed at the recent city council meeting.

Safe, walkable streets matter to our community and to the visitors our local businesses welcome every day. We believe marked crosswalks at two locations would be especially beneficial: a crossing connecting Town Pump to Granite Peak Park, and a marked crosswalk at East 4th Avenue North. Both would give residents and visitors safer passage to the businesses and public spaces around them.

The Chamber stands ready to help in any way we can — whether through community outreach, coordination with local businesses, or additional letters of support as this moves forward.

Thank you for considering pedestrian safety improvements in Columbus, and for your service to our community.

Respectfully,

Joel Moranton
Vice President
Stillwater County Chamber of Commerce
admin@stillwatercountychamber.com

(Form Approved 6/5/23)

CITY OF COLUMBUS
SPECIAL USE PERMIT QUESTIONNAIRE

Name of Event: Columbus Parade of Lights (Stars, Stripes & Christmas Lights)

Name of City Park or ROW Requested:

Pike Avenue right-of-way (parade: Git's Big Sky Motel to The Whistle Stop)

Railroad Park, Columbus, MT (Pre/post-parade booths — pending council approval)

Event Date(s): Friday, December 4, 2026

Set-Up Time: 3:00 PM (est.) Clean-Up Time: 7:30 PM (est.) Total Hours: 4.5

Estimated Number of People Expected: 200

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: Stillwater County Chamber of Commerce

Contact Name: Joel

Address: Railroad Park

City: Columbus State: MT Zip Code: 59019

Preferred Phone Number:

Email Address: admin@stillwatercountychamber.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.

Annual holiday light parade by the Stillwater County Chamber of Commerce. Lighted floats from community groups, businesses, and organizations, plus Columbus Fire apparatus carrying Santa Claus, travel the width of Pike Avenue from Git's Big Sky Motel to The Whistle Stop. Theme: "Stars, Stripes & Christmas Lights" for America's 250th birthday. Pre/Post-parade booths in Railroad Park (city _ park) with canopies and a small propane fire pit for s'mores; park use pending council approval.

Event occupies the Pike Avenue ROW and Railroad Park. No animals planned.

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

Parade starts at Git's Big Sky Motel on Pike Avenue, travels Pike Avenue through Columbus, and ends at The Whistle Stop on Pike Avenue. See attached route map (Attachment A).

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

Floats may carry onboard music/sound systems, Christmas lighting, and decorative banners or signage consistent with the parade theme. Announcements/sound for the Railroad Park booth area.

No stationary concert sound or fireworks.

Street closures/parking restrictions requested, if any:

Request temporary closure of Pike Avenue between Git's Big Sky Motel and The Whistle Stop for the duration of the parade, approximately 6:00 PM to 8:00 PM on December 4, 2026. Parade marshals will manage side-street crossings.

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

Request barricades/traffic control devices and traffic assistance to close Pike Avenue along the parade route (Git's Big Sky Motel to The Whistle Stop). Approval to use Railroad Park for post-parade booths. Trash containers along the route and in Railroad Park if available. Chamber volunteers and parade marshals will assist with crowd control.

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).**

See attached Traffic Control Plan and parade route map (Attachment A).

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

Chamber volunteers will walk the parade route immediately following the event to collect litter and remove any event-related debris, and will break down the Railroad Park booth area. Parade entries are responsible for their own floats. Route and park clear by approximately 9:00 PM.

Joel Moranton
Applicant's Signature

10/12/2026
Date

Joel Moranton
Applicant's Printed Name

Received by (City Representative)

10·13·26
Date

ATTACHMENT A — PARADE ROUTE MAP

Columbus Parade of Lights — Friday, December 4, 2026, 6:00 PM



Parade travels E Pike Avenue (Old U.S. 10) from Git's Big Sky Motel (START) to The Whistle Stop (FINISH), with post-parade booths in Railroad Park.

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.

Joel Moranton — 10/12/2026

Applicant's Signature — Date

Joel Moranton

Applicant's Printed Name

Received by (City Representative) — 10.13.26

Date

INTERSTATE ENGINEERING

TASK ORDER NUMBER THIRTY-SEVEN (37)
AGREEMENT TO FURNISH ENGINEERING SERVICES
TO THE CITY OF COLUMBUS, MONTANA
For
2027 STORMWATER PRELIMINARY ENGINEERING REPORT (PER)

This Task Order provides for professional services to be performed by INTERSTATE ENGINEERING, INC., (hereinafter the Consultant), for the CITY OF COLUMBUS, MONTANA (hereinafter the Owner or City), in accordance with Article 1 of the Agreement to Furnish Engineering Services to the City, effective July 11th, 2023 (hereinafter the Agreement). This Task Order represents an authorization to proceed with the scope of services, schedule, and compensation described herein. This Task Order, when executed by both parties, shall become a supplement to, and part of, the basic Agreement.

OVERVIEW:

The City of Columbus is in need of an updated stormwater master plan. Their previous stormwater master plan was completed and adopted in 2002. A stormwater master plan is essential for a city because it provides a comprehensive, long-term framework to manage runoff, reduce flooding, protect water quality, and ensure that stormwater infrastructure keeps pace with growth and climate variability. By assessing existing conditions, identifying capacity limitations, and prioritizing capital improvements, the plan enables the city to make proactive, cost-effective investments rather than reactive emergency repairs. Importantly, a well-developed stormwater master plan strengthens applications for state and federal funding by demonstrating clear needs, defined projects, regulatory compliance, and a strategic approach to risk reduction and environmental stewardship. Funding agencies often require this level of planning to verify that proposed projects are technically justified, regionally coordinated, and aligned with broader community goals, making the master plan both an engineering roadmap and a critical financial tool.

The City has applied for an MCEP planning grant to assist with funding a Stormwater PER to serve as its current stormwater master plan. The City has been notified by the State of Montana that it has been selected for a MCEP Planning Grant award in the amount of $30,000.

The City anticipates updating their stormwater master plan (stormwater PER) during 2026.

Stormwater Management History:

The City adopted Resolution No. 667 on May 2nd, 2005, to establish storm sewer utility and rates for the City (Previously Town) of Columbus. The purpose for establishing the utility is declared in the Columbus, Montana – Code of Ordinances, Chapter 13.16 STORM SEWER UTILITY, 13.16.010 – *The town council finds that the establishment of a storm sewer utility system is necessary in order to decrease drainage-related damage to public and private property; to promote the safety of public roads and rights-of-way; to further stormwater management within the town; to address drainage issues related to new developments within the town; to minimize water quality degradation and soil erosion and sedimentation; to minimize adverse impacts on property owners adjacent to developing and developed land from increased runoff; to minimize damage to existing street pavement; to reduce street maintenance and repair costs; to encourage the construction of permanent-type pavements; and to dispose of stormwater which might otherwise collect and provide a breeding ground for mosquitoes and other disease carrying insects.*

