

CITY OF THOMPSON FALLS



Regular City Council Meeting
In the City Hall, 108 Fulton Street, Thompson Falls, MT
Monday, December 8, 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 - Attached

INFORMATION:

ACTION ITEMS:

UNFINISHED BUSINESS

NEW BUSINESS

1. Oath of Office – Gussie O'Connor
2. Water Leak Credit: 611 Grizzly Dr
3. Water Leak Credit: 202 Cedar
4. Reschedule Committee Meetings
5. Adoption of Comprehensive Plan
6. Setpoint Contract
7. Wastewater Project Phases 3 & 4 - Change Order #1
8. Wastewater Project Phases 3 & 4 Pay Application for Reimbursement
9. Water Project Phases 1 & 2 Pay Application for Reimbursement

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

<https://us06web.zoom.us/j/89826529201?pwd=oGqe3qEKkFEYKY3BpABxbqAa2PkmPk.1>

Meeting ID: 898 2652 9201

Passcode: 876242

CITY OF THOMPSON FALLS

Committee as a whole COMMITTEE MEETING MINUTES

Month: November, Day: 10th, 2025

Council Members Present:

Earlene Powell shawni Vaughn
Larry Lack
Hayley Alken - Blakney
Raoul Ribeiro

City Officials Present:

Mayor Rusti Leivestad

Meeting opened at 5:32 p.m.

Others Present:

see attached.

Action/Motion made:

Move to Committee of a whole For December
Speak w/ Chief and City Attorney to discuss
ordinance

(Hayley, Larry)

Meeting adjourned at 5:49 p.m.

Sign: Raoul Ribeiro

Print: Raoul Ribeiro, Committee as a whole Committee Chair

ATTEST: Kelliann Barton
Kelliann Barton Clerk



City of Thompson Falls

Committee of the Whole Meeting

Monday, November 10, 2025, at 5:30 p.m. in the City Hall,
108 Fulton Street, Thompson Falls, MT

Agenda: Municipal Speeding Code

If you have any questions, please call

City Hall: 406-827-3557

CITY OF THOMPSON FALLS



Committee of the Whole

City Hall, 108 Fulton Street, Thompson Falls, MT
Monday, November 10, 2025, at 5:30 P.M.

Sign-in Sheet

NAME	WOULD YOU LIKE TO ADDRESS THE COUNCIL DURING THE PUBLIC COMMENT PERIOD, AND IF YES, WHAT AGENDA ITEM NUMBER?	STREET ADDRESS
Please Print	√ = yes	Please Print ~ thank you
Gussie O'Connor		501 Main
Annie Wooden		Ledger
Catherine Dewitt		102 N Gallatin
Steve Osgald		203 S. Gallatin TF
Ruth Cheney		1806 PTH

CITY OF THOMPSON FALLS

Growth Policy COMMITTEE MEETING MINUTES

Comprehensive Land Use Plan

Month: November, Day: 17th, 2025

Council Members Present:

Shawni Vaught
Earlene Powell

City Officials Present:

Mayor Rusti
Ratherine

Meeting opened at 6:00 p.m.

Others Present:

Per attached

Action/Motion made:

Got a good round of feed-back from Open House. People need to understand a Growth Policy is a "wish list". Discussed putting "transparency" goal together. Need to get a social on-line presence to recruit volunteers for events. Eliminate any reference to including EMTs, etc. Add "entry level" housing. Change name to "Comprehensive Land Use Plan". Come up with where stop/yield signs (Streets & Alleys Committee) survey. Kevin will have final document by Friday.

(_____, _____)

Meeting adjourned at 7:53 p.m.

Sign: Earlene Powell

Print: Earlene Powell Committee Chair

ATTEST:

Kelliann Barton
Kelliann Barton, Clerk



City of Thompson Falls

Planning Committee

Monday, November 17, 2025, at 6:00 p.m. in the City Hall,
108 Fulton Street, Thompson Falls, MT

Agenda: Growth Policy

If you have any questions, please call

City Hall: 406-827-3557

CITY OF THOMPSON FALLS



Planning Committee: Growth Policy

City Hall, 108 Fulton Street, Thompson Falls, MT
Monday, November 17, 2025, at 6:00 P.M.

