

CITY OF THOMPSON FALLS



Regular City Council Meeting
In the City Hall, 108 Fulton Street, Thompson Falls, MT
Monday, April 14, 2025, at 6:00 P.M.

AGENDA

OPEN MEETING - Call to order

ROLL CALL OF THE COUNCIL

PLEDGE OF ALLEGIANCE

SET THE AGENDA

CONSENT AGENDA – Claims, Minutes, Financial Reports, Court Report & Water Shut-off List/Arrangements

COMMUNITY DECAY AND VIOLATIONS LIST REPORT - Attached

ENGINEER'S REPORT - Attached

STANDING COMMITTEE REPORTS

INFORMATION

ACTION ITEMS

UNFINISHED BUSINESS

1. Zoning Committee Vacancy - Zoning Committee vacancy.
2. Skate Park in the City Limits.

Sunday Dutro Sauter

NEW BUSINESS - *Mayor Rusti Leivestad will present the agenda items unless otherwise noted.*

3. Water adjustment for a leak in their water service line at 605 Ogden Avenue. \$147.30. Karen Dwyer
4. Water adjustment for a leak at 417 Grove Street. Richard Magoffin
5. Community Center rental for Pre-school. Krystal Park
6. New Fiber Optic Line Route.
7. Great West Engineering Growth Policy Task Order.
8. Sewer Project Phases 1 & 2 Pay Application for reimbursement for the Sewer Project Phases 1 & 2.
9. Sewer Project Phases 3 & 4 Pay Application for reimbursement for the Sewer Project Phases 3 & 4.
10. Water Project Pay Application for reimbursement for the Water Project.

UNSCHEDULED PUBLIC COMMENT - The public may speak for up to 3 minutes about items not on the agenda.

MAYOR'S REPORT - Mayor Rusti Leivestad's updates.

ADJOURN

Join Zoom Meeting

Topic: City Council Meeting April 14, 2025

Time: Apr 14, 2025, 06:00 PM Mountain Time

<https://us06web.zoom.us/j/81652102819?pwd=oQ3S8aaC6fhVcf2Oo5OvbTLnvnEOe9.1>

Meeting ID: 816 5210 2819

Passcode: 193940

Dial 1-719-359-4580 US

April 2025 Mayor's Notes

Violations List – attached

Engineer's Report – attached

Committee reports-

Information –

Action Items

Unfinished Business

1. Zoning Committee Vacancy – (table)
2. Skate Park

New Business

- | | | | |
|-----|---|----------|------------------|
| 3. | Water adjustment for leak 605 Ogden Avenue | \$147.30 | Karen Dwyer |
| 4. | Water adjustment for leak 417 Grove Street | \$71.10 | Richard Magoffin |
| 5. | Community Center rental for Pre-school | | Krystal Park |
| 6. | New Fiber Optic Line Route | | |
| 7. | Great West Engineering Growth Policy Task Order | | |
| 8. | Sewer Project Phases 1&2 Pay Application – | | |
| 9. | Sewer Project Phases 3&4 Pay Application – | | |
| 10. | Water Project Pay Application for Reimbursement – | | |

Unscheduled Public Comment

Mayors Report

**REQUEST FOR ITEM TO BE PLACED ON AGENDA
THOMPSON FALLS CITY COUNCIL**

I, Rusti Phone # _____

request the following item be placed on the agenda for
the 4-14 2028, City Council Meeting:

Please give a brief description of the item to be discussed,
approximate time you need and the results you would like to see.

Information: _____

Time: _____

Action: Zoning Committee Vacancy

**All agenda requests must be submitted by Noon on
Wednesday before the Council Meeting.**

**REQUEST FOR ITEM TO BE PLACED ON AGENDA
THOMPSON FALLS CITY COUNCIL**

I, Sunday Dutoo Phone # _____

request the following item be placed on the agenda for
the 4-14 2025 City Council Meeting:

Please give a brief description of the item to be discussed,
approximate time you need and the results you would like to see.

Information: _____

Time: _____

Action: Skate Park

**All agenda requests must be submitted by Noon on
Wednesday before the Council Meeting.**

tfl3557@blackfoot.net

From: Sunday Dutro <sunday@sundaydutro.com>
Sent: Tuesday, April 8, 2025 7:21 AM
To: Chelsea Peterson
Subject: 2025-04-14 City Council Meeting Documentation
Attachments: 2024-04-14 City Council Meeting Ask.pdf; Untitled attachment 00037.htm

Good morning miss Chelsea,

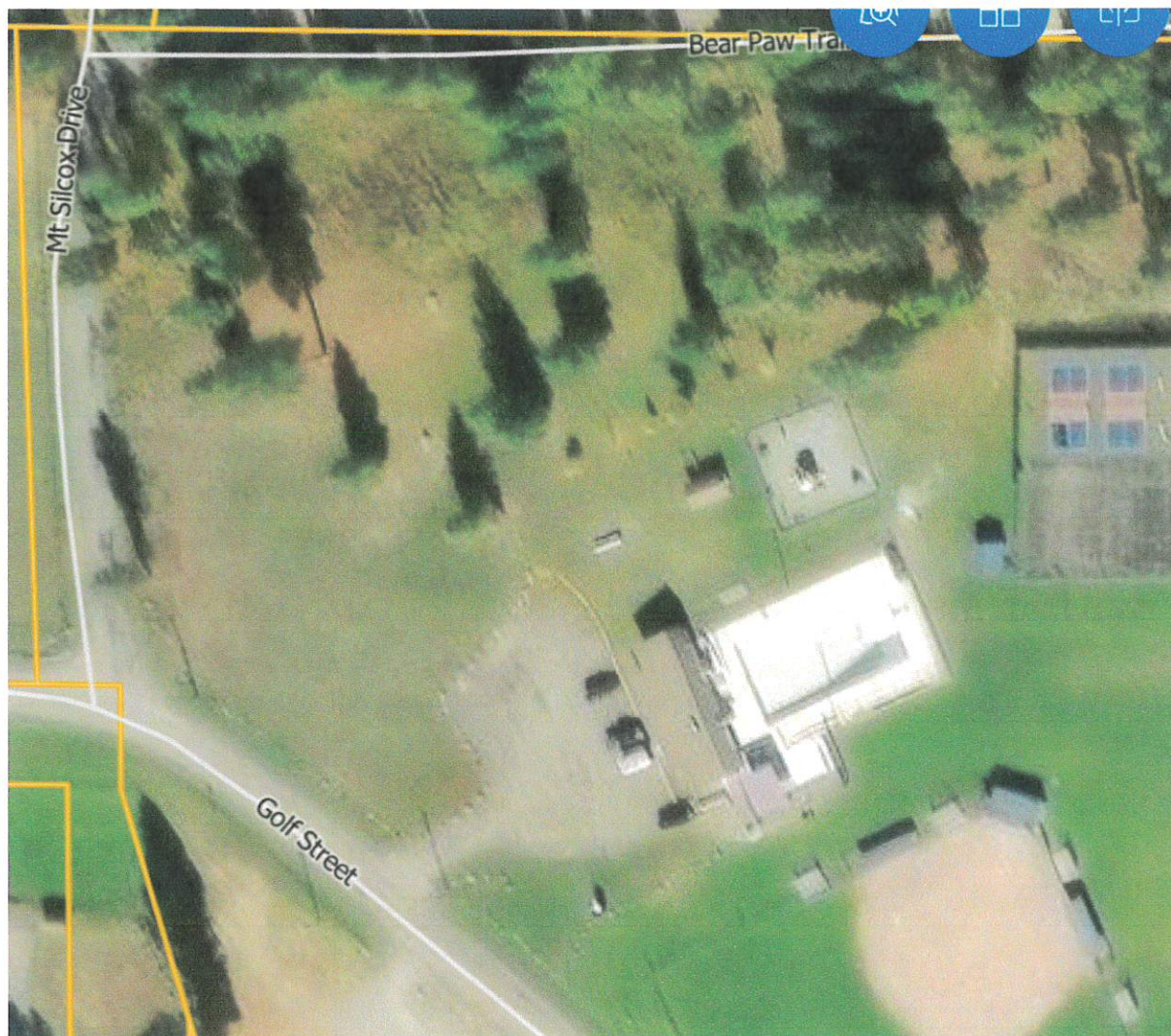
Hope all is well with you. Attached please find the packet of info for next weeks City Council meeting. Please let me know if you require anything further.