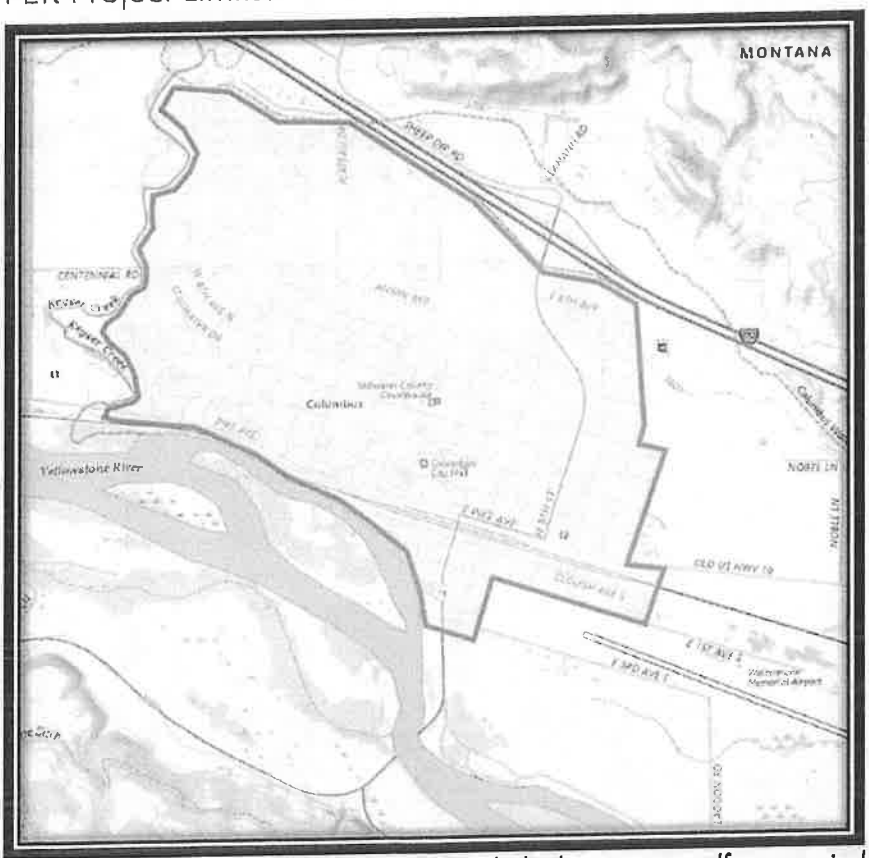
Purposes of a Stormwater PER:

- Identify cost-effective improvements rather than reactive emergency repairs
- Determine potential options for project financing
- Provide an opportunity for public feedback
- Consider patterns of growth/development and their drainage impacts
- Balance desired public improvements with the community's financial resources

The updated PER will outline the City's plan for achieving these goals and objectives. The PER will outline the projected stormwater needs over a 5-year period.

The Consultant will coordinate with City staff, City Council, and appropriate county agencies/staff to identify infrastructure and related drainage improvement needs and priorities. The City will provide any existing record drawings, mapping data, and/or other planning documents for the Consultant's use. The Consultant will compose a stormwater PER, including project descriptions, cost estimates, anticipated project timeframe, and funding sources in accordance with the Uniform Application requirements.

PER Project Limits:



Note: The identified PER Project Limits exclude the airport, golf course, industrial areas along E. 1st Ave. S., and the wastewater treatment facilities.

ARTICLE 1. SCOPE OF SERVICES

TASK 100 – Field Surveying, Research, and Existing System Mapping

The Engineer will conduct supplemental field survey within the PER Project Limits to establish drainage basin areas, identify general runoff patterns, and to locate relevant existing storm drain features (storm sewer, culverts, ditches, bridges, box culverts, etc.). The PER Project Limits is generally described as the developed areas within the Columbus city limits excluding the airport, smelter property, golf course, and wastewater treatment facility.

The City will provide assistance to obtain permission for survey on private property and railroad rights-of-way where needed. The City will also provide any field data they have gathered with their in-house surveying equipment.

The Consultant has conducted UAS (drone) survey for the city for GIS and other city-mapping applications. The UAS survey data, including aerial photography and elevation values, will be utilized for determining existing surface drainage conditions.

Using survey information collected in Task 100, coupled with existing survey from previous projects in the area and information available commercially (USGS Topographic Maps, GIS data/information, etc.), the Consultant will develop base mapping sufficient to identify runoff patterns and directions. Base mapping will be utilized for development of PER models, project exhibits, and creating an overall updated wall map of the city's existing drainage infrastructure.

Specific activities by Consultant associated with this Task include:

- Meet and coordinate with City personnel to develop a list of identified improvements/needs.
    - Two formal meetings with City personnel are anticipated:
        - One (1) Kickoff/Initiation meeting to compile and discuss improvements identified by Department leads
        - Progress meetings to discuss prioritization of improvements and identify improvements to be completed within the planning
        - Site visits to review drainage conditions and/or infrastructure in the field

Deliverables

- Base mapping for supporting models and exhibits
- Citywide stormwater system wall map
- Identify existing drainage easement documents
- Meeting(s) agenda/minutes
- Draft list of drainage improvements to be incorporated into the PER
    - Finalization following City review/comment

Owner Responsibilities

- Provide existing mapping data, past studies, records, and documents to the Consultant
- Assist the Consultant with gathering additional field data and measurements

- Provide a meeting space and participate in the meetings
- Execute public meetings as necessary to satisfy funding requirements
- Review and provide comments and/or concurrence with submitted deliverables

TASK 200 – Storm System Modeling & Preliminary Hydraulic Design

Using base mapping developed in Task 100, the Engineer will develop drainage basins and sub-basins for the PER Project Limits for the purposes of hydrologic modeling. Hydrologic modeling will be performed utilizing hydrologic/hydraulic software with the implementation of the SCS Method. Hydrologic modeling will be developed for existing and anticipated future developed conditions. Hydrologic modeling will be developed for up to three design storms, anticipated to include both minor and major storms.

Once the hydrologic analysis is complete, an initial hydraulic analysis will be conducted to assess existing conditions and identify problem areas. Design flows from the hydrologic analysis will be utilized to test culvert capacities, ditch capacities, and to identify potential flooding areas.

Deliverables

- Existing conditions drainage modeling results
- Future conditions drainage modeling results that incorporate potential system improvements

Owner Responsibilities

- Identify specific drainage problems or issues identified by either City staff or residents
- Review and provide comments and/or concurrence with submitted deliverables

TASK 300 – PER Report Generation & Project Alternatives Matrix

The results of the hydrologic and hydraulic analysis will be utilized to develop an infrastructure plan for identified improvements. The plan will include improvements necessary to address current problems as well as improvements to provide adequate storm drainage facilities for future development.

Specific activities by Consultant associated with this Task include:

- Develop a draft PER using the information gathered in the previous Tasks
  - Draft PER will be composed in accordance with the MCEP planning grant requirements including Uniform Application guidelines
- Finalize the PER based on City and Public Review comment
- Attend up to two (2) Public meetings to present PER findings

Deliverables

- Draft PER document for City review and Public comment
- Final PER document for City adoption
- Project Alternatives Matrix outlining potential projects and priority ranking
- Project Cost Estimates

Owner Responsibilities

- Review and provide comments and/or concurrence with submitted deliverables
- Hold public comment meetings
- Adopt the PER by resolution

TASK 400 – GIS Mapping Updates

With the information collected during Task 100, Consultant will add or update applicable survey and attribute data of existing system components within the City's existing GIS database. Points and associated attributes will be limited to those system components and features surveyed as required for the development of the PER.

Specific activities by Consultant associated with this Task include:

- Utilize survey and research data collected to update and add existing stormwater system components in the GIS database

Deliverables

- Updated GIS Stormwater Layer

CLARIFICATIONS & EXCLUSIONS

- MDT drainage infrastructure is excluded from this study.
- Atlas development and publications are excluded; however, a drainage system wall map will be generated.
- Legal surveying, including site title opinions and easement development are excluded.
- Stormwater I&I is assumed to be insignificant and therefore, an in-depth analysis is excluded from this study.
- Printing/Postage costs are not included.
- Social media/electronic postings beyond those specified are not included.
- Public outreach meetings/presentations and coordination with local businesses beyond those activities specified are not included.
- Structural, erosions control, and pavement assessments are not included.
- Utility rate studies are excluded.
- Testing and monitoring (e.g., video inspections, flow monitoring, etc.) is not included.
- Geotechnical exploration and preparation of a geotechnical report and recommendations prepared by a Montana licensed geotechnical engineering firm is not included.
- All listed Deliverables will be electronic files unless otherwise specified.
- Future updates for the GIS Dashboard are not included in these Services.