Sign-in Sheet

NAME	WOULD YOU LIKE TO ADDRESS THE COUNCIL DURING THE PUBLIC COMMENT PERIOD, AND IF YES, WHAT AGENDA ITEM NUMBER?	STREET ADDRESS
Please Print	√ = yes	Please Print ~ thank you
Quinn Connor		501 Main
Katherine Meadone		205 Ferry
* Tim Cox	√ - EMS	16 Taxiway Ct.
Bob Venz		208 Church St.
Catherin Dewitt		102 N. Gallatin
*Wants to be on next Growth Policy Committee		

**VIOLATION LIST FOR COUNCIL
12/5/2025**

Nov		2025			
Violations Reported:		6			
Number of Certified Letters Sent:		1			
Number of Citations Issued:		1			
Arrangements Made for Compliance:		1			
Number of Officer/Police Admin/ Office Contact:		8			
Verbal warning given:		1			
Type of Violation:	A:	B:	C: 2	D:	E:
	F: 1	G:	H:	I:	Misc: 3

Ledger of Ordinance in Violation/Complaints

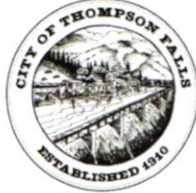
- A: Setback
- B: Parking or Encroachment on city street right of way
- C: Living in a Camper Trailer
- D: Placememt Permit
- E: Dog Tags
- F: Chicken, Ducks, Quail, Rabbits Roosters
- G: House Number
- H: Community Decay
- I: Open Burn with out permit
- Misc: Dog Complaint, Speed, Dust, Patrols, Foreign Plates , Water/Sewer

Completed By Lisa Gregory Police Admin Asst

Handwritten signature and date: 12/5/2025

**CITY OF THOMPSON FALLS
CITY COUNCIL MEETING MINUTES**

Monday, November 10, 2025



The City Council meeting was held at the City Hall
108 Fulton Street, Thompson Falls, MT

Council Members Present: Raoul Ribeiro, City Council President; Hayley Allen-Blakney, City Council Vice President; Earlene Powell, Shawni Vaught, and Larry Lack.

Not present: Katherine Maudrone

The City Council meeting was recorded via audio and is available for review on the city website.

City Officials Present:

Rusti Leivestad, Mayor
Kelliann Barton, Acting City Clerk/Treasurer
Tim Goen, City Attorney

Others signed in: The sign-in sheet is attached.

Rusti Leivestad opened the meeting at 6:00 p.m. with the Pledge of Allegiance.
Kelliann Barton noted who was present.

The Council passed a motion to amend agenda item #1 from adoption to proposal 5-0 to set the amended Agenda. (Powell, Vaught)

The Council passed a motion 5-0 to approve the Consent Agenda. (Powell, Allen-Blakney)

Standing Committee Reports: Committee of the Whole meeting again on December 8th at 5:30 pm to discuss the municipal speeding code.

ACTION TAKEN

1. The Council motioned 5-0 to send to the Committee of the Whole. There was no public comment. (Ribeiro, Vaught)
2. The Council motioned 5-0 to approve the water leak credit for Cheryl Blakney. There was no public comment. (Vaught, Lack)
3. The Council motioned 5-0 to send to committee, Streets and Alleys. There was public comment. (Powell, Ribeiro)
4. The Council motioned 5-0 to send to committee, Streets and Alleys. There was public comment. (Ribeiro, Powell)

5. The Council motioned 5-0 to send to committee, Zoning and Board of Adjustment. There was no public comment. (Allen-Blakney, Vaught)
6. The Council motioned 5-0 to send to committee, Water and Sewer. There was no public comment. (Ribeiro, Vaught)
7. The Council motioned 4-1 to approve the Montana League of Cities and Towns Contract Amendment. There was no public comment. (Ribeiro, Allen-Blakney)
8. The Council motioned 5-0 to approve the Water Project Amended BAN Resolution. There was public comment. (Ribeiro, Powell)
9. The Council motioned 5-0 to approve the Water Project Contract Award. There was no public comment. (Powell, Ribeiro)
10. The Council motioned 5-0 to approve the Term Extension for ARPA Grant AMC-23-0068. There was no public comment. (Ribeiro, Allen-Blakney)
11. The Council motioned 5-0 to approve the Wastewater Project Phases 3 & 4 Pay Application for reimbursement. There was no public comment. (Ribeiro, Powell)
12. The Council motioned 5-0 to approve the Water Project Pay Application for reimbursement. There was no public comment. (Allen-Blakney, Vaught)

Unscheduled Public Comment: None.