Thank you for all you do, as always,

-sunday
(406) 210-0288

Sunday Dutro
she, her, hers
www.sundaydutro.com
Get my FREE monthly Newsletter: www.patreon.com/SundayDutro

The Thompson Falls Woman's Club asks the Thompson Falls City Council for a resolution earmarking the property below for the purpose of a sports park.



Neil Harnett Questions & Thompson Falls Woman's Club (TFWC) Answers

1. Structure:

Q. Is the park being proposed a concrete or wooden facility?

A. Professionally designed and installed concrete facility built by a professional skatepark builder like Evergreen or Dreamland.

Q. With either, there will be a cost to maintain the structure?

A. We are gathering estimated costs based on other skateparks in the state but so far, all skateparks have said their budget/costs haven't gone up with the addition of a skatepark unless it is a brand new park to the budget.*

Q. We will also need to dedicate additional time and resources to maintain.

A. If we use the proposed location, the City is already dedicating time and resources to maintain the space.

2. Security:

Q. Need for fencing around facility: cost and maintenance-both initial cost and cost for ongoing maintenance.

A. Fencing isn't necessary. Skateparks are designed to be open, accessible, and inclusive.

Q. Will this cost be added to the current parks budget?

A. Not applicable.

Q. Will the park be open 24 hours or will it require someone to open/close park daily?

A. Skateparks are generally open dusk-to-dawn with simple signage stating such; no need to open/close daily.

3. Lighting:

Q. Consider the monthly utility costs.

A. Lighting would encourage people to use the park after posted dawn-to-dusk hours.

Q. What budget will this come out of?

A. Not applicable.

4. Signage:

Q. What signs will need to be displayed, ie rules and regulations?

A. Signage required is limited and usually all on one sign: dusk-to-dawn, ride at own risk, protective equipment recommended, etc. Signs can be simple or complex (examples attached).

Q. Who is responsible for purchasing and maintaining?

A. Initial signage is part of our project budget.

5. Cleaning, maintenance, and repair:

Q. Concern about vandalism.

A. Can we get more specific information regarding this concern?

Q. Who will be responsible for cleaning/repair?

A. Maintenance has been addressed previously.

Q. Consideration for safety of staff cleaning (garbage, glass, drug paraphernalia, tobacco butts, etc.)

A. We assume the same consideration of safety for staff cleaning at all locations already maintained by City.

Q. Other important considerations: cost for cleaning supplies, safety equipment/personal protective equipment, increased staff time.

A. Maintenance costs have been addressed previously.

6. Police Patrol:

Q. Will there be a need for regular police patrol?

A. It has been relayed by Mayor-Leivestad, that Chef Nichols is excited about the project. Most police officers enjoy the opportunity to positively interact the kids to take the fear out of seeing police.

Q. Areas of concern: noise complaints, vandalism, fighting, etc.

A1. Noise: "Skatepark noise, according to every study conducted on the subject, consistently falls well below ordinary recreational standards and is completely appropriate for residential areas. Skateparks average 54-71 decibels, between office noise, conversational speech and normal street noise. (Concrete skateparks are quieter than prefabricated ramps)." – skatepark.org Best Practices Guide

A2. Vandalism/Fighting/Crime in general: "The Skatepark Project interviewed 1-2 Law Enforcement Offices from 37 states across the USA. Here's what they said about their skateparks:

- Fewer complaints about skating around town (85% reported significant decrease in skate calls)
- The skatepark is NOT a magnet for crime (91% reported no major issues of behavior or crime)
- Visible location is critical (15% cited location as a major role in whether or not they experience significant delinquency issues)"

7. Insurance:

Q. What will be the cost to the City for Insurance coverage?

A. Liability coverage is provided at no additional cost via MMIA as long as City maintains the park, and it is built by a professional builder.

Q. Potential liability issues.

A. "According to the U.S. Consumer Products Safety Commission, skateboarding is statistically safer than basketball and football... the vast majority of severe skateboard accidents involve a motor vehicle... Basketball has 10x more injuries than skateboarding per 1000 participants. One third of skate injuries happen in the first week." – skatepark.org Best Practices Guide. As discussed in signage above, users will use the facility at their own risk.

In a discussion with MMIA, it was stated that: If the City has a claim it may impact the rate, but it depends. The skatepark becomes a part of the whole policy.

So, if there are multiple claims in our City's policy because of wastewater issues or foot-traffic in town, etc. and MMIA has to pay out, the rate will change. If the skatepark had a claim and it was due to negligence and MMIA had to pay out, it could change the rate.

"In the ten years I have worked here, I haven't received a single claim from a skatepark. Which doesn't mean they can't happen, just that they don't." – Britani Laughery, Operations Manager MMIA

8. ADA Compliance:

Q. We will need to ensure the park will follow all ADA regulations and standards.

A. Yes! Concrete skateparks are designed to be ADA compliant. We want all wheeled users to have access and enjoy the park.

9. Supervision:

Q. How to enforce parental responsibility for monitoring/supervising their children?

A. The goal with this project, is to have a community space with walking path and fitness stations, ADA swings, etc. A community space where people of all ages will be interacting and in proximity.

*Clinton Skatepark: (previously an EPA Site and a brand-new park for the Parks & Rec Dept)
“As far as maintenance costs go, we are currently budgeting \$2,500 annually. This encompasses trash and temporary restroom service, repainting every other year, maintaining coping, and saving for sealcoating. Some of these maintenance inputs can likely be offset by volunteer and/or in-kind community contributions. The other variable I’d encourage you to work into the project budget is all of the costs beyond the concrete itself. We lumped this together as one category under “supporting amenities” and all told has run us \$20,000 so far – with more costs anticipated this year for weed treatment and reseeded the disturbed area around the skatepark. Supporting amenities included hydroseeding, parking lot work, fencing/gates, signage, privacy partition for restroom, and approach path into skatepark.”

*Deer Lodge: “We probably spend about \$2,000/year for general maintenance.”

*Missoula MOBASH Skatepark: “over the parks' 20 years, the maintenance costs of MOBASH have been very, very minimal. It's hard to tell you what an exact and appropriate maintenance budget amount should be, other than it is very wise to set up some sort of account that can hold funds for maintenance down the road. Even if - let's say - \$2000 per year got set aside, you'd have \$20K after a decade, during which I highly doubt the park would see much decay. Then, a portion of that money could be used for improvements such as grass, trees, bathrooms, lights, shade, etc.”

*Superior Skatepark: “The Superior Skatepark is park of a larger park. So, the maintenance for the park is included in the parks budget (We have 3 parks). The maintenance required for the skatepark is as follows-- Done at the same time the other areas of the park are being checked, mowed, trimmed, etc.

1. Daily inspection of the skatepark
2. Emptying garbage containers, pick up leaves, etc.
3. Blow the leaves off of the skatepark (We have a backpack blower, which works great)
4. Mowing and trimming around the skatepark

We did not see any major changes in the budget for skatepark maintenance.”