ARTICLE 2. ATTACHMENTS

The following attachments are included with and made a part of this Task Order No. 37:

1. Interstate Engineering Schedule of Rates

ARTICLE 3. SCHEDULE

Upon Task Order execution, Work associated with the Scope of Services will begin immediately with an anticipated project completion date of ten (10) months following reception of an executed Task Order.

ARTCLE 4. COMPENSATION

BUDGET

All Services and administrative tasks included in this Task Order will be performed on a Lump Sum basis and invoiced based on a progress of Work completed. If Services outside the Scope of Work as detailed above are requested, those Services will be performed on an Hourly basis per the Consultant's current Schedule of Rates at the time of which Services are performed. Consultant's Schedule of Rates are typically updated at the beginning of the calendar year at which time an updated Schedule will be provided, upon request.

The estimated cost of these Services as outlined above is:

Task 100	$23,000
Task 200	$15,000
Task 300	$51,000
Task 400	$7,000
Total	**$96,000**

This Task Order budget may be modified by the Owner and Consultant in writing as needed.

PAYMENT SCHEDULE

Payment compensation shall be made by the Owner to the Consultant monthly beginning after the issuance of a fully executed copy of this Task Order No. 37 to the Consultant. By signing below, the Owner authorizes the Consultant to proceed with Task Order No. 37 as described above.

Consultant relies on payments by the Owner when due to meet the Consultant's payroll and other costs of doing business. Therefore, if the Owner fails to make payment for services within thirty days after receipt of the billing, the Owner hereby agrees to pay interest charges at the maximum rate of interest allowed by law on the unpaid balance or fraction thereof, when payment to the Consultant is delayed.

ARTICLE 5. LIMITATIONS OF LIABILITY

Limitation of Consultant's Liability

1. Consultant's Liability Limited to Amount of Insurance Proceeds: Consultant shall procure and maintain insurance. Notwithstanding any other provision of the Master Services Agreement, and to the fullest extent permitted by Laws and Regulations, the total liability, in the aggregate, of Consultant and Consultant's officers, directors, members, partners, agents, employees, and Consultants to Owner and anyone claiming by, through, or under Owner for any and all claims, losses, costs, or damages whatsoever arising out of, resulting from, or in any way related to the Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract, indemnity obligations, or warranty express or implied, of Consultant or Consultant's officers, directors, members, partners, agents, employees, or Consultants (hereafter "Owner's Claims"), shall not exceed the total insurance proceeds paid on behalf of or to Consultant by Consultant's insurers in settlement or satisfaction of Owner's Claims under the terms and conditions of Consultant's insurance policies applicable thereto (excluding fees, costs and expenses of investigation, claims adjustment, defense, and appeal), up to the amount of insurance required under this Agreement. If no such insurance coverage is provided with respect to Owner's Claims, then the total liability, in the aggregate, of Consultant and Consultant's officers, directors, members, partners, agents, employees, and Consultants to Owner and anyone claiming by, through, or under Owner for any and all such uninsured Owner's Claims shall not exceed the total compensation received by the Engineer under this Agreement.
2. Exclusion of Special, Incidental, Indirect, and Consequential Damages: To the fullest extent permitted by Laws and Regulations, and notwithstanding any other provision in the Master Services Agreement, the Consultant and Consultant's officers, directors, members, partners, agents, Consultants, and employees shall not be liable to Owner or anyone claiming by, through, or under Owner for any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, from any cause or causes.

IN WITNESS WHEREOF, the parties hereto have executed this Task Order 37, with an Effective Date of the 19th Day of October, 2026.

Owner: **City of Columbus, Montana**	Consultant: **Interstate Engineering, Inc.**
By: _____	By: _____
Print Name: _____	Print Name: Eric Ler, PE
Title: _____	Title: Client Manager
Date Signed: _____	Date Signed: 10-6-2026
	By: _____
	Print Name: Brent Moore, AICP
	Title: Regional Vice President
	Date Signed: _____
	Engineer License or Firm's Certificate No. (if required):
	State Of: MT Cert #419

Address for Owner's receipt of notices:
P.O. Box 549
Columbus, MT 59019

Address for Engineer's receipt of notices:
1610 Poly Drive
Billings, MT 59102

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INTERSTATE ENGINEERING

SCHEDULE OF RATES
ATTACHMENT #1

	Hourly Rate
Engineers	
ENG I	$137.00
ENG II	$152.00
ENG III	$167.00
ENG IV	$182.00
ENG V	$197.00
ENG VI	$212.00
ENG VII	$227.00
ENG VIII	$242.00
ENG IX	$262.00
ENG X	$280.00
Surveyors	
SURV I	$113.00
SURV II	$128.00
SURV III	$143.00
SURV IV	$158.00
SURV V	$173.00
SURV VI	$188.00
SURV VII	$203.00
SURV VIII	$218.00
SURV IX	$233.00
SURV X	$255.00

	Hourly Rate
Planners	
PLANNER I	$125.00
PLANNER II	$150.00
PLANNER III	$175.00
PLANNER IV	$200.00
PLANNER V	$225.00
Landscape Architects	
LA I	$120.00
LA II	$140.00
LA III	$160.00
LA IV	$180.00
LA V	$200.00
Funding	
FUNDING I	$125.00
FUNDING II	$150.00
FUNDING III	$175.00
FUNDING IV	$200.00
Administrative	
ADMIN I	$ 93.00
ADMIN II	$100.00
ADMIN III	$107.00

	Hourly Rate
Technicians	
TECH I	$ 92.00
TECH II	$107.00
TECH III	$122.00
TECH IV	$137.00
TECH V	$152.00
TECH VI	$167.00
TECH VII	$182.00
TECH VIII	$197.00
TECH IX	$212.00
TECH X	$235.00
GIS	
GIS I	$120.00
GIS II	$140.00
GIS III	$160.00
GIS IV	$180.00
GIS V	$200.00
Information Technologists	
IT I	$145.00
IT II	$195.00
Expert Witness	$400.00

CHARGEABLE EXPENSES

Subsistence ..... Actual cost
Subconsultant Services – Geotechnical ... Actual cost plus 15%
Subconsultant Services – Other ..... Actual cost plus 10%
Survey Materials Required ..... Actual cost plus 25%
Plat Certification per Certification $35.00
Recordation per Monument $35.00
24" x 36" Prints per Page $9.00
Other Miscellaneous Project Expenses .... Actual cost

Travel Vehicle ..... $0.85 per mile
Survey Vehicle ..... $0.95 per mile
ATV ..... $75.00 per day
ATV with Tracks ..... $125.00 per day
UTV ..... $150.00 per day
UTV with Tracks ..... $200.00 per day
Snowmobile ..... $200.00 per day

Any and all sales and use tax, TERO or other special fees which apply to this contract.

01/11/2026

TASK ORDER NUMBER THIRTY-EIGHT (38)

AGREEMENT TO FURNISH ENGINEERING SERVICES

TO THE CITY OF COLUMBUS, MONTANA

For

LIGHT DISTRICT MAP DEVELOPMENT

This Task Order provides for professional services to be performed by INTERSTATE ENGINEERING, INC., (hereinafter the Consultant), for the CITY OF COLUMBUS, MONTANA (hereinafter the Owner or City), in accordance with Article 1 of the Agreement to Furnish Engineering Services to the City, effective July 11th, 2023 (hereinafter the Agreement). This Task Order represents an authorization to proceed with the scope of services, schedule, and compensation described herein. This Task Order, when executed by both parties, shall become a supplement to, and part of, the basic Agreement.

