

CITY OF BILLINGS

CITY OF BILLINGS VISION STATEMENT:

**“THE MAGIC CITY – A VIBRANT, WELCOMING PLACE WHERE
PEOPLE FLOURISH AND BUSINESS THRIVES.”**

AGENDA

COUNCIL CHAMBERS

February 24, 2014

6:30 P.M.

CALL TO ORDER: Mayor Hanel

PLEDGE OF ALLEGIANCE: Mayor Hanel

INVOCATION: Councilmember Crouch

ROLL CALL: Councilmembers present on roll call were:

MINUTES: February 10, 2014

COURTESIES:

PROCLAMATIONS: Yellowstone Art Museum 50th Anniversary

ADMINISTRATOR REPORTS - TINA VOLEK

PUBLIC COMMENT on “NON-PUBLIC HEARING” Agenda Items: #1 and #4 ONLY.

Speaker sign-in required. (Comments offered here are limited to one (1) minute. Please sign in at the cart located at the back of the council chambers or at the podium. Comment on items listed as public hearing items will be heard **ONLY** during the designated public hearing time for each respective item. For Items not on this agenda, public comment will be taken at the end of the agenda.)

1. **CONSENT AGENDA** -- Separations:

A. **Bid Awards:**

1. **New High Speed Rotary Snow Blower for Billings Logan International Airport.**
(Opened 2/11/2014) Recommend MB Companies; \$580,012.

2. **Airport Terminal Painting Project.** (Opened 2/11/2014) Recommend High Roller Painting; \$147,969.
 3. **Car Rental and Airline Ticket Counters Upgrade Project.** (Opened 2/11/2014) Recommend Square One; \$96,580.
 4. **SID 1395, Boca Raton Road Improvements.** (Opened 1/28/2014)(Delayed from 2/10/2014) **Schedule I:** Recommend COP Construction, \$450,054; **Schedule II:** Recommend JEM Contracting, Inc., \$383,964.50.
 5. **W.O. 13-17 Water Treatment Plant T2-1 and T2-2 Transformer Replacement.** (Opened 2/11/2014) Recommend Ace Electric, Inc.; \$143,750.
 6. **New Landfill Scale for Solid Waste Division.** (Opened 2/11/2014) Recommend Rocky Mountain Scale Works ; \$67,740.
 7. **New CNG Garbage Trucks for Solid Waste Division.** (Opened 2/11/2014) Recommend One Side Load Truck to Jack's Heavy Equipment, Inc.; \$264,637.64; One Rear Load Truck to Jack's Heavy Equipment, Inc.; \$241,313.86.
- B. Contract (2-year)** with Big Sky Linen Supply for Uniform Rental or Purchase and Laundry Services; annual estimated expense - \$60,000.
- C. Approval** of West End Hangar Ground Lease 20-year renewal (10/1/2013-9/30/2033) with Experimental Aircraft Association, Chapter 57, Inc.; revenue first year - \$1,102.50; subsequent years adjusted annually using Consumer Price Index for All Urban Consumers (CPI-U).
- D. Amendment #1, Airport Architectural and Engineering Services 5-Year Contract;** CTA Architects and Engineers; Terminal Building Hot Water Boiler Replacement Project; \$32,082.70.
- E. Amendment #9, Airport Civil Engineering Services 5-Year Contract;** Morrison-Maierle, Inc.; Airport Employee Parking Lot Project; \$129,838.
- F. Approval of Pledged Collateral Report.**
- G. Acknowledge Receipt of Petition to Vacate** the east 21.6 feet of Henesta Drive right-of-way located on Lot 10, Block 2, Justiss Subdivision; David and Barbara Hawkins, petitioners; and set a public hearing date of March 24, 2014.