7th AVENUE SKATE PARK

PARK HOURS: 7:00 AM - 10:00 PM

SKATEPARK RULES

- USE PARK AT YOUR OWN RISK
- PROTECTIVE EQUIPMENT : HELMETS, PADS AND GUARDS ARE **STRONGLY RECOMMENDED.**
- **DO NOT** USE WAX/SOAP IN SKATE AREA.
- PLEASE KEEP PARK CLEAN, PUT TRASH IN CAN.
NO GLASS CONTAINERS OF ANY KIND.
- PLEASE BE COURTEOUS TO OTHER USERS AND YOUR COMMUNITY.
- LEAVE YOUR BAD ATTITUDE, FOUL LANGUAGE AND RUDE BEHAVIOR ELSEWHERE.
- **ALCOHOL, TOBACCO PRODUCTS AND DRUGS ARE NOT ALLOWED.**

BE SAFE, HAVE FUN

Welcome to the...



SMELTER CITY SKATE PARK

REGULATIONS ARE ENFORCEABLE BY THE ANACONDA POLICE DEPARTMENT
VIOLATORS ARE SUBJECT TO FINES AND EXPULSION FROM THE SITE!

HOURS OF OPERATION

Day	Time	Group
Saturday	6:00 am - Noon	Under 7 yrs old Skateboarders
	12:00 Noon - 2:00 pm	Open Skate
	2:00 pm - 4:00 pm	BMX
	4:00 pm - Midnight	Open Skate
Sunday	6:00 am - Noon	BMX
	12:00 Noon - Midnight	Open Skate
Weekdays Monday, Wednesday & Friday	6:00 am - Noon	Open Skate
	12:00 Noon - 3:00 pm	BMX
	3:00 pm - Midnight	Open Skate
Weekdays Tuesday & Thursday	6:00 am - Noon	BMX
	12:00 Noon - 3:00 pm	Open Skate
	3:00 pm - Midnight	BMX

Skateboarders, BMX and inline skaters may use other time periods only if park is not in use.
They must vacate if others show up to utilize their time slot. Please be considerate of other users and have appreciation for their allotted times.

GENERAL RULES

- 1.) All participants must wear appropriate safety gear. CSA approved helmets and footwear are mandatory. Helmets must fit properly with straps fastened. Pads, gloves and guards are strongly recommended.
- 2.) The surface is extremely dangerous when wet, the Skate Park should not be used during inclement weather or if surface and equipment are wet, icy or snow-covered.
- 3.) Alcohol, drugs and tobacco are prohibited in and around this facility.
- 4.) All food and drinks are prohibited in skate park area. Please use trash containers to keep your park clean and safe.
- 5.) No animals are allowed inside the skate park area.
- 6.) Skateboards, BMX bikes and inline skates allowed only during designated times.
- 7.) All BMX bikes must be equipped with protective covering on pegs.
- 8.) Children under the age of ten years old must be accompanied by an adult.
- 9.) Due to safety concerns, spectators who are not skating may not enter the Skate Park while activity is in progress and must remain safely clear of the Skate Park.
- 10.) Vandalism, including graffiti and tagging is strictly forbidden.
- 11.) Additional ramps, jumps or obstacles are not allowed in the Park. No modifications to the skating surfaces or features are allowed. Skating is restricted to the Park and its features specifically designed for the purpose.

There may be inherent dangers involved in the use of this skate park, and may cause serious injury. Use at your own risk. Anaconda - Deer Lodge County does not assume any responsibility for injuries.

Year Completed	Location	Pop	Notes
2018	Box Elder	39	
2022	Lodge Grass	429	
2019	Alberton	527	
2014	Big Sandy	588	
2024	Arlee	651	
2008	St. Ignatius	820	
2019	Darby	860	
2020	Lincoln	868	
2024	Clinton	884	
2022	Troy	899	
2025	Phillipsburg	910	In Progress
2021	Superior	925	
2016	Hays	967	
2014	Browning	1,005	
2025	Chinook	1,160	
	THOMPSON FALLS	1,472	
2016	Malta	1,872	
2022	Townsend	2,133	
2024	Ronan	2,172	
2015	Stevensville	2,210	
2019	Wolf Point	2,517	
2020	Red Lodge	2,610	
2022	Deer Lodge	3,030	
	Libby	3,169	In Progress
2024	Glasgow	3,180	
2021	Shelby	3,270	
2022	Hardin	3,709	
2014	Glendive	4,796	
2018	Hamilton	5,268	
2021	Polson	5,613	Currently Expanding
2025	Columbia Falls	5,723	In Progress
2017	Lewistown	6,149	
2018	Livingston	8,908	
2005	Whitefish	9,163	Expanded in 2023
2004	Havre	9,330	Expanded in 2016
2023	Anaconda	9,673	
2021	Kalispell	29,886	
2009	Helena	34,464	
2012	Bozeman	57,305	
2014	Great Falls	60,422	
2006	Missoula, Montana	77,757	

March 29, 2025

City of Thompson Falls
Mayor and City Council
PO Box 99
Thompson Falls MT 59873

I have been researching skate parks in the State of Montana and would like to share this information with you. The following table shows what towns/cities have skate parks, their population as of 2010, the average of their citizens as of 2010, if they have volunteer fire fighters as of 2010, and their per capita income as of 2010.

Town/City	Population	Average Age	Volunteer Fire	Per Capita Income
Pablo	\$ 2,138	26		\$ 14,672
Missoula	77,489	30.9		30,366
Lincoln	1,013	53		26,688
Polson	5,148	39		21,870
Hamilton	4,348	43	X	22,013
Malta	1,860	46.8	X	44,189
Big Sandy	605	48	X	28,523
Lewistown	5,952	45.4	X	28,949
Browning	1,018	29.8	X	23,879
Billings	117,116	37.5		35,147
Bozeman	53,293	27.2		74,113
Kalispell	24,558	38		28,567
Livingston	8,040	41.1		28,980
Plains	1,106	47.2	X	26,331

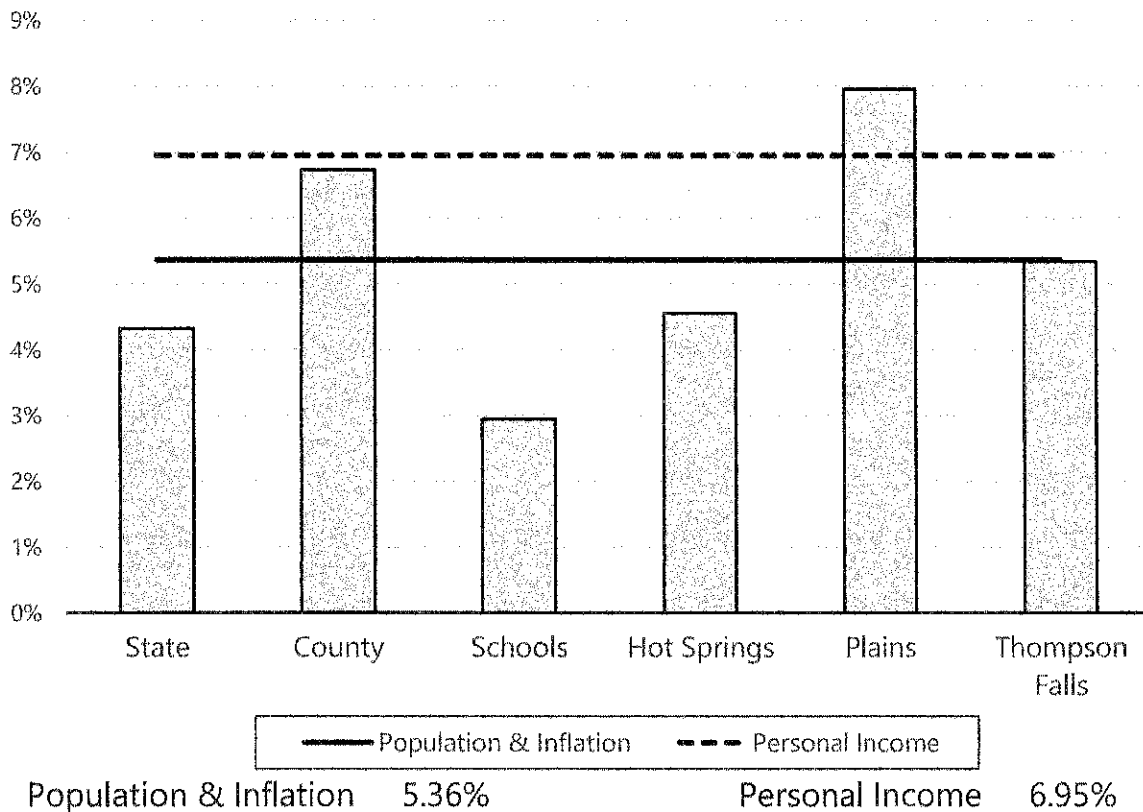
By comparison, here are the Thompson Falls figures:

1,321	46.2	X	28,103
-------	------	---	--------

I am also including information from the Department of Revenue regarding changes in property taxes for 2013-2022 and 2015-2024, along with an article from the Plains newspaper.