OVERVIEW:

The City of Columbus has an established series of Special Improvement Districts for the purpose of assessing property fees associated with the operation, maintenance, and energy costs for street lighting within those districts. There are currently seven lighting districts numbered 38-44 that have been established and amended via City resolutions. The City of Columbus desires to develop a consolidated map depicting the boundaries of existing lighting districts established by City resolutions. The City will provide the available resolutions and associated information defining the lighting districts. The Consultant will review the information provided by the City and develop a GIS-based lighting district map depicting the district boundaries based on the descriptions contained in the provided resolutions.

The resulting map is intended to provide the City with a consolidated reference showing the existing lighting districts and their respective boundaries.

ARTICLE 1. SCOPE OF SERVICES

This Scope of Services outlines the necessary Tasks to complete the design, bidding, funding administration, and construction administration activities associated with the Columbus Pool Rehabilitation project. A detailed breakdown of the individual Tasks and Services included is as follows:

TASK 100 – LIGHTING DISTRICT MAPPING

The Consultant will develop a lighting district map based on existing resolutions and supporting information provided by the City. Work under this task is anticipated to include the following:

- Review City-provided resolutions and supporting information pertaining to existing lighting districts.
- Interpret district descriptions contained within the resolutions for purposes of mapping the lighting district boundaries.
- Review available plats, parcel information, and other public records, as needed, to assist in

identifying and verifying properties referenced within the resolutions.

- Obtain and review relevant subdivision plats or other property records from the County courthouse, as necessary to support development of the map.
- Compare property and plat information against the descriptions contained in the resolutions to reasonably verify the location of referenced properties and district boundaries.
- Compile the available information into a GIS-based map depicting the individual lighting districts.
- Identify apparent gaps, overlaps, inconsistencies, or ambiguities encountered during review of the resolutions and supporting records and coordinate with City staff, as necessary, to address those items.
- Prepare a draft lighting district map for City review.
- Incorporate one consolidated set of City comments and prepare the final lighting district map.
- Provide the final map to the City in PDF and GIS formats.

Deliverables

- Draft lighting district map for City review.
- Final map to the City in PDF and GIS formats.

Owner Responsibilities

- Provide copies of all City Resolutions pertinent to the creation and amendment of the Lighting Districts.

CLARIFICATIONS

The following items are excluded from this Scope of Services:

- The Consultant will rely upon resolutions, plats, GIS data, property information, and other records provided by the City or reasonably accessible through public records.
- Review of plats and property records is intended to assist in interpreting and mapping properties referenced by the resolutions and does not constitute a title search, boundary survey, or legal determination of property ownership or lighting district boundaries.
- The Consultant will not provide legal opinions regarding the validity, interpretation, creation, annexation, or boundaries of any lighting district.
- The mapping will represent the Consultant's reasonable interpretation of the available resolutions and supporting records. Where descriptions are ambiguous, conflicting, or incomplete, the Consultant will identify the issue for City review rather than independently establish or certify a boundary.
- Property surveying, boundary surveying, monument research, title research, and preparation of legal descriptions or certificates of survey are not included.
- Field investigation or field verification of lighting district boundaries is not included.
- Preparation of new lighting district resolutions or amendments to existing resolutions is not included.
- Evaluation of lighting district assessments, taxation, ownership, maintenance responsibilities, or financial records is not included.
- Extensive records research beyond that reasonably necessary to identify properties referenced in the resolutions is not included and may be performed as additional services upon authorization by the City.

ARTICLE 2. ATTACHMENTS

The following attachments are included with and made a part of this Task Order No. 38:

1. Interstate Engineering Schedule of Rates

ARTICLE 3. SCHEDULE

Following Task Order execution, Work associated with the Scope of Services will take place between November 2026 and February 2027 with an anticipated completion timeline of March 2027 or sooner.

ARTCLE 4. COMPENSATION

BUDGET

Services and administrative tasks associated with this Task Order will be performed on an Hourly basis and invoiced per the Consultant's current Schedule of Rates at the time of which Services are performed. Consultant's Schedule of Rates are typically updated at the beginning of the calendar year at which time an updated Schedule will be provided, upon request.

The estimated cost of these Services as outlined above is $10,000.

This Task Order budget may be modified by the Owner and Consultant in writing as needed.

PAYMENT SCHEDULE

Payment compensation shall be made by the Owner to the Consultant monthly beginning after the issuance of a fully executed copy of this Task Order No. 38 to the Consultant. By signing below, the Owner authorizes the Consultant to proceed with Task Order No. 38 as described above.

Consultant relies on payments by the Owner when due to meet the Consultant's payroll and other costs of doing business. Therefore, if the Owner fails to make payment for services within thirty days after receipt of the billing, the Owner hereby agrees to pay interest charges at the maximum rate of interest allowed by law on the unpaid balance or fraction thereof, when payment to the Consultant is delayed.

ARTICLE 5. LIMITATIONS OF LIABILITY

Limitation of Consultant's Liability

1. Consultant's Liability Limited to Amount of Insurance Proceeds: Consultant shall procure and maintain insurance. Notwithstanding any other provision of the Master Services Agreement, and to the fullest extent permitted by Laws and Regulations, the total liability, in the aggregate, of Consultant and Consultant's officers, directors, members, partners, agents, employees, and Consultants to Owner and anyone claiming by, through, or under Owner for any and all claims, losses, costs, or damages whatsoever arising out of, resulting from, or in any way related to the

Project or the Agreement from any cause or causes, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract, indemnity obligations, or warranty express or implied, of Consultant or Consultant's officers, directors, members, partners, agents, employees, or Consultants (hereafter "Owner's Claims"), shall not exceed the total insurance proceeds paid on behalf of or to Consultant by Consultant's insurers in settlement or satisfaction of Owner's Claims under the terms and conditions of Consultant's insurance policies applicable thereto (excluding fees, costs and expenses of investigation, claims adjustment, defense, and appeal), up to the amount of insurance required under this Agreement. If no such insurance coverage is provided with respect to Owner's Claims, then the total liability, in the aggregate, of Consultant and Consultant's officers, directors, members, partners, agents, employees, and Consultants to Owner and anyone claiming by, through, or under Owner for any and all such uninsured Owner's Claims shall not exceed the total compensation received by the Engineer under this Agreement.

2. Exclusion of Special, Incidental, Indirect, and Consequential Damages: To the fullest extent permitted by Laws and Regulations, and notwithstanding any other provision in the Master Services Agreement, the Consultant and Consultant's officers, directors, members, partners, agents, Consultants, and employees shall not be liable to Owner or anyone claiming by, through, or under Owner for any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, from any cause or causes.

IN WITNESS WHEREOF, the parties hereto have executed this Task Order 38, with an Effective Date of the 19th Day of October, 2026.