- H. **Acceptance of Donation** to Billings Police Department from Billings Mustangs Boosters for one officer to attend the 2014 Conference on Crimes Against Women; \$1,628.28.
- I. **Resolution** adopting new MMIA Workers Compensation Program Agreement.
- J. **Resolution** calling for an election on the necessity of Local Government Review and establishing a Study Commission.
- K. **Preliminary Major Plat** of The Estates at Briarwood Subdivision, 2nd Filing, generally located in the Briarwood community on the north side of McMasters Road; Estates of Briarwood, LLC, owner; Sanderson Stewart, agent; conditional approval and adoption of the Findings of Fact.
- L. **Preliminary Major Plat** of Silver Creek Estates generally located between 46th Street West and 50th Street West south of Rimrock Road; Boyer Land LLC, owner; KLJ Engineering, agent; conditional approval and adoption of the Findings of Fact.
- M. **Bills and Payroll:**
 - 1. January 27, 2014
 - 2. February 3, 2014

REGULAR AGENDA:

- 2. **PUBLIC HEARING AND SPECIAL REVIEW #916:** A special review to allow an all-beverage liquor license in an existing restaurant, Café Italia, located in the Central Business District (CBD) at 2417 Montana Avenue and legally described as Lots 9 and 10, Block 112, Billings Original Town; Computers Unlimited, owner; Michael Schaer, agent. Zoning Commission recommends conditional approval. (Action: approval or disapproval of Zoning Commission recommendation.)
- 3. **PUBLIC HEARING AND RESOLUTION** assessing the cost of cutting and/or exterminating weeds. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)
- 4. **ACCEPTANCE OF OFFERS FOR RETAIL/OFFICE SPACE AT THE EMPIRE GARAGE** from (1) Asian Sea Grill Shorelong for Subunits F, G, and H at \$52/sq ft; and (2) Kelly Donovan of First Montana Title for Subunits A, B, C, D, and E at \$46/sq ft, for a total sale price of \$767,090. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)

PUBLIC COMMENT on Non-Agenda Items -- Speaker Sign-in required. (*Restricted to ONLY items not on this printed agenda. Comments here are limited to 3 minutes. Please sign in at the cart located at the back of the council chambers or at the podium.*)

COUNCIL INITIATIVES

ADJOURN

Additional information on any of these items is available in the City Clerk's Office.

Reasonable accommodations will be made to enable individuals with disabilities to attend this meeting. Please notify Cari Martin, City Clerk, at 657-8210.

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: Bid Award for a New High Speed Rotary Snow Blower for Billings Logan International Airport

PRESENTED BY: Tom Binford, Director of Aviation & Transit

Department: Airport

PROBLEM/ISSUE STATEMENT

Included in the Equipment Replacement Program (ERP) is the replacement of the Airport's High Speed Rotary Snow Blower. The existing snow blower was purchased in 1983 and has over 4,000 hours of use. It is well past its service life and replacement parts are difficult to obtain. The High Speed Rotary Snow Blower is used to remove snow from approximately 60 miles of runways, taxiways, ramps, and Airport roadways. Without this piece of equipment, snow removal operations would take longer, would reduce the safety for aircraft and vehicle movements, and could delay aircraft arrivals and departures from the Airport. This project was advertised in the Billings Times on January 23 and 30, and February 6, and on the City's Web Site. The following bids were received on February 11, 2014:

MANUFACTURER	BID
MB Companies	\$580,012
Team Eagle, Inc.	\$629,000

ALTERNATIVES ANALYZED

The City Council may:

- Approve the Bid Award for the High Speed Rotary Snow Blower; or
- Decline to approve the Bid Award, delaying the purchase of this equipment.

FINANCIAL IMPACT

The total cost of this equipment is \$580,012. The funding for this equipment is available in the Airport's Passenger Facility Charge (PFC) Capital Account.