Sanders County

10-Year Annualized Property Tax Collection Change 2015 - 2024



Taxing Jurisdiction	Annual % Change in Taxes
State	4.32%
County	6.73%
Schools	2.94%
Hot Springs	4.55%
Plains	7.95%
Thompson Falls	5.33%

The bars on this chart show the level of average annual property tax collection growth by major taxing entity over the last ten years. The solid line represents countywide average annual growth in population and inflation as an approximation for growth in demand for government services. The dashed line represents countywide average annual growth in personal income as an approximation for ability to pay for property tax changes. This information is specific to the county, not any individual property.

See more information and frequently asked questions at MTRevenue.gov/PropertyTaxChanges

Sanders County

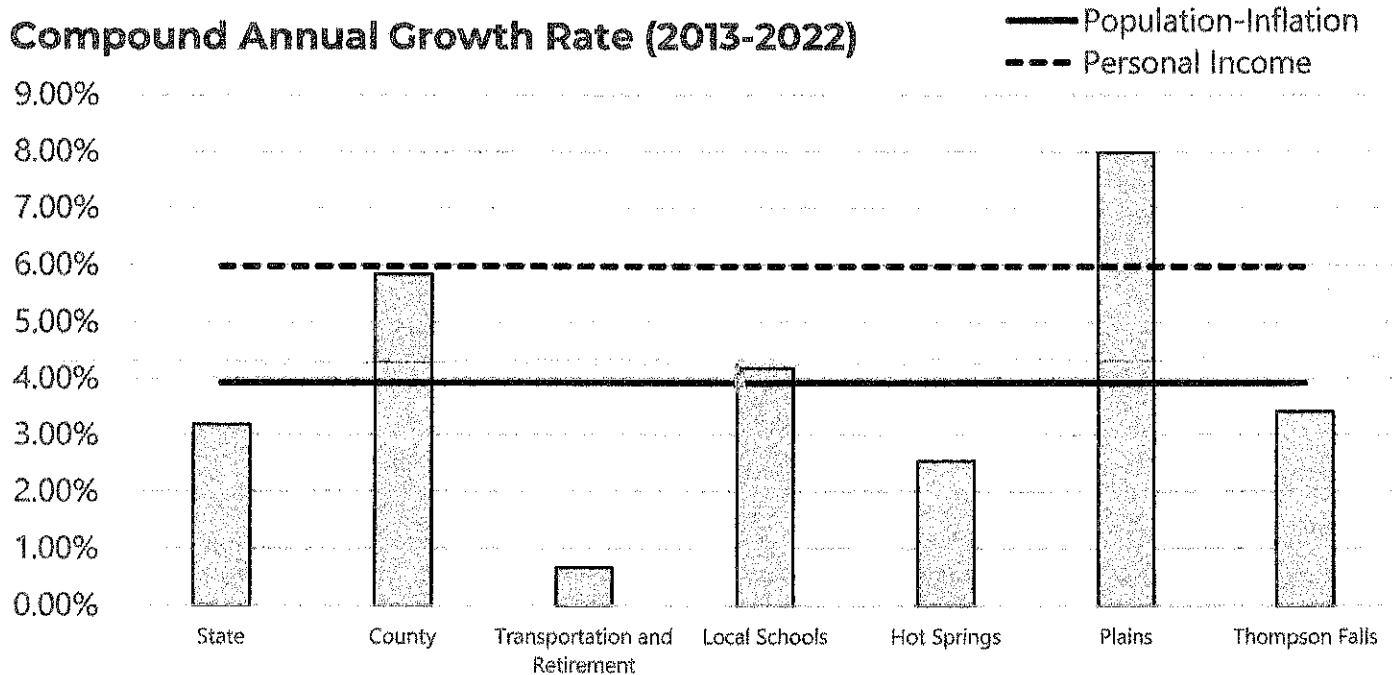
10-year annualized percentage change (2013-2022)

See more information at [MTRevenue.gov/PropertyValueChanges](https://mtrevenue.gov/PropertyValueChanges)

Population Change + Inflation: 3.92%

Income Change: 5.97%

Compound Annual Growth Rate (2013-2022)



Annual % Change in Taxes

State	3.18%
County	5.83%
Transportation and Retirement	0.66%
Local Schools	4.18%
Hot Springs	2.54%
Plains	7.98%
Thompson Falls	3.42%

This chart shows the average rate of growth in property tax collections for the state, county, city, average school district, and countywide transportation and retirement funds. It also contains average income growth as an estimate for economic growth as well as a combined measure of population change and inflation as an estimate for increased demand for services.

- **Personal Income** – This is a metric for the growth in the county's economy. It represents income that people get from wages, business ownership and other sources within the county. County estimates are published by the Bureau of Economic Analysis.
- **Population and Inflation** – This is a metric for baseline level of inflationary growth combined with population growth. Inflation estimates are measured as the percentage change in the consumer price index for all urban consumers as published by the Bureau of Labor Statistics. Annual county population estimates are published by the US Census.

RevPROPAN040400

Thompson Falls skate park idea gets tepid response

1 Mo

De

in

pr

Su

Th

es

fun

Th

re

to

Lo

ab

"I

on

an

ex

He

proj



The council requested additional information from Dutro Sauter for further discussion at next month's meeting. The decision was tabled until the April council meeting. (Tracy Scott/Valley Press)

In other City Council actions, Vice President Hayley Allen-Blakney, recently reappointed to her position, introduced Ordinance 328, which governs the city's regulation of food trucks during special events such as the farmer's market. City attorney Timothy Goen reviewed the ordinance and recommended that food trucks be allowed at the market only with a special permit. Allen-Blakney suggested the committee move forward with establishing these special permit requirements for the upcoming farmer's market.

Annie Wooden, a member of the Thompson Falls Main Street Committee, presented plans for the return of Thompson Falls Days.

"In the '90s and before, we had an event called David Thompson Days to celebrate our heritage. We're bringing it back as Thompson Falls Days," Wooden explained.

The event will take place from June 27-29, coinciding with Cody's Block Party. Activities will be held at Rose Park and Ainsworth Park. A free concert by the Eric Hensyl Mantle Band will kick off the festivities on the evening of June 28 at Ainsworth Park.

A planning meeting for Thompson Falls Days will be held on Thursday, March 20, at 10 a.m. in the State Building.

Wooden emphasized, "We want to make this a community-wide event and get everyone involved."

The council also addressed a vacant seat on the Zoning Committee. However, no applications were received and the motion to fill the position was tabled. Mayor Rusti Leivestad invited interested individuals to visit the office if they wished to apply.

Bill Naegeli, Sanders County Emergency Manager, presented the completed Western Region Hazard Mitigation Plan to the council. The plan aims to reduce or eliminate long-term risks to life and property from hazards such as floods, wildfires, tornadoes and earthquakes. It is part of Montana's broader effort to coordinate disaster risk management and support FEMA grant eligibility.