Owner:	**City of Columbus, Montana**	Consultant:	**Interstate Engineering, Inc.**
By:	_____	By:	_____
Print Name:	_____	Print Name:	Eric Ler, PE
Title:	_____	Title:	Client Manager
Date Signed:	_____	Date Signed:	October 14, 2026

Engineer License or Firm's Certificate No. (if required):

State Of: MT Cert #419

Address for Owner's receipt of notices: P.O. Box 549 Columbus, MT 59019	Address for Engineer's receipt of notices: 1610 Poly Drive Billings, MT 59102

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INTERSTATE ENGINEERING

SCHEDULE OF RATES
ATTACHMENT #1

	Hourly Rate
Engineers	
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GIS III	$160.00
GIS IV	$180.00
GIS V	$200.00
Information Technologists	
IT I	$145.00
IT II	$195.00
Expert Witness	$400.00

CHARGEABLE EXPENSES

Subsistence	Actual cost
Subconsultant Services – Geotechnical	Actual cost plus 15%
Subconsultant Services – Other	Actual cost plus 10%
Survey Materials Required	Actual cost plus 25%
Plat Certification per Certification	$35.00
Recordation per Monument	$35.00
24" x 36" Prints per Page	$9.00
Other Miscellaneous Project Expenses	Actual cost

Travel Vehicle	$0.85 per mile
Survey Vehicle	$0.95 per mile
ATV	$75.00 per day
ATV with Tracks	$125.00 per day
UTV	$150.00 per day
UTV with Tracks	$200.00 per day
Snowmobile	$200.00 per day

Any and all sales and use tax, TERO or other special fees which apply to this contract.

01/11/2026

NOTICE TO PROCEED

Owner: City of Columbus Owner's Contract No.: _____

Engineer: Interstate Engineering Engineer's Project No.: MT26-00-089

Contractor: Askin Construction Contractor's Project No.: _____

Project: Columbus Pool Rehabilitation

Contract Name: _____

Effective Date of Contract: September 22nd, 2026

Owner hereby notifies Contractor that the Contract Times under the above Contract will commence to run on October 20th, 2026 pursuant to Paragraph 4.01 of the General Conditions.

On that date, Contractor shall start performing its obligations under the Contract Documents. No Work will be done at the Site prior to such date.

In accordance with the Agreement:

The date of Substantial Completion is May 21st, 2027, ~~and the date of readiness for final payment is _____. OR The number of days to achieve Substantial Completion is _____~~, and the number of days to achieve readiness for final payment is 30 days after substantial completion.

Before starting any Work at the Site, Contractor must comply with the following:

None noted.

Owner: City of Columbus

By *(Signature)*: _____

Name *(Printed)*: _____

Title: _____

Date Issued: _____

EJCDC® C550, Notice to Proceed.
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PRESENTED BY: LAND DESIGN

DOWNTOWN COLUMBUS

REVITALIZATION STUDY



A SPECIAL THANKS TO:

Building Stronger Communities — Beartooth RC&D

Incorporated in 1907 — COLUMBUS, MONTANA

USDA

RCAC

ROCE

DOWNTOWN

COLUMBUS



THANK YOU! To the

Palladium Brewery

for use of your facility!

Tonight's Discussion

1. **Project Overview**
   Why we're studying downtown
2. **What We've Heard**
   Community survey results
3. **Downtown Today**
   Site inventory
4. **Your Input & Next Steps**
   Discussion, voting, and what comes next



Project Overview

Purpose

1. Understand Downtown

Evaluate existing conditions.

2. Reflect Community Priorities

Use resident and stakeholder input to guide the vision and improvement concepts.

3. Plan Achievable Improvements

Prioritize projects with estimated costs and phased steps for implementation.



ROCE Survey

23 survey responses • Dining, active storefronts and a more inviting Main Street

BUSINESSES & ATTRACTIONS

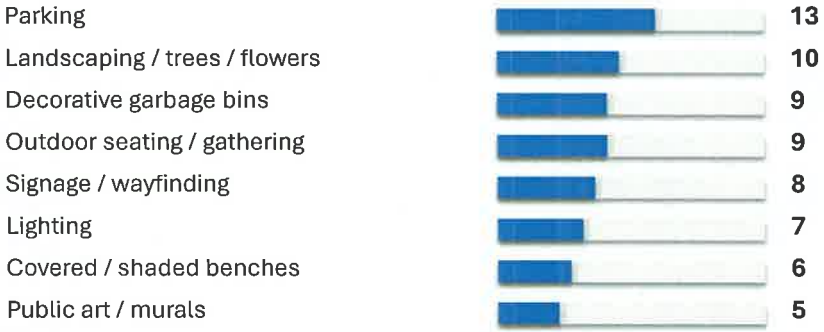
Selections from 22 respondents



Write-ins: activities, bowling / pool, fitness gym.

STREETSCAPE IMPROVEMENTS

Selections from 22 respondents



Write-ins include crossings, paths and storefront cleanup.

THEMES FROM WRITTEN COMMENTS

BUSINESSES & ATTRACTIONS

Restaurants and coffee shops lead community demand, followed by retail shops and boutiques.

STREETSCAPE IMPROVEMENTS

Parking is the top streetscape priority, followed by landscaping, trees and flowers.

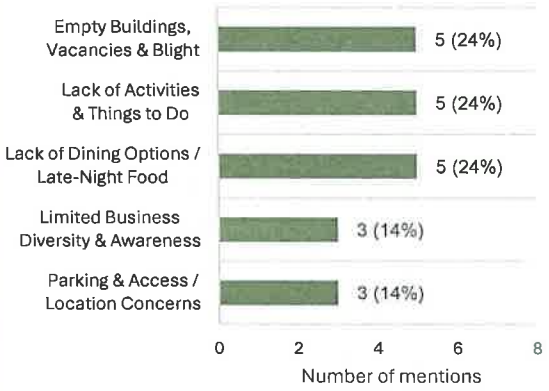
Source: Downtown Columbus Resident Survey

ROCE Survey

Citizen survey • Active storefronts, more dining and activities, and clearer wayfinding

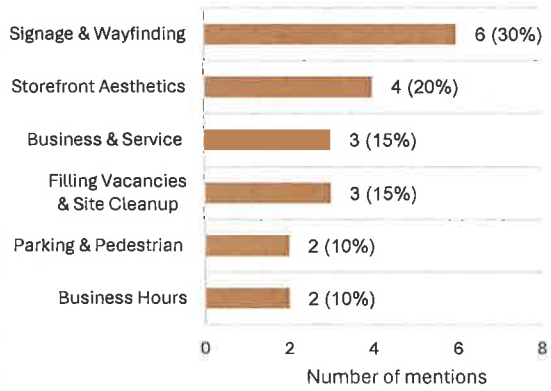
Question 2: Biggest Challenges Facing Downtown Columbus

21 respondents



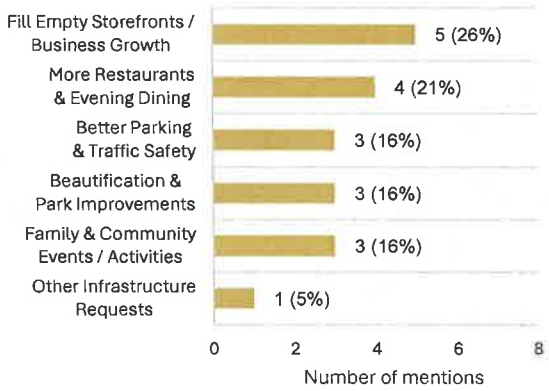
Question 5: Immediate Small Changes for Downtown Shoppers & Tourists

20 respondents



Question 6: Realistic Improvements Desired in Next 3 Years

19 respondents



KEY TAKEAWAYS

KEY CHALLENGES

Vacant buildings, limited activities and a lack of dining tie as the top concerns.

IMMEDIATE PRIORITIES

Clearer signage and wayfinding lead, followed by storefront improvements.

THREE-YEAR PRIORITIES

Filling empty storefronts leads, followed by more restaurants and evening dining.

Source: Downtown Columbus Resident Survey. Percentages reflect respondents for each question.