RECOMMENDATION

Staff recommends the City Council approve the Bid Award for a New High Speed Rotary Snow Blower to the low bidder MB Companies, for the amount of \$580,012.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: Bid Award for the Airport Terminal Painting Project

PRESENTED BY: Tom Binford, Director of Aviation & Transit

Department: Airport

PROBLEM/ISSUE STATEMENT

Included in the Airport's Capital Improvement Program (CIP) is the Airport Terminal Building Painting Project. As you may recall, the concourse areas of the Terminal were repainted last year. This year's project will apply new paint and texture to the walls in baggage claim, the connecting walkway, the airline ticketing lobby, and the mezzanine areas of the Terminal. All work will be performed at night to reduce the impact on the airlines' passenger operations.

In spite of advertising this project for three weeks in the *Billings Times* and on the City's Web site, only one bid was received.

CONTRACTOR	BASE BID	ALTERNATE ONE	TOTAL BID
	Baggage Claim	Main Hallway & Ticketing	
High Roller Painting	\$63,575	\$84,394	\$147,969

ALTERNATIVES ANALYZED

The City Council may:

- Approve the Bid Award for the Airport Terminal Painting Project; or
- Decline to approve the Bid Award, possibly delaying the project.

FINANCIAL IMPACT

The total cost of the Airport Terminal Painting Project is \$147,969, and funding for this project is available in the Airport's CIP account.

RECOMMENDATION

Staff recommends the City Council approve the Bid Award for the Airport Terminal Painting Project to the sole bidder, High Roller Painting, for the amount of \$147,969. Staff has reviewed the bid and believes it is a reasonable price for this type of work.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: Bid Award for the Car Rental and Airline Ticket Counters Upgrade Project

PRESENTED BY: Tom Binford, Director of Aviation & Transit

Department: Airport

PROBLEM/ISSUE STATEMENT

Included in the Airport's Capital Improvement Program is the Car Rental and Airline Ticket Counters Upgrade Project. This project will remove and replace the solid surface counter tops and plastic laminate on the counters for the car rental companies and the airlines. The project will also provide solid surface wainscoting and trim on the columns and wall surfaces in the airline ticketing area. The work will be performed at night so it will not interfere with the car rental and airline ticketing operations.

The project was advertised in the *Billings Times* for three weeks and was posted on the City's Web Site. The following bids were received on February 11, 2014:

CONTRACTOR	BID
Square One	\$96,580
DPS	\$109,858
Oak Creations, Inc.	\$28,255*

*The bid from Oak Creations was reviewed by staff and found to be unresponsive to the project scope, as they only bid a portion of the specified project.

ALTERNATIVES ANALYZED

The City Council may:

- Approve the Bid Award for the Car Rental and Airline Ticket Counters Upgrade; or
- Decline to approve the Bid Award, possibly delaying the project.

FINANCIAL IMPACT

The total cost of this project is \$96,580. Funding for this project is available in the Airport's Capital Improvement account.

RECOMMENDATION

Staff Recommends the City Council Approve the Bid Award for the Car Rental and Airline Ticket Counters Upgrade Project to the low bidder, Square One, for the amount of \$96,580.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 02/24/2014
TITLE: Bid Award: SID 1395 Boca Raton Road
PRESENTED BY: David Mumford, Public Works Director
Department: Public Works

PROBLEM/ISSUE STATEMENT

SID 1395, Boca Raton Road, was created at the May 13, 2013, City Council meeting. SID 1395 will construct Boca Raton Road and a portion of Annandale Road within Lake Hills Subdivision. The project was bid on July 23, 2013. All of the bids were rejected on August 26, 2013. The project was re-bid on January 28, 2014, and was separated into two schedules. Schedule I will construct all of the utilities in Boca Raton Road, and Schedule II will construct the street improvements. At their February 10, 2014, meeting, Council delayed the bid award until February 24, 2014.

ALTERNATIVES ANALYZED

The Council may:

- Award SID 1395 Schedule I to COP Construction in the amount of \$450,054.00 and Schedule II to JEM Contracting, Inc. in the amount of \$383,964.50; or
- Do not award SID 1395 Schedule I or II. If not awarded, the city would have to re-bid or cancel the project.