In the past, each county had to submit a separate plan, but this new, coordinated approach streamlines the process. Naegeli recommended the council adopt the plan, which is flexible and can be updated as needed. The council unanimously approved the plan.

Two local residents, Virginia Byers and Marsha Hart, requested adjustments to their water bills due to leaks in their service lines. Byers was granted a \$61.97 adjustment, while Hart received \$70.80.

The council approved payments for the ongoing sewer and water projects. Phase 1 and 2 sewer project payments totaled \$265,161.59, while a payment of \$27,504.00 was authorized for phases 3 and 4. Additionally, a payment of \$21,927.60 was approved for the current water project.

Leivestad's reviewed several items in her monthly report. She attended the CDBG startup meeting for Growth Policy and met with DNRC concerning the water and sewer projects. Leivestad reviewed waste water phases 3 & 4 temporary construction easements. Leivestad also received a check from the Town Pump to share the cost of paving Lincoln Street.

**REQUEST FOR ITEM TO BE PLACED ON AGENDA
THOMPSON FALLS CITY COUNCIL**

I, Karen Dwyer Phone # 402-827-4067

request the following item be placed on the agenda for
the April 14 2025, City Council Meeting:

Please give a brief description of the item to be discussed,
approximate time you need and the results you would like to see.

Information: Had a water leak that is
now fixed.

Time: 6:00 pm

Action: Refund: \$~~417.30~~ \$147.30

**All agenda requests must be submitted by Noon on
Wednesday before the Council Meeting.**

Customer Name: LUTHERAN CHURCH PARSONAGE

Account: 201155-00

Route - Meter: 08-01155

From 3-2024 to 3-2025

Service Address: 605 OGDEN AVENUE W

Mtr Id - Type - Size: 13138136 B

0.750"

Meter Serial #:

(Readings in Actual Units)

AP-Year	Reading	Reading Date	Monthly Usage	YTD Usage	Reading Type
03-2025	836000	03/03/2025	6000	117200	HANDHELD
02-2025	830000	02/03/2025	47800	111200	HANDHELD
01-2025	782200	01/02/2025	63400	63400	HANDHELD
12-2024	718800	12/02/2024	59100	259800	HANDHELD
11-2024	659700	11/01/2024	51400	200700	HANDHELD
10-2024	608300	10/01/2024	36200	149300	HANDHELD
09-2024	572100	09/04/2024	34600	113100	HANDHELD
08-2024	537500	08/01/2024	20900	78500	HANDHELD
07-2024	516600	07/01/2024	10800	57600	HANDHELD
06-2024	505800	06/03/2024	12500	46800	HANDHELD
05-2024	493300	05/01/2024	8800	34300	HANDHELD
04-2024	484500	04/01/2024	7300	25500	HANDHELD
03-2024	477200	03/01/2024	6800	18200	HANDHELD

6000 ÷ 6900
average 6500/month

12,500	—	6000	—	9.00
10,800	—	47800	—	6.45
90,900	—	14,400	—	21.60
34,600	—	28,100	—	42.15
36,200	—	29,700	—	44.55
51,400	—	44,900	—	67.35
59,100	—	52,600	—	78.90
63,400	—	56,900	—	85.35
47,800	—	41,300	—	61.95
= 417.30				

Transaction Description - ID Number			Usage	
AP-Year	Date & Time	Fund - Service	Amount	Running Balance
Total for Transaction:			-120.25	0.00
CHARGE				
2-2024	02/05/2024 03:11:13 PM	5210 - WATER	48.15	5600
2-2024	02/05/2024 03:11:13 PM	5310 - SEWER	71.80	5000
Total for Transaction:			119.95	119.95
RECEIPT 182769				
2-2024	02/12/2024 09:26:58 AM	5210 - WATER	-48.15	
2-2024	02/12/2024 09:26:58 AM	5310 - SEWER	-71.80	
Total for Transaction:			-119.95	0.00
CHARGE				
3-2024	03/05/2024 12:55:18 PM	5210 - WATER	49.95	6800
3-2024	03/05/2024 12:55:19 PM	5310 - SEWER	71.80	5000
Total for Transaction:			121.75	121.75
RECEIPT 183533				
3-2024	03/14/2024 11:33:33 AM	5210 - WATER	-49.95	
3-2024	03/14/2024 11:33:33 AM	5310 - SEWER	-71.80	
Total for Transaction:			-121.75	0.00
CHARGE				
4-2024	04/02/2024 02:05:47 PM	5210 - WATER	50.70	7300
4-2024	04/02/2024 02:05:47 PM	5310 - SEWER	71.80	5000
Total for Transaction:			122.50	122.50
RECEIPT 184134				
4-2024	04/09/2024 12:45:18 PM	5210 - WATER	-50.70	
4-2024	04/09/2024 12:45:18 PM	5310 - SEWER	-71.80	
Total for Transaction:			-122.50	0.00
CHARGE				
5-2024	05/03/2024 07:04:19 AM	5210 - WATER	52.95	8800
5-2024	05/03/2024 07:04:19 AM	5310 - SEWER	77.95	6500
Total for Transaction:			130.90	130.90
RECEIPT 184928				
5-2024	05/14/2024 09:40:49 AM	5210 - WATER	-52.95	
5-2024	05/14/2024 09:40:49 AM	5310 - SEWER	-77.95	

Transaction Description - ID Number			Fund - Service	Amount	Usage	Running Balance
AP-Year	Date & Time					
			Total for Transaction:	-130.90		0.00
CHARGE						
6-2024	06/04/2024 12:01:17 PM	5210 - WATER		58.50	12500	
6-2024	06/04/2024 12:01:17 PM	5310 - SEWER		77.95	6500	
			Total for Transaction:	136.45		136.45
RECEIPT 185486						
6-2024	06/11/2024 10:27:13 AM	5210 - WATER		-58.50		
6-2024	06/11/2024 10:27:13 AM	5310 - SEWER		-77.95		
			Total for Transaction:	-136.45		0.00
CHARGE						
7-2024	07/02/2024 02:41:01 PM	5210 - WATER		55.95	10800	
7-2024	07/02/2024 02:41:01 PM	5310 - SEWER		77.95	6500	
			Total for Transaction:	133.90		133.90
RECEIPT 186364						
7-2024	07/17/2024 09:18:28 AM	5210 - WATER		-55.95		
7-2024	07/17/2024 09:18:28 AM	5310 - SEWER		-77.95		
			Total for Transaction:	-133.90		0.00
CHARGE						
8-2024	08/02/2024 10:03:09 AM	5210 - WATER		71.10	20900	
8-2024	08/02/2024 10:03:09 AM	5310 - SEWER		77.95	6500	
			Total for Transaction:	149.05		149.05
RECEIPT 187054						
8-2024	08/13/2024 12:27:44 PM	5210 - WATER		-71.10		
8-2024	08/13/2024 12:27:44 PM	5310 - SEWER		-77.95		
			Total for Transaction:	-149.05		0.00
CHARGE						
9-2024	09/05/2024 10:04:32 AM	5210 - WATER		91.65	34600	
9-2024	09/05/2024 10:04:32 AM	5310 - SEWER		77.95	6500	
			Total for Transaction:	169.60		169.60
RECEIPT 187638						
9-2024	09/12/2024 10:11:04 AM	5210 - WATER		-91.65		
9-2024	09/12/2024 10:11:04 AM	5310 - SEWER		-77.95		