DOWNTOWN COLUMBUS / REVITALIZATION STUDY

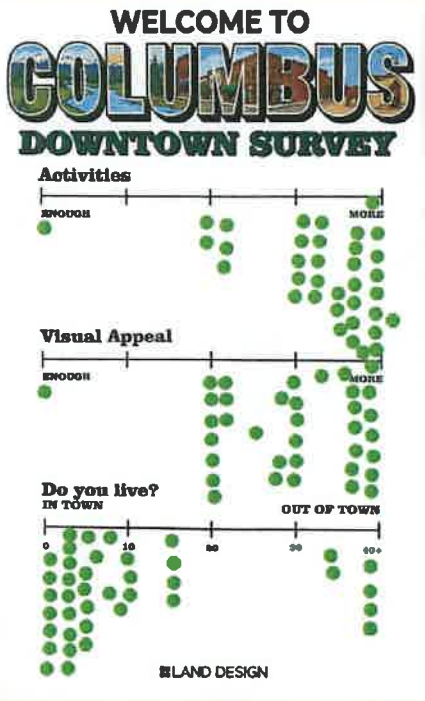
Farmers market feedback

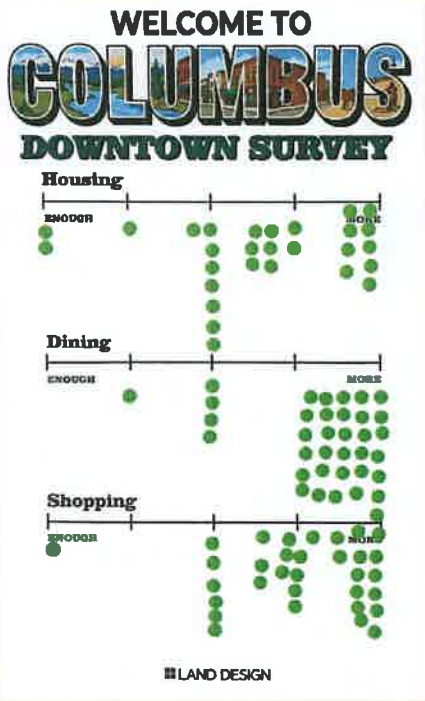
Dot survey • September 24, 2026 • Dining leads community demand

PRIORITIES FOR DOWNTOWN

Community demand score • 0 = enough, 100 = more

#1	Dining	82.9%
#2	Activities	70.7%
#3	Shopping	68.6%
#4	Visual Appeal	65.0%
#5	Housing	53.7%





WHAT THIS SUGGESTS

More dining choices, events and local shops.

STRONGEST REQUEST: DINING **82.9%**

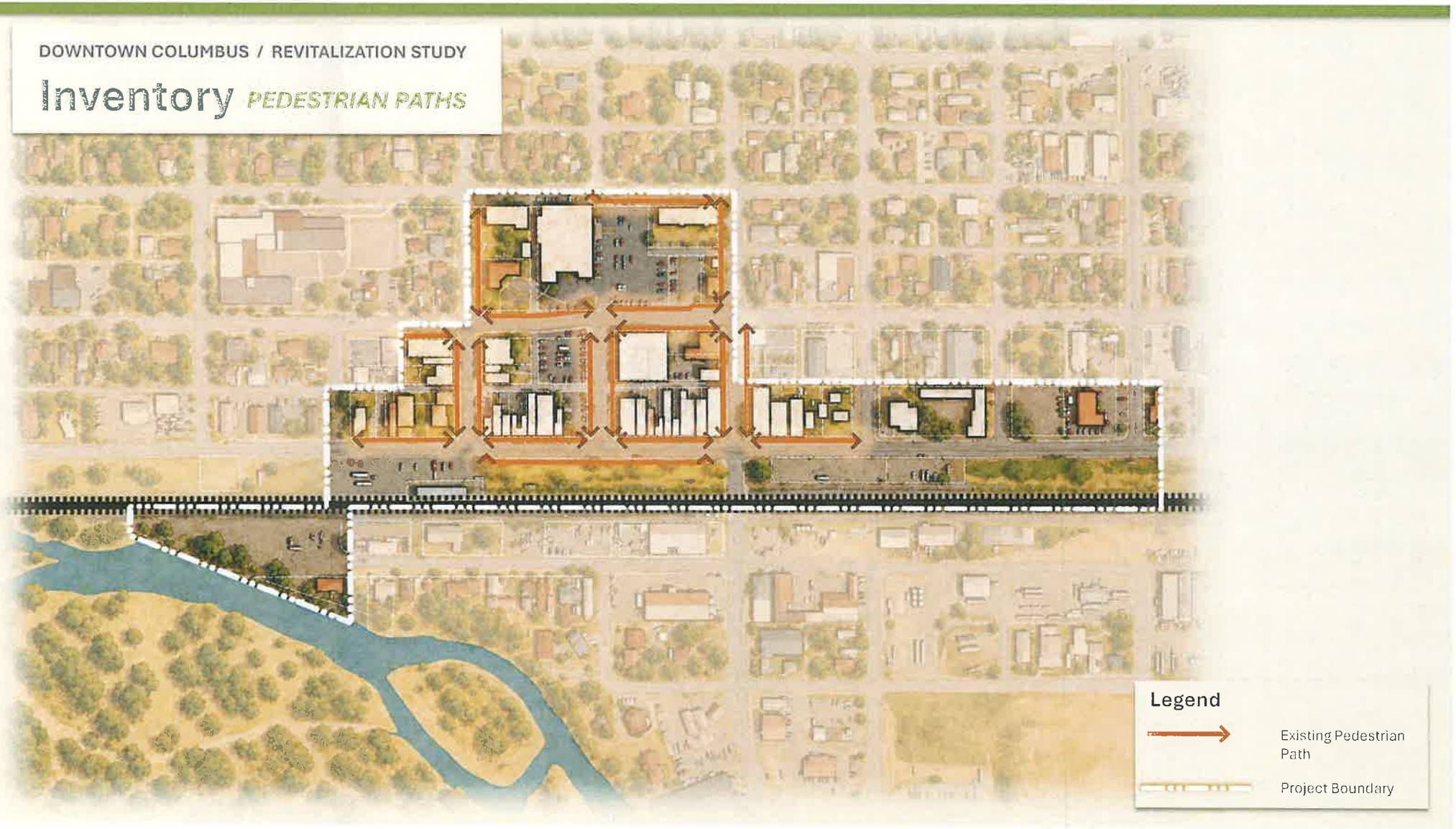
DOWNTOWN COLUMBUS / REVITALIZATION STUDY