MAYOR'S REPORT –

- Various comments from residents about Wastewater project – Compliments about crews and progress so far, a couple of complaints about dust. The weekly updates from contractor about where they plan to be working are being posted on City website, Facebook and City Hall door and seem to be reaching our residents and helping to keep them informed.
- Weekly Construction meetings with GWE, City (staff and Public Works), funding agencies and contractor.
- Dept of Commerce here to review compliance checklist for CDBG and MCEP for the Wastewater Phase 3&4
- Special Council meetings for Claims and Hearing/Budget Amendment
- Growth Policy Open House
- Team meeting with GWE and funding agencies. Some aspects of funding are being impacted with Government shutdown.
- Site visit and release form for remedial work.
- Attended Main Street meeting
- Attended Chamber of Commerce meeting
- Swore in reserve officer
- Submitted a budget modification to DNRC for Phase 3 W/W project to transfer \$150,000 from Engineering to RPR Services and \$529,711 from Assessment Bond Funding to Construction. This was to expedite the use of ARPA funding to avoid asking for an extension of the ARPA contract term. Given the progress that S&L has been making, it looks as though we are able to avoid asking for an extension on that project.
- Met with funding agencies to determine since the government shutdown is still unresolved - best approach to be able to award contract for Water Project.

- We received notice that Department of Commerce has approved our request to modify CDBG grant to allow an expansion of benefits to residents in Phases 1 and 2. There will be meetings soon to determine the exact process this would take and to establish the proper way to pay those assessment balances as these SIDs have been on the Tax Rolls for a few years.

The meeting was adjourned at 7:26 p.m.

Rusti Leivestad, Mayor

ATTEST:

Kelliann Barton, Acting City Clerk/Treasurer

CITY OF THOMPSON FALLS



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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 - Attached

INFORMATION:

Growth Policy Open House

ACTION ITEMS:

UNFINISHED BUSINESS

NEW BUSINESS

1. Proposal of Municipal Speed Limit Code
2. Water Leak Credit: Blakney \$90.00
3. Yield Sign
4. Parking Ordinance
5. Conditional Use Permit
6. Update Water Regulation Policy
7. Montana League of Cities and Towns Contract Amendment
8. Water Project Amended Bond Anticipatory Note Resolution
9. Water Project Contract Award
10. Term Extension for ARPA Grant AMC-23-0068
11. Wastewater Project Phases 3 & 4 Pay Application
12. Water Project Pay Application for Reimbursement

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

<https://us06web.zoom.us/j/83029485475?pwd=SLGYrjlhgihrq78IzY3BPkcMrW8Kov.1>

Meeting ID: 830 2948 5475

Passcode: 779424

CITY OF THOMPSON FALLS



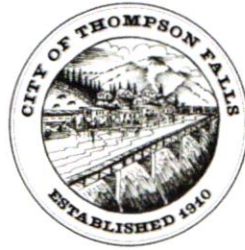
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NAME	WOULD YOU LIKE TO ADDRESS THE COUNCIL DURING THE PUBLIC COMMENT PERIOD, AND IF YES, WHAT AGENDA ITEM NUMBER?	STREET ADDRESS
Please Print	√ = yes	Please Print ~ thank you
Ruth Cheney		1806 PTH
Anne Woodr		Ledges
Gussie O Connor		501 main.
Tracy Scott		Plum
Catherin Dewa		102 N. Gallatin
Steve Oswald		203 S. Gallatin
Tobo Leivestad		Maple St.

**CITY OF THOMPSON FALLS
PUBLIC HEARING MINUTES**

Monday, December 1, 2025



The City Council Public Hearing was held at the City Hall,
108 Fulton Street, Thompson Falls, MT

Council Members Present:

Raoul Ribeiro, City Council President

Katherine Maudrone

Earlene Powell

Shawni Vaught

Larry Lack

Not present: Hayley Allen-Blakney, City Council Vice President

City Officials Present:

Rusti Leivestad, Mayor

Kelliann Barton, Acting City Clerk/Treasurer

Others signed in: Sign-in sheet is attached.