Transaction Description - ID Number			Amount	Usage	
AP-Year	Date & Time	Fund - Service		Running Balance	
Total for Transaction:			-169.60	0.00	
CHARGE					
10-2024	10/02/2024 12:48:16 PM	5210 - WATER	94.05	36200	
10-2024	10/02/2024 12:48:16 PM	5310 - SEWER	77.95	6500	
Total for Transaction:			172.00	172.00	
RECEIPT 188382					
10-2024	10/16/2024 08:40:51 AM	5210 - WATER	-94.05		
10-2024	10/16/2024 08:40:51 AM	5310 - SEWER	-77.95		
Total for Transaction:			-172.00	0.00	
CHARGE					
11-2024	11/06/2024 02:01:14 PM	5210 - WATER	116.85	51400	
11-2024	11/06/2024 02:01:15 PM	5310 - SEWER	77.95	6500	
Total for Transaction:			194.80	194.80	
RECEIPT 189065					
11-2024	11/20/2024 09:35:54 AM	5210 - WATER	-116.85		
11-2024	11/20/2024 09:35:54 AM	5310 - SEWER	-77.95		
Total for Transaction:			-194.80	0.00	
CHARGE					
12-2024	12/03/2024 01:26:59 PM	5210 - WATER	128.40	59100	
12-2024	12/03/2024 01:27:00 PM	5310 - SEWER	77.95	6500	
Total for Transaction:			206.35	206.35	
RECEIPT 189632					
12-2024	12/12/2024 02:11:45 PM	5210 - WATER	-128.40		
12-2024	12/12/2024 02:11:45 PM	5310 - SEWER	-77.95		
Total for Transaction:			-206.35	0.00	
CHARGE					
1-2025	01/06/2025 01:00:42 PM	5210 - WATER	134.85	63400	
1-2025	01/06/2025 01:00:42 PM	5310 - SEWER	77.95	6500	
Total for Transaction:			212.80	212.80	
RECEIPT 190366					
1-2025	01/17/2025 09:53:01 AM	5210 - WATER	-134.85		
1-2025	01/17/2025 09:53:01 AM	5310 - SEWER	-77.95		

Transaction Description - ID Number			Usage	
AP-Year	Date & Time	Fund - Service	Amount	Running Balance
Total for Transaction:			-212.80	0.00
CHARGE				
2-2025	02/04/2025 10:32:25 AM	5210 - WATER	111.45 47800	
2-2025	02/04/2025 10:32:25 AM	5310 - SEWER	77.95 6500	
Total for Transaction:			189.40	189.40
RECEIPT 190922				
2-2025	02/11/2025 09:28:08 AM	5210 - WATER	-111.45	
2-2025	02/11/2025 09:28:08 AM	5310 - SEWER	-77.95	
Total for Transaction:			-189.40	0.00
CHARGE				
3-2025	03/03/2025 02:10:19 PM	5210 - WATER	48.75 6000	
3-2025	03/03/2025 02:10:19 PM	5310 - SEWER	77.95 6500	
Total for Transaction:			126.70	126.70
Subtotal for Account 201155-00 : Portion Past Due:			Total Balance:	126.70

**REQUEST FOR ITEM TO BE PLACED ON AGENDA
THOMPSON FALLS CITY COUNCIL**

I, Richard Magoffin Phone # 406 499 2534

request the following item ~~be~~ placed on the agenda for
the _____ 20____, City Council Meeting:

Please give a brief description of the item to be discussed,
approximate time you need and the results you would like to see.

Information: _____

Time: _____

Action: Water Leak Adjustment
\$71.10

**All agenda requests must be submitted by Noon on
Wednesday before the Council Meeting.**

302840-00
272.60
04/01/2025

PRESORTED
FIRST CLASS MAIL
U.S. POSTAGE PAID
THOMPSON FALLS, MT
PERMIT NO. 99

CITYOFTHOMPSONFALLS.COM

Office Use:

302 Web ID
MAR 12 2025

RICHARD MAGOFFIN
PO BOX 1381
THOMPSON FALLS MT 59873-1381

SEE REVERSE SIDE

RETURN THIS PORTION WITH PAYMENT

CUSTOMER WATER READINGS

12:56:56 - 04/08/2025

Customer Name: MAGOFFIN, RICHARD
Account: 302840-00
Route - Meter: 08-02840
Service Address: 417 GROVE STREET
Mtr Id - Type - Size: 3391367 B

From 4-2024 to 4-2025

0.750"

Meter Serial #:

(Readings in Actual Units)

AP-Year	Reading	Reading Date	Monthly Usage	YTD Usage	Reading Type
04-2025	148700	04/01/2025	800	50500	HANDHELD
03-2025	147900	03/03/2025	49400	49700	HANDHELD
02-2025	98500	02/03/2025	200	300	HANDHELD
01-2025	98300	01/02/2025	100	100	HANDHELD
12-2024	98200	12/02/2024	700	26700	HANDHELD
11-2024	97500	11/01/2024	200	26000	HANDHELD
10-2024	97300	10/01/2024	8000	25800	HANDHELD
09-2024	89300	09/04/2024	6600	17800	HANDHELD
08-2024	82700	08/01/2024	3700	11200	HANDHELD
07-2024	79000	07/01/2024	2900	7500	HANDHELD
06-2024	76100	06/03/2024	900	4600	HANDHELD
05-2024	75200	05/01/2024	800	3700	HANDHELD
04-2024	74400	04/01/2024	500	2900	HANDHELD

**REQUEST FOR ITEM TO BE PLACED ON AGENDA
THOMPSON FALLS CITY COUNCIL**

I, Krystal Park _____ Phone # _____ (360) 927-0628 _____

request the following item be placed on the agenda for the _____ April 2025, _____ City Council Meeting:

Please give a brief description of the item to be discussed, approximate time you need and the results you would like to see.

Information: I would like to renew my lease to continue renting the community center for the purpose of running preschool out of it. I would like my rental agreement to remain as it currently is. My lease is not up until June, but I need to start enrollment for 2025/26 preschool students in MAY and want to make sure my use of the building is secure before I start that process. Unless there are any issues on the city's side, this should only take 5-10 minutes, I would like the answer decided upon at this meeting so that I can move forward, unless there are any further discussions that need to happen that would require more time.

Time: _____

Action: _____

All agenda requests must be submitted by Noon on Wednesday before the Council Meeting.

460442 Facilities (Civic Centers)											
100 SALARIES	1,567	1,949	2,147	1,720	2,605	66%				0	0%
120 OVERTIME	236	206	236	230	322	71%				0	0%
130 VACATION AND SICK LEAVE	215	311	367	287	500	57%				0	0%
131 HEALTH INSURANCE BENEFIT			434	380	508	75%				0	0%
140 EMPLOYER CONTRIBUTIONS	273	344	356	300	354	85%				0	0%
144 PERS			229	203	236	86%				0	0%
200 SUPPLIES	918	285	259	200	1,500	13%				0	0%
340 UTILITY SERVICES	3,927	5,357	3,761	3,941	5,000	79%				0	0%

1000 GENERAL FUND

Account	Object	21-22	22-23	23-24	24-25	Current Budget 24-25	% Exp. 24-25	Prelim. Budget 25-26	Budget Changes 25-26	Final Budget 25-26	% Old Budget 25-26
350	PROFESSIONAL SERVICES			851			0%				0%
360	REPAIR & MAINTENANCE SERV	1,683	1,324	297		4,000	0%				0%
390	OTHER PURCHASED SERVICES	7,538	1,480	1,538	1,946	1,000	195%				0%
	Account:	16,357	11,256	10,475	9,207	16,025	57%	0	0	0	0%

460445 Swimming Pools

346080	PARK SUBDIVISION CHARGES							120		0	---
346200	CIVIC CENTER REVENUE		19,231		8,705	10,400		7,000		12,000	58%

410900
9.9
2024104

COMMERCIAL REAL ESTATE LEASE

This Lease Agreement (this "Lease") is dated April 8, 2024, by and between City of Thompson Falls ("Landlord"), and Krystal Park, ("Tenant"). The parties agree as follows:

PREMISES. Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant the premises, building and land (the "Premises") located at 410 Golf., Thompson Falls, MT 59873.