Inventory *CIRCULATION*



DOWNTOWN COLUMBUS / REVITALIZATION STUDY

Inventory *PEDESTRIAN PATHS*



DOWNTOWN COLUMBUS / REVITALIZATION STUDY

Inventory *COMMUNITY MONUMENTS*















Legend

- Existing Community Monument
- Project Boundary

DOWNTOWN COLUMBUS / REVITALIZATION STUDY

Inventory *PUBLIC SPACE*













Legend

Existing Public Space

Project Boundary

DOWNTOWN COLUMBUS / REVITALIZATION STUDY

Inventory *IDENTITY*







Legend

Existing Identity

Project Boundary

DOWNTOWN COLUMBUS / REVITALIZATION STUDY

Inventory *NO EXISTING PEDESTRIAN PATHS*



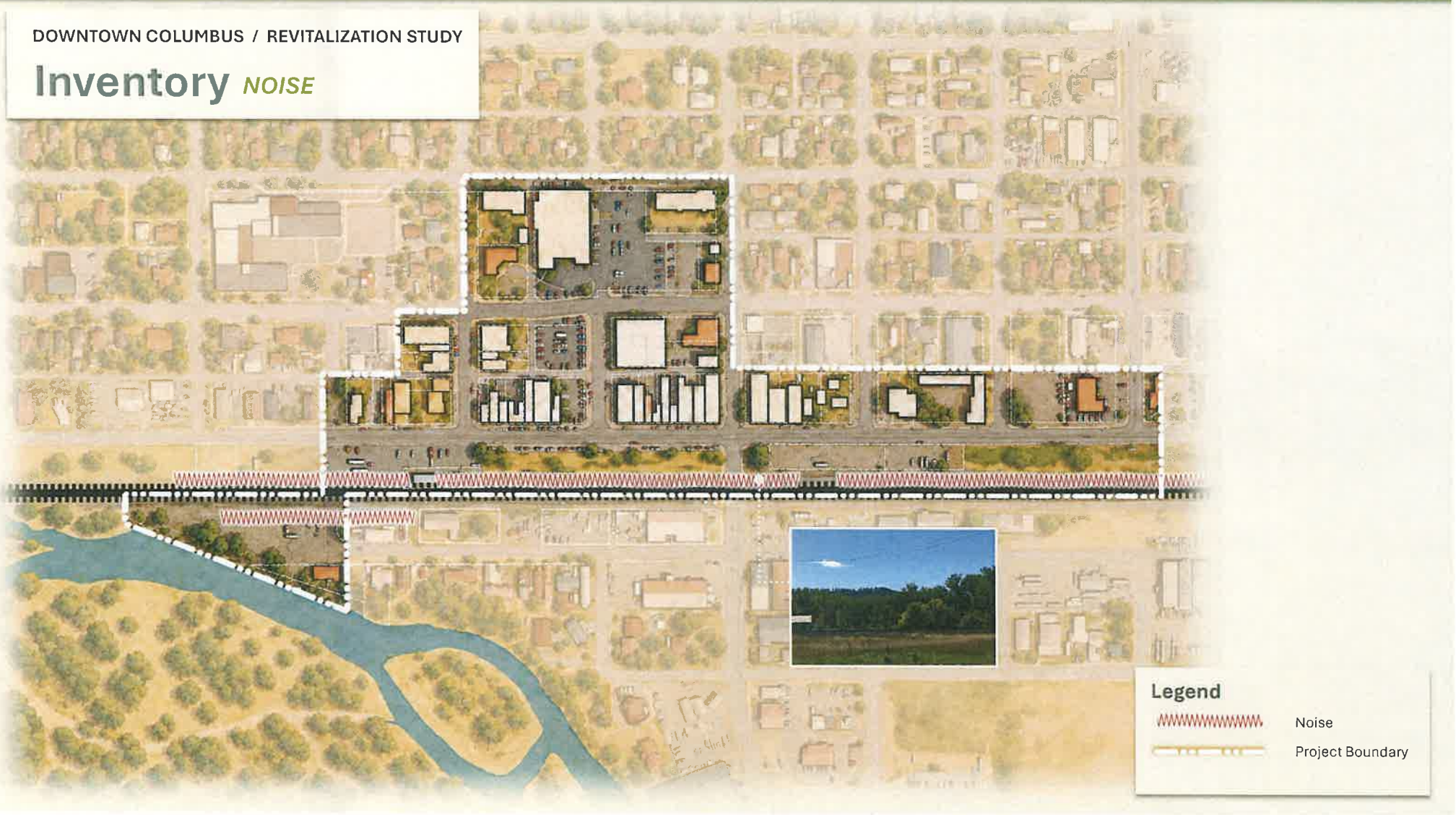
Legend

No Existing Pedestrian Path

Project Boundary

DOWNTOWN COLUMBUS / REVITALIZATION STUDY

Inventory *NOISE*



DOWNTOWN COLUMBUS / REVITALIZATION STUDY

Inventory *PARKING*



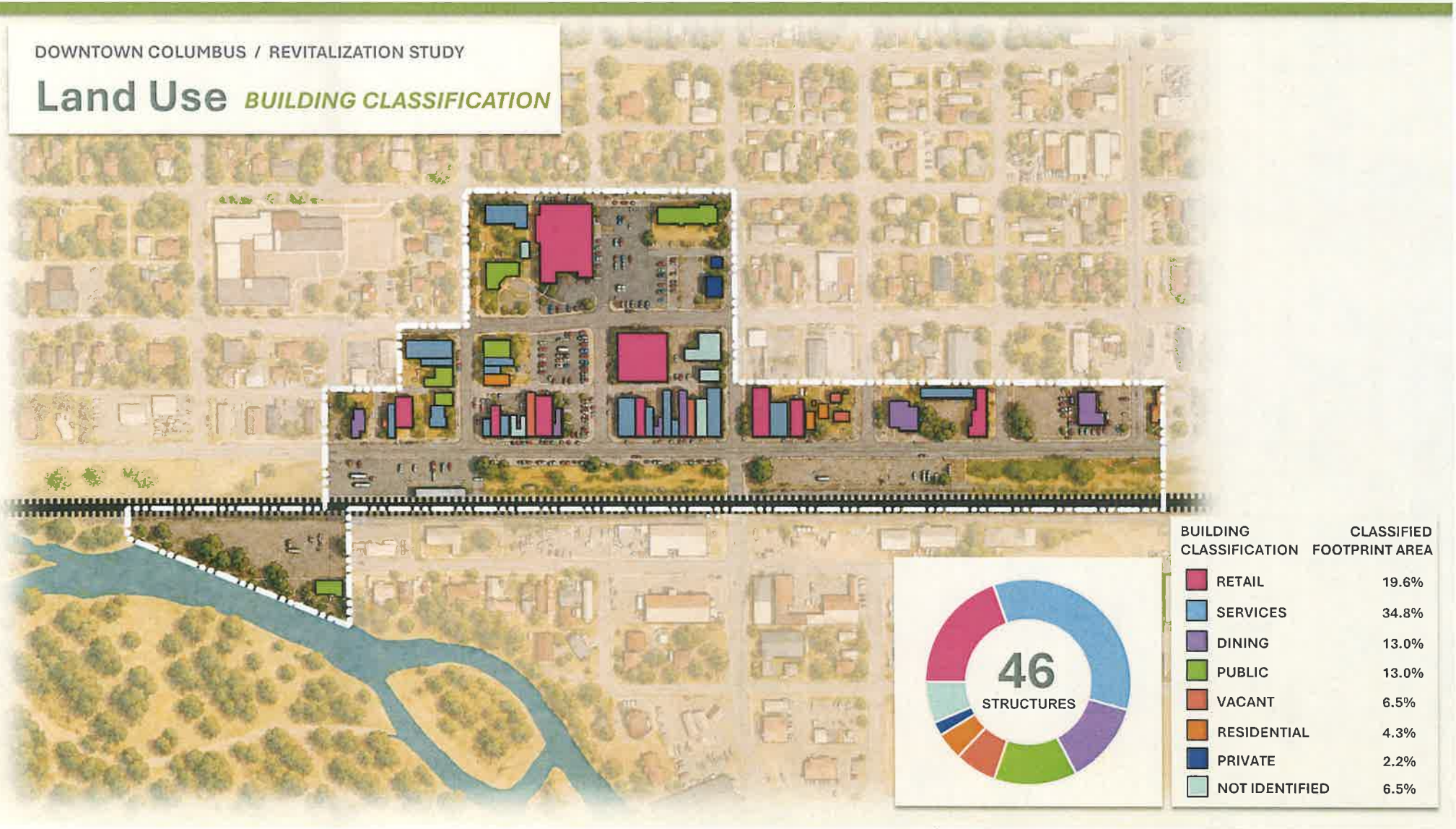


Legend

- Existing Parallel Parking
- Existing Angled Parking
- Project Boundary

DOWNTOWN COLUMBUS / REVITALIZATION STUDY

Land Use *BUILDING CLASSIFICATION*



BUILDING CLASSIFICATION	CLASSIFIED FOOTPRINT AREA
RETAIL	19.6%
SERVICES	34.8%
DINING	13.0%
PUBLIC	13.0%
VACANT	6.5%
RESIDENTIAL	4.3%
PRIVATE	2.2%
NOT IDENTIFIED	6.5%

Public Input

Visual Preference Survey

Review the images and indicate the designs you prefer.