Rusti Leivestad opened the Public Hearing at 6:00 p.m.

Kelliann Barton noted who was present.

ACTION:

Five people were in favor of the proposed amendments to the Growth Policy and motioned to recommend adoption to the Council.

The meeting was adjourned at 6:57 p.m.

Rusti Leivestad, Mayor

ATTEST:

Kelliann Barton, Acting City Clerk/Treasurer

**NOTICE OF PUBLIC HEARING
GROWTH POLICY**

City Hall, 108 Fulton Street, Thompson Falls
Monday, December 1, 2025, at 6:00 p.m.

Agenda: GROWTH POLICY

Public Hearing Notice published in the Sanders County Ledger on November 20, 2025, and
November 27, 2025.

RESOLUTION NO. 861

RESOLUTION TO ADOPT THE THOMPSON FALLS GROWTH POLICY 2025

WHEREAS, under 76-1-605(2)(a), MCA, a growth policy is not a regulatory document and does not confer any authority to regulate that is not otherwise specifically authorized by law or regulations adopted pursuant to the law; and

WHEREAS, 76-1-604(3)(a), MCA, authorizes the Thompson Falls City Council to revise an adopted growth policy following the procedures of Chapter 1, Title 76, Part 6, MCA, for the adoption of a proposed growth policy; and

WHEREAS, the Thompson Falls City Council recently prepared an updated revision to the Thompson Falls Growth Policy following the procedures outlined in Chapter 1, Title 76, Part 6, MCA; and

WHEREAS, the proposed revision meets the standards of a Growth Policy, as outlined in 76-1-601, MCA, and is hereby referred to as the Thompson Falls Growth Policy 2025; and

WHEREAS, after due consideration, including holding a public hearing on December 1, 2025, the Thompson Falls Planning Board recommended adoption of the Thompson Falls Growth Policy 2025; and

WHEREAS, 76-1-604, MCA, allows the Thompson Falls City Council to adopt, adopt with revisions, or reject a proposed growth policy after first adopting a resolution of intention to adopt, adopt with revisions, or reject the proposed growth policy or any of its parts; and

WHEREAS, on December 8, 2025, the Thompson Falls City Council adopted Resolution No. 861, a resolution of intention to adopt the Thompson Falls Growth Policy 2025; and

WHEREAS, the Thompson Falls City Council solicited public comment on the Thompson Falls Growth Policy 2025; and

WHEREAS, on December 1, 2025, the Thompson Falls City Council held a public hearing on the Thompson Falls Growth Policy 2025; and

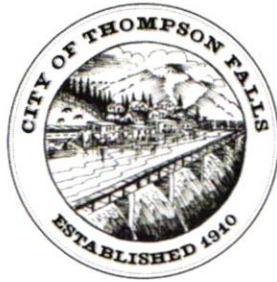
WHEREAS, the Thompson Falls City Council has duly considered all public comments and made clarifying revisions.

NOW, THEREFORE, BE IT RESOLVED that the Thompson Falls City Council hereby adopts the Thompson Falls Growth Policy 2025.

**PASSED AND APPROVED BY THE CITY COUNCIL AND SIGNED BY THE
MAYOR OF THE CITY OF THOMPSON FALLS THIS 8TH DAY OF DECEMBER, 2025.**

By: _____
Rusti Leivestad, Mayor

Attest: _____
Kelliann Barton, Acting City Clerk / Treasurer



**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 December 8 20 25, 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: 6:00pm

Action: Oath of Office - Gussie O'Connor

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



Certificate of Election

TO BE ISSUED TO SUCCESSFUL CANDIDATE BY ELECTION ADMINISTRATOR AFTER OFFICIAL CANVASS OF VOTES

COUNTY OF SANDERS

STATE OF MONTANA

GREETINGS:

I, Alisa Garcia, Election Administrator of Sanders County, do hereby certify that at a Municipal General Election held in said county, on the 4th day of November, 2025,

GUSSIE O'CONNOR

was duly elected to the office of City of Thompson Falls Mayor in and for said County, having received the highest number of votes for said office as appears from the official canvass of the returns of said County and having complied with state campaign and practice laws pursuant to 13-37-127, Montana Code Annotated.

IN WITNESS WHEREOF, I have hereunto
set my hand and official seal this 18th day
of November, 2025.

[SEAL]


Election Administrator