TERM. The lease term will begin on April 8, 2024, and will terminate on June 30, 2025. Either Party may terminate the lease without cause by giving the other party 60 days written notice of intent to terminate lease.

MONTHLY RENT. Tenant shall pay to Landlord monthly installments of \$1000.00, payable in advance on the first day of each month.

SECURITY DEPOSIT. At the time of the signing of this Lease, Tenant shall pay to Landlord, in trust, a security deposit of \$250.00 to be held and disbursed for Tenant damages to the Premises (if any) as provided by law.

POSSESSION. Tenant shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Landlord on the last day of the term of this Lease, unless otherwise agreed to by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects and peaceably yield up the Premises to Landlord in as good a condition as when delivered to Tenant, ordinary wear and tear is expected.

USE OF PREMISES. Tenant may use the Premises only for a preschool and day care between the hours of 6:00 a.m. and 6:00 p.m. The Premises may be used for any other purpose only with the prior written consent of Landlord, which shall not be unreasonably withheld. Tenant shall notify Landlord of any anticipated extended absence from the Premises not later than the first day of the extended absence. Other use of the building between the hours of 6:00 a.m. and 6:00 p.m. will be by agreement of the parties.

FURNISHING. The lease of the Premises includes the furnishings. Tenant shall return all such items at the end of the lease term in a condition as good as the condition at the beginning of the lease term, except for such deterioration that might result from normal use of the furnishings.

PROPERTY INSURANCE. Landlord shall each maintain appropriate insurance for its interest in the Premises and property located on the Premises.

MAINTENANCE. Landlord & Tenant shall have the responsibility to maintain the Premises in good repair at all times.

UTILITIES AND SERVICES. Landlord shall be responsible for all utilities and services incurred in connection with the Premises except any fees associated with the installation, service

and maintenance of any internet services. Tenant may install and maintain internet service at her expense.

LATE PAYMENTS. For any payment that is not paid within 25 days after its due date, Tenant shall pay a late fee of \$50.00.

HOLDOVER. If Tenant maintains possession of the Premises for any period after the termination of this Lease ("Holdover Period"), Tenant shall pay to Landlord lease payment(s) during the Holdover Period at a rate equal to 110% of the most recent rate preceding the Holdover Period. Such holdover shall constitute a month-to-month extension of this Lease.

CUMULATIVE RIGHTS. The rights of the parties under this Lease are cumulative, and shall not be construed as exclusive unless otherwise required by law.

NON-SUFFICIENT FUNDS. Tenant shall be charged \$25.00 for each check that is returned to Landlord for lack of sufficient funds.

ACCESS BY LANDLORD TO PREMISES. Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants or workers. As provided by law, in the case of an emergency, Landlord may enter the Premises without Tenant's consent. During the last three months of this Lease, or any extension of this Lease, Landlord shall be allowed to display the usual "To Let" signs to show the Premises to prospective tenants.

Tenant understands Landlord will occasionally use the building for municipal and governmental functions, including, but not limited to, municipal, state, and federal elections. Tenant agrees Landlord shall have the right to enter the Premises for these functions.

INDEMNITY AND INSURANCE REGARDING USE OF PREMISES. (a) Except to the extent that such claims arise from the negligent acts or omissions of Landlord or its agents, contractors or employees, Tenant agrees to indemnify and hold harmless Landlord, its members, agents, contractors and employees from and against all claims, loss, cost, damage or expense asserted by or on behalf of any person, firm, corporation or public authority of whatever nature arising: (i) from any accident, injury or damage whatsoever to any person, or to the property of any person, occurring in or about the Premises; (ii) from any accident, injury or damage occurring elsewhere (other than on the Premises) in or about the Building or the lots on which the Building is located to the extent that such accident, damage or injury results from an act or omission on the part of Tenant or Tenant's agents, employees, invitees or contractors; or (iii) in connection with the conduct or management of the Premises or of any business therein, or any thing or work whatsoever done, or any condition created (other than by Landlord) in or about the Premises; and, in any case, occurring after the date of this Lease until the end of the Lease Term and thereafter so long as Tenant is in occupancy of any part of the Premises.

The Tenant shall add the Landlord as an additional named insured under a liability insurance, now in force or hereafter obtained, in an amount not less than **\$500,000.00** per occurrence.

FENCING: Tenant may install temporary fencing at her own expense.

GOVERNING LAW. This Lease shall be construed in accordance with the lease of the State of Montana

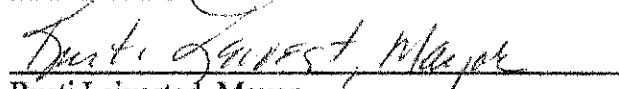
ENTIRE AGREEMENT/AMENDMENT. This Lease Agreement contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

SEVERABILITY. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

WAIVER. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.

BINDING EFFECT. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.

LANDLORD:


Rusti Leivestad, Mayor

Date: April 9, 2024.

TENANT:


Krystal Park

Date: 4-16-24, 2024.

04/08/25
10:29:25

CITY OF THOMPSON FALLS
Vendor Detail Query
For claims processed from: 7/23 to 3/25

Doc #	Invoice #/Description	Claim Date	Check Date	Amount	Inv Date	Acct. Period	PO #	Fund	Org	Acct	Object	Proj
Vendor #/Name: 210003 YOUR CINDERELLA												
CL 282529	1 Community Center	08/09/23	31069	80.00	/	/	8/23	1000		460442	390	
CL 282529	2 City Hall	08/09/23	31069	390.00	/	/	8/23	1000		411200	390	
CL 282588	1 Community Center	09/11/23	31123	40.00	/	/	9/23	1000		460442	390	
CL 282588	2 City Hall	09/11/23	31123	160.00	/	/	9/23	1000		411200	390	
CL 282694	1 Community Center	11/13/23	31218	40.00	/	/	11/23	1000		460442	390	
CL 282694	2 City Hall	11/13/23	31218	240.00	/	/	11/23	1000		411200	390	
CL 282694	3 City Hall	11/13/23	31218	210.00	/	/	11/23	1000		411200	390	
CL 282694	4 Community Center	11/13/23	31218	40.00	/	/	11/23	1000		460442	390	
CL 282743	1 Community Center	12/11/23	31262	60.00	/	/	12/23	1000		460442	390	
CL 282743	2 City Hall	12/11/23	31262	190.00	/	/	12/23	1000		411200	390	
CL 282845	1 Community Center	02/08/24	31352	60.00	/	/	2/24	1000		460442	390	
CL 282845	2 City Hall	02/08/24	31352	225.00	/	/	2/24	1000		411200	390	
CL 282893	1 Community Center	03/11/24	31394	100.00	/	/	3/24	1000		460442	390	
CL 282893	2 City Hall	03/11/24	31394	210.00	/	/	3/24	1000		411200	390	
CL 282919	1 Community Center	04/03/24	31444	80.00	/	/	4/24	1000		460442	390	
CL 282919	2 City Hall	04/03/24	31444	240.00	/	/	4/24	1000		411200	390	
CL 282983	1 Community Center	05/13/24	31502	80.00	/	/	5/24	1000		460442	390	
CL 282983	2 City Hall	05/13/24	31502	150.00	/	/	5/24	1000		411200	390	
CL 283056	1 Community Center	06/10/24	31566	200.00	/	/	6/24	1000		460442	390	
CL 283056	2 City Hall	06/10/24	31566	150.00	/	/	6/24	1000		411200	390	
CL 283111	1 Community Center	07/08/24	31620	70.00	/	/	7/24	1000		460442	390	
CL 283111	2 City Hall	07/08/24	31620	250.00	/	/	7/24	1000		411200	390	
CL 283175	1 Community Center	08/12/24	31681	20.00	/	/	8/24	1000		460442	390	
CL 283175	2 City Hall	08/12/24	31681	200.00	/	/	8/24	1000		411200	390	
CL 283214	1 Community Center	09/09/24	31717	80.00	/	/	9/24	1000		460442	390	
CL 283214	2 City Hall	09/09/24	31717	230.00	/	/	9/24	1000		411200	390	
CL 283303	1 Community Center	11/08/24	31798	100.00	/	/	11/24	1000		460442	390	
CL 283303	2 City Hall	11/08/24	31798	290.00	/	/	11/24	1000		411200	390	
CL 283399	1 Community Center	01/09/25	31887	150.00	/	/	1/25	1000		460442	390	
CL 283399	2 City Hall	01/09/25	31887	400.00	/	/	1/25	1000		411200	390	
CL 283486	1 Community Center	03/07/25	31969	180.00	/	/	3/25	1000		460442	390	
CL 283486	2 City Hall	03/07/25	31969	400.00	/	/	3/25	1000		411200	390	
				5,315.00	Total:							
				5,315.00	Grand Total:							