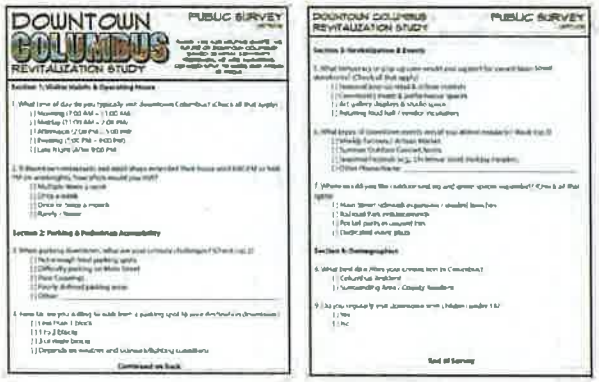
Amenity Ranking

Rank the amenities you would most like to see downtown.



Survey

Share your ideas and priorities for downtown Columbus.



COLUMBUS

DOWNTOWN COLUMBUS / REVITALIZATION STUDY

What's Next? *SCHEDULE*

We'll see you again in

Late November

We'll share survey results and key findings, along with recommendations and a conceptual design.

DOWNTOWN

COLUMBUS

THANK YOU!

Palladium Brewery & everyone who participated!

PRESENTED BY:

LAND DESIGN



DOWNTOWN COLUMBUS REVITALIZATION STUDY

PUBLIC SURVEY

10/15/26

THANK YOU FOR HELPING SHAPE THE FUTURE OF DOWNTOWN COLUMBUS! BASED ON INITIAL COMMUNITY FEEDBACK, WE ARE GATHERING DETAILED INPUT TO GUIDE OUR AREAS OF FOCUS.

Section 1: Visitor Habits & Operating Hours

1. What time of day do you typically visit downtown Columbus? (Check all that apply)
   - [ ] Morning (7:00 AM – 11:00 AM)
   - [ ] Midday (11:00 AM – 2:00 PM)
   - [ ] Afternoon (2:00 PM – 5:00 PM)
   - [ ] Evening (5:00 PM – 9:00 PM)
   - [ ] Late Night (After 9:00 PM)

2. If downtown restaurants and retail shops extended their hours until 8:00 PM or 9:00 PM on weeknights, how often would you visit?
   - [ ] Multiple times a week
   - [ ] Once a week
   - [ ] Once or twice a month
   - [ ] Rarely / Never

Section 2: Parking & Pedestrian Accessibility

3. When parking downtown, what are your primary challenges? (Check top 2)
   - [ ] Not enough total parking spots
   - [ ] Difficulty parking on Main Street
   - [ ] Poor Crossings
   - [ ] Poorly defined parking areas
   - [ ] Other: _____

4. How far are you willing to walk from a parking spot to your destination downtown?
   - [ ] Less than 1 block
   - [ ] 1 to 2 blocks
   - [ ] 3 or more blocks
   - [ ] Depends on weather and sidewalk/lighting conditions

Continued on Back

DOWNTOWN COLUMBUS REVITALIZATION STUDY

PUBLIC SURVEY
10/15/26

Section 3: Revitalization & Events

5. What temporary or pop-up uses would you support for vacant Main Street storefronts? (Check all that apply)

[ ] Seasonal pop-up retail & artisan markets
[ ] Community event & performance spaces
[ ] Art gallery displays & studio space
[ ] Rotating food hall / vendor incubators

6. What types of downtown events would you attend regularly? (Rank top 3)

[ ] Weekly Farmers / Artisan Market
[ ] Summer Outdoor Concert Series
[ ] Seasonal Festivals (e.g., Christmas Stroll, Holiday Parades)
[ ] Other Please Name: _____

7. Where would you like outdoor seating and green spaces expanded? (Check all that apply)

[ ] Main Street sidewalk expansion / shaded benches
[ ] Railroad Park enhancements
[ ] Pocket parks in unused lots
[ ] Dedicated event plaza

Section 4: Demographics

8. What best describes your connection to Columbus?

[ ] Columbus Resident
[ ] Surrounding Area / County Resident

9. Do you regularly visit downtown with children under 18?

[ ] Yes
[ ] No

End of Survey

COLUMBUS PARKLETS

DOWNTOWN COLUMBUS / REVITALIZATION STUDY

VISUAL PREFRENCE SURVEY 10.15.2026

Rate each image: 1 = lowest preference, 5 = highest preference.



A. Outdoor Cafe Seating

Preference

1 2 3 4 5



B. Bench Planters

Preference

1 2 3 4 5



C. Main Street Dining

Preference

1 2 3 4 5



D. Moveable Seating

Preference

1 2 3 4 5

COLUMBUS

DOWNTOWN COLUMBUS / REVITALIZATION STUDY

LAND DESIGN

OPPORTUNITY MAPPING



Conflict Areas
Places with challenges or concerns

Assets
Places you value and want to preserve

Opportunity Areas
Places with potential for improvements

COLUMBUS

DOWNTOWN COLUMBUS / REVITALIZATION STUDY

LAND DESIGN

OPPORTUNITY MAPPING



Conflict Areas
Places with challenges or concerns

Assets
Places you value and want to preserve

Opportunity Areas
Places with potential for improvements

Columbus Downtown Revitalization

Date: 10/07/26

Color Code Key

Project Phase
Town Council Meeting
Public Meeting
Deliverable To Client

Project Schedule

Start Date	Finish Date	Task
09/22/26	10/13/26	Inventory & Analysis
09/22/26	10/06/26	Base Information Gathering
09/24/26	10/08/26	Opportunities and Constraints Map Production
09/29/26	09/29/26	ROCE Downtown Meeting
10/13/26	10/13/26	Opportunities and Constraints Draft Map
10/13/26	11/03/26	Coummunity Engagement
10/13/26	10/19/26	Community Engagement Presentation preparation - Questionaires, Powerpoint, Analysis
10/14/26	10/14/26	Community Engagement Draft Presentation
10/08/26	10/15/26	Community Engagement - Stakeholders & Public Meeting - Confirm Timing & Venue
10/20/26	10/20/26	No Meeting - Community Center Public Meeting Planned
10/26/26	11/02/26	Findings Summary
11/02/26	11/02/26	Town Council Meeting - As needed
11/03/26	11/24/26	Conceptual Design
11/04/26	11/18/26	Conceptual Design Graphics Preparation & Cost estimates
11/18/26	11/18/26	Conceptual Design Draft Presentation
11/18/26	11/22/26	Conceptual Design Public Presentation
11/23/26	11/23/26	No Meeting - Beartooth RC&D Schedule Conflict
11/24/26	12/15/26	Final Reporting
11/24/26	12/01/26	Incorporate Feedback from Concpetual Design Public presentation
11/24/26	12/15/26	Draft Final Report - Preparation
12/07/26	12/07/26	Town Council Meeting - As needed
12/15/26	12/15/26	Final Report - Document