FINANCIAL IMPACT

The total estimated cost of the improvements is \$978,415.33. The costs are to be paid from the following sources: (1) \$182,000.00 of Special Improvement District bonds; (2) \$668,845.34 of cash contribution by Ron Hill, owner of 22 of the 27 lots in the District; and (3) \$127,569.99 of cash contribution from the City of Billings out of storm drain and gas tax funds.

The following bids were received and evaluated:

	Schedule I	Schedule II
JEM Contracting, Inc.		\$383,964.50
CMG Construction		\$387,057.00
Knife River - Billings		\$424,425.75
Dick Anderson Construction	\$535,779.00	\$458,463.00
COP Constuction	\$450,054.00	
Western Municipal Construction	\$450,526.00	
CK2 Construction	\$522,972.00	

RECOMMENDATION

Staff recommends that Council award SID 1395 Schedule I to COP Construction in the amount of \$450,054.00 and Schedule II to JEM Contracting, Inc. in the amount of \$383,964.50.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: W.O. 13-17 Water Treatment Plant T2-1 and T2-2 Transformer Replacement, Construction Bid Award

PRESENTED BY: David Mumford, Public Works Director

Department: Public Works

PROBLEM/ISSUE STATEMENT

W.O. 13-17 Water Treatment Plant T2-1 and T2-2 Transformer Replacement is a project to replace two transformers with a single new transformer that matches the one installed in 2012. The project was advertised January 23, 30, and February 6, 2014, in the Billings Times and on the City's website. Bids were opened February 11, 2014, and the City received three bids. Ace Electric, Inc. provided the lowest responsible bid.

ALTERNATIVES ANALYZED

The Council may:

- Award a construction contract to the low bidder, Ace Electric, Inc. in the amount of \$143,750.00; or
- Do not award a contract and reject all bids. If the contract is not awarded, the existing transformers will need to continue to be used which may result in operational issues at the Water Treatment Plant.

FINANCIAL IMPACT

The following bids were received and evaluated:

CONTRACTOR(S)	BID
Ace Electric, Inc.	\$143,750.00
Yellowstone Electric	\$154,600.00
Colstrip Electric	\$164,370.00

The funding for the project was budgeted in FY14 as Electrical Replacements and the source is Water Revenues. A summary of the funding is as follows:

Approved Budget	\$452,000.00
Previously Encumbered	\$16,500.00
Amount of this Contract	\$143,750.00
Budget Remaining	\$291,750.00

RECOMMENDATION

Staff recommends Council award a construction contract for W.O. 13-17 Water Treatment Plant T2-1 and T2-2 Transformer Replacement to Ace Electric, Inc. in the amount of \$143,750.00.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 02/24/2014
TITLE: Bid Award - Solid Waste Landfill Scale
PRESENTED BY: David Mumford, Public Works Director
Department: Public Works

PROBLEM/ISSUE STATEMENT

The Solid Waste Division landfill scale has reached the end of its useful life and must be replaced. This scale is used to weigh all of the refuse that enters the landfill. The weight information is critical for the operation and future planning for the landfill. This information is also an important component for the landfill permit and the associated reporting requirements. Funding is available within the Solid Waste division budget to replace the scale. The Invitation to Bid was advertised in the Billings Times on January 23 and 30 and on the City's website. The following bid was received on February 11, 2014.

Rather Enterprises, Inc. dba Rocky Mountain Scale Works	\$67,740.00
---	-------------

ALTERNATIVES ANALYZED

The council may:

- Approve the staff recommendation to purchase the scale, or
- Not approve the staff recommendation and reject the bid. If the bid is rejected the landfill will not be able to record the weights of the refuse entering the landfill.