\$600.00
cleaning

**REQUEST FOR ITEM TO BE PLACED ON AGENDA
THOMPSON FALLS CITY COUNCIL**

I, Brady Adams Phone # _____

request the following item be placed on the agenda for
the 4-14 2025, City Council Meeting:

Please give a brief description of the item to be discussed,
approximate time you need and the results you would like to see.

Information: _____

Time: _____

Action: New Fiber Optic Route

**All agenda requests must be submitted by Noon on
Wednesday before the Council Meeting.**

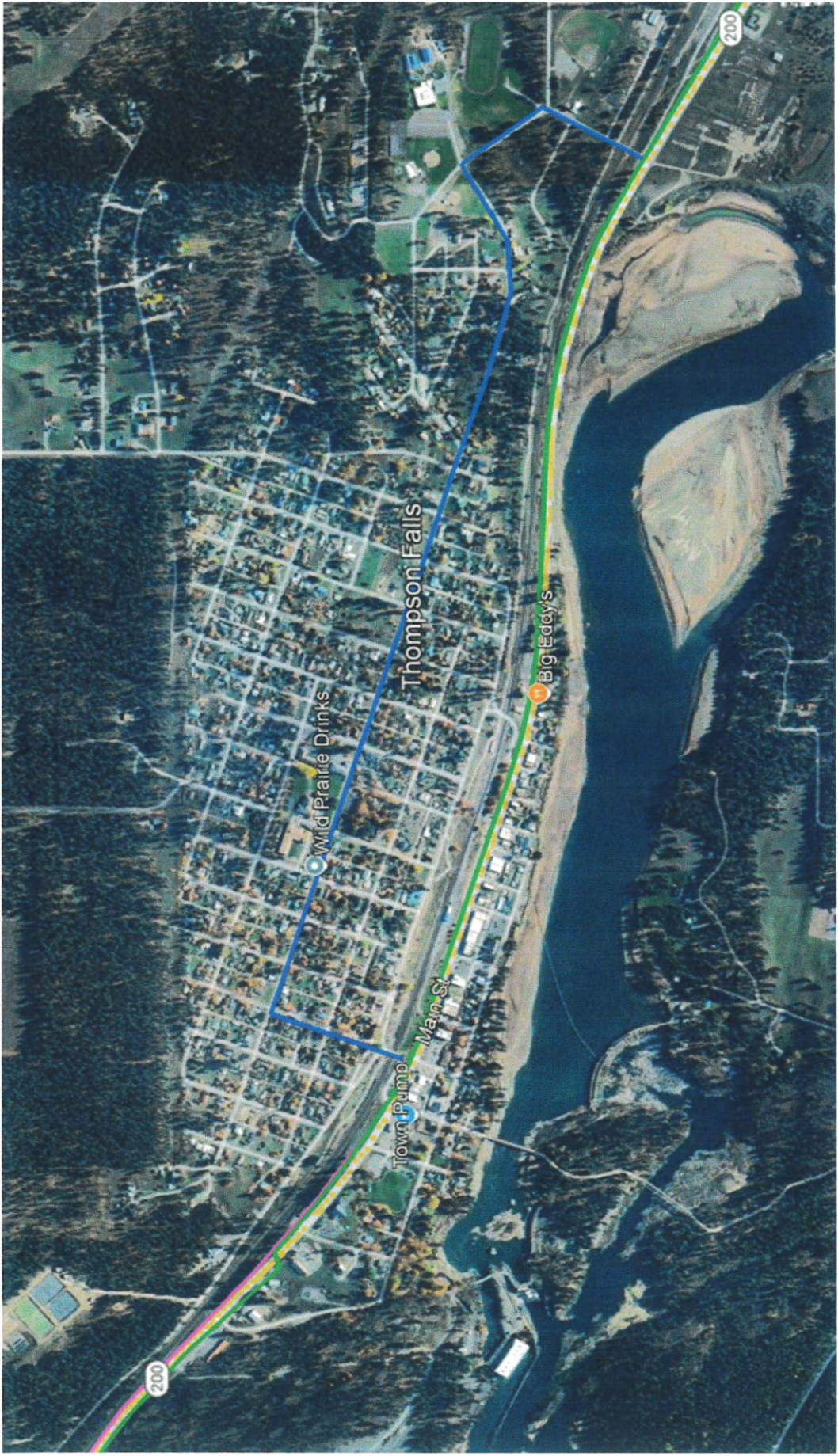
tfl3557@blackfoot.net

From: tfl3557@blackfoot.net
Sent: Tuesday, April 8, 2025 11:29 AM
To: tfl3557@blackfoot.net
Subject: FW: BNSF question

From: Brady Adams <brady.adams@intermountainig.com>
Sent: Monday, April 7, 2025 11:16 AM
To: Mayor <tfallsmayor@blackfoot.net>
Cc: tfl3557@blackfoot.net
Subject: RE: BNSF question

Rusti, while we wait for BSNF to figure out what they are doing, is there a possibility that we could work something out with the city for a path to get beyond BNSF's "claimed owned land" (permanent or temporary). The green path is what we have permitted with MDT and the COTF. The Blue path could essentially go anywhere your team wishes and IIG would be willing to contribute significant funds to street repair or other funds that you could use to address the disruption and concerns. I would be willing to start that funding component at 100k contribution to public works. This would be on top of any permit fees or normal reconstruction that may be needed to address our cleanup of the construction.





From: Brady Adams

Sent: Tuesday, August 6, 2024 11:02 AM

To: Mayor <tfallsmayor@blackfoot.net>; tfl3557@blackfoot.net

Cc: 'Carrie Gardner' <cgardner@greatwesteng.com>; tfpworks@blackfoot.net; Phillip Larson <phillip.larson@intermountainig.com>

Subject: RE: IIG conduit and fiber placement in the City of Thompson Falls

Mayor Leivestad and Carrie, I know it has been a while since we spoke and discussed the plan to build the new fiber route along Hwy 200. I have finally been able to get MDT and BNSF on the same page. I would like to review this plan with you or whomever you designate and show you, our plan. Ideally, I would like to obtain a message with your approval of the route. You can see the proposed route in the pictures below and more detail on the CAD file. Can you tell me who I can review this with to get your approval?

Thank You, Brady

Brady Adams

COO

Intermountain Infrastructure Group, LLC

Travail Networks Canada Inc.

Phone: 512.677.2212

Brady.adams@intermountainig.com







**REQUEST FOR ITEM TO BE PLACED ON AGENDA
THOMPSON FALLS CITY COUNCIL**

I, Rusti Phone # _____

request the following item be placed on the agenda for
the 4-14 2025, City Council Meeting:

Please give a brief description of the item to be discussed,
approximate time you need and the results you would like to see.

Information: _____

Time: _____

Action: Growth Policy Task
Order

**All agenda requests must be submitted by Noon on
Wednesday before the Council Meeting.**