

City Council Meeting
February 25, 2025

Present: Mayor John Williams, Councilmembers Jack Rosander, Wayne Dudley, Greg Koczur and Rose Hanser

Also Present: Police Chief Cory Hert, Fire Chief Tony Reda, Public Works Director Pat Zent, Planning/Zoning/Code Official Kami Egan, City Clerk/Treasurer Michelle Richards and City Attorney Michelle Sullivan

Mayor Williams called the meeting to order at 7:00 pm. City Clerk/Treasurer Richards completed Roll Call.

Consent Agenda:

Councilmember Dudley moved to approve the Consent Agenda. Councilmember Koczur seconded the motion. No discussion. No comments from the public received. Motion carried with all in favor.

- Minutes of 2/11/25 Regular Meeting
- Claims #31394-31416 \$119,684.49
- Payroll Summary 02/14/25 \$110,930.33
- Journal Voucher Nos. 2024-07 & 2024-08

Department Reports:

Reports were presented by Police Chief Hert, Planning/Zoning/Code Official Egan, Fire Chief Reda, City Attorney Sullivan, Public Works Director Zent and City Clerk/Treasurer Richards.

Mayor's Communications:

Mayor Williams reported on House Bill No. 368 sponsored by Representative Gary Parry. The bill has been amended and is completely different from the original submission but the current language would set aside \$2,000,000 per year from the Coal Severance Tax Trust Fund to a fund specifically for the City of Colstrip to provide for a water supply after the power plant closes.

Representative Parry withdrew House Bill No. 425 regarding the liability of police officers.

Mayor Williams will be in Helena the rest of this week meeting with legislators and attending the Executive Forum organized by the Montana League of Cities and Towns.

Public Comment & Participation:

McKenzie Butcher, KLJ Engineering, updated the City Council on the North End Water Loop project and the Water Main Replacement project from Cedar to the Wastewater Treatment Plant.

McKenzie is currently working on the deficiencies found at the city's water treatment plant by the Montana Department of Environmental Quality. The city has 120 days to respond to DEQ.

Councilmember Hanser asked about the septage disposal issue. McKenzie explained KLJ has almost completed their review and recommendation and will be presenting options to the city.

Joe Novasio recommended contacting the coal mine regarding the septage disposal dumping as that is their only way of disposing of septage since they don't have their own sewer facility.

Unfinished Business:

Councilmember Dudley moved to approve Resolution No. 2025-R01 approving a six-month lease with Montana Moose at a rate of \$762.50.

Councilmember Rosander seconded the motion.

Discussion: Councilmember Koczur asked if there is a renewal clause. Mayor Williams explained the lease states there is no opportunity to renew. Councilmember Koczur commented this is the only drive-up coffee service in town. Councilmember Hanser asked about the 30-day grace period to pay make the lease payment. Attorney Sullivan explained the grace period was already contained in the current and past lease agreements and she left much of the language the same. Councilmember Hanser asked what happens if the building is still there at the end of the lease term. Attorney Sullivan explained the City of Colstrip could move the building; after a certain amount of time if it is not removed from the city's property it is considered abandoned property per Montana law. Councilmember Koczur moved to amend the motion to include option to renew at the option of the tenant. Councilmember Dudley seconded the motion to amend. Councilmembers Dudley and Koczur voted in favor. Councilmembers Rosander and Hanser voted against. Mayor Williams broke the tie vote and voted in favor. Motion to amend carried.

Councilmember Hanser moved to amend the motion adding language "the kiosk building must be removed entirely from the premises on or before the expiration or termination of the lease term. If the kiosk remains after the expiration or termination of the lease term, it will be considered abandoned by the tenant and the landlord may remove and discard it." Councilmember Rosander seconded the motion to amend. No discussion or public comment. Motion to amend carried with all favor.

Councilmembers Dudley, Koczur and Rosander voted in favor of the main motion as amended. Councilmember Hanser voted nay. Motion carried as amended 3-1.

New Business:

Councilmember Hanser moved to award the bid for construction of the Business Innovation Center to TW Ridley, LLC, in the amount of \$3,289,900.

Councilmember Koczur seconded the motion.

Discussion: Councilmember Rosander is in support of this but would like to make sure it is well-maintained. Avista has donated \$150,000 for maintenance costs of the facility and there is possibly some from another source also.

Public Comment: None.

Motion carried with all in favor.

Mayor Williams adjourned the meeting at 8:05 p.m.

Michelle Richards, City Clerk/Treasurer