FINANCIAL IMPACT

The Solid Waste Division's FY 2014 Budget has adequate funds to replace the scale. The City received one bid from one vendor. The bid is from Rocky Mountain Scale Works for the amount of \$67,740.00

RECOMMENDATION

Staff recommends awarding the bid to Rather Enterprises, Inc. dba Rocky Mountain Scale Works for the amount of \$67,740.00.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: Bid Award - CNG Trucks for Solid Waste Division

PRESENTED BY: David Mumford, Public Works Director

Department: Public Works

PROBLEM/ISSUE STATEMENT

The FY 2014 Solid Waste Division budget includes funds to replace one side load truck cab and chassis and one rear load truck cab and chassis. The trucks are included in the approved Equipment Replacement Plan and will be fueled by Compressed Natural Gas (CNG). Staff advertised for sealed bids on January 23 and January 30 with a bid opening on February 11, 2014.

ALTERNATIVES ANALYZED

The Council may:

- Approve the staff recommendation to purchase the units
- Not approve the staff recommendation and reject all bids. If the bids are rejected the units will not be replaced in a timely manner and the existing units will be used beyond the recommendations of the Equipment Replacement Committee and the Public Works Department.

FINANCIAL IMPACT

The Solid Waste Division FY14 budget includes adequate funds to replace the vehicles described. The City received six bids for the Rear Load Truck and Chasis and four bids for the Side Load Truck and Chasis. Note that some vendors bid more than one truck. The bid summary is attached in "Trucks CNG Tallies 2014."

RECOMMENDATION

Staff recommends awarding the bids as follows (trade in allowance is included):

- One Rear Load Truck to Jack's Heavy Equipment Inc for \$241,313.86
- One Side Load Truck to Jack's Heavy Equipment Inc for \$264,637.64

APPROVED BY CITY ADMINISTRATOR

Trucks CNG Tallies 2014

Schedule I rear Load Truck and Chassis

Vendor	Mont Pete	Mont Pete	Mont Pete	Jacks	Jacks
Chassis	Pete 320	Pete 320	Pete 320	Autocar ACX64	Autocar ACX64
Body	Heil 5000	Leach	Cobra	Cobra	Leach
5 yr trans warr	\$865.00	\$865.00	\$865.00	\$510.00	\$510.00
5 yr eng warr	\$3,450.00	\$3,450.00	\$3,450.00	\$2,050.00	\$2,050.00
Base bid	\$247,917.00	\$258,263.00	\$262,883.00	\$262,219.86	\$247,253.86
trade 103	\$8,500.00	\$6,550.00	\$6,550.00	\$6,550.00	\$8,500.00
Total	\$243,732.00	\$256,028.00	\$260,648.00	\$258,229.86	\$241,313.86

Schedule II Side Load Truck and Chassis

Vendor	Mont Pete	Mont Pete	Jacks
Chassis	2015 Pete 320	2015 Pete 320	2015 Autocar ACX64
Body	Wayne Curbtender	Heil 7000	Heil 7000
5 yr trans warr	\$865.00	\$865.00	\$510.00
5 yr eng warr	\$3,450.00	\$3,450.00	\$2,050.00
Base bid	\$314,589.00	\$295,585.00	\$292,077.64
trade 152	\$32,500.00	\$30,000.00	\$30,000.00
Total	\$286,404.00	\$281,141.64	\$264,637.64

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: Uniform Rental or Purchase and Laundry Services Contract

PRESENTED BY: Patrick M. Weber, Finance Director

Department: City Hall Administration

PROBLEM/ISSUE STATEMENT

The Finance Department recently prepared a Request for Proposals (RFP) for a new two-year contract for Uniform Rental or Purchase and Laundry Services for various City departments currently utilizing these types of services, with two 2-year options to renew. The RFP was advertised in the *Billings Times* on January 9 and 16, 2014. Two local companies were also sent copies of the RFP via e-mail.

The selection committee consisted of City staff Liz Kampa-Weatherwax, Scott Emerick, Mark Evangeline, Mike Rubich, Christina Fox and Ginnie Burgess. The committee evaluated the proposals and considered Proposal Compliance, Comprehensiveness of Services Provided, Related Experience, Firm Stability, Prior City Experience, Assigned Individuals and Quality Assurance, before considering charges for services. Proposals were received from AlSCO, Inc. and Big Sky Linen Supply.

The committee unanimously selected the proposal from Big Sky Linen Supply, with an approximate annual cost of \$60,000.00. As Big Sky Linen Supply was unanimously chosen by the committee and did not increase pricing from the previous six year contract, the pricing from AlSCO, Inc. was not opened and reviewed.

ALTERNATIVES ANALYZED

Most City departments and divisions have been utilizing the recently expired Uniform Rental or Purchase and Laundry Services contract with Big Sky Linen Supply since 2007. Uniforms, in some fashion, are required for most employees through bargaining agreements. Having a central contract for these services has allowed for greater savings, as well as simpler invoicing and tracking. Alternatives analyzed are:

1. Continue utilizing a centralized contract; or,
2. Allow City departments to contract individually with a vendor for uniform rental/purchase and laundry services.

FINANCIAL IMPACT

Most City departments and divisions have been utilizing the recently expired Uniform Rental or Purchase and Laundry Services contract since 2007. Prior to 2007, the City departments and divisions were providing uniforms and laundry services with a vendor of their choice and the prices negotiated with each. Some departments have also been required to provide flame-resistant clothing to employees, which will also be addressed by this contract.

Departments have budgeted for this expense.

RECOMMENDATION

The committee recommends that the City Council approve, and the Mayor sign, a new two-year contract, with two 2-year options to renew for the Uniform Rental or Purchase and Laundry Services with Big Sky Linen Supply.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: West End Hangar Ground Lease with Experimental Aircraft Association

PRESENTED BY: Tom Binford, Director of Aviation & Transit

Department: Airport

PROBLEM/ISSUE STATEMENT

Experimental Aircraft Association, Chapter 57, Inc. (EAA) desires to renew the West End Hangar Ground Lease it has utilized since 2001. The original Lease commenced in 1993 and the hangar was subsequently finished in 1994. The EAA has recently performed some updating to the interior of the hangar and will replace a portion of the hangar's ramp this Spring. The EAA is subsequently asking for an additional 20-year lease term for this 5,250 square foot parcel. The term of the new Lease commences on October 1, 2013, and terminates on September 30, 2033. A copy of the Lease is on file in the City Clerk's Office.

ALTERNATIVES ANALYZED

The City Council may:

- Approve the 20-year renewal of the West End Hangar Ground Lease to the EAA; or
- Not approve the 20-year renewal of the West End Hangar Ground Lease to the EAA.

FINANCIAL IMPACT

This 20-year Lease will generate \$1,102.50 in annual revenue in the first year, with Lease rentals in subsequent years adjusted on an annual basis using the Consumer Price Index for All Urban Consumers (CPI-U), and allows for a market adjustment, if necessary, on the fifth and tenth years of the Lease.

RECOMMENDATION

Staff recommends that City Council approve the 20-year renewal of the West End Hangar Ground Lease with Experimental Aircraft Association, Chapter 57, Inc.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: Amendment 1 with CTA Architects and Engineers for the Architectural Services for the Terminal Hot Water Boiler Replacement

PRESENTED BY: Tom Binford, Director of Aviation & Transit

Department: Airport

PROBLEM/ISSUE STATEMENT

On January 14, 2013, the City Council approved a five-year contract with CTA Architects and Engineers, to provide the Airport with Architectural and Engineering services needed for building and building equipment designs, specifications and bidding documents, and related construction administration. The five-year term contract is amended each time a project is undertaken, and Amendment 1 for \$32,082.70 includes the services listed above for this project.

This project will remove a 1971 water boiler that provides heat for the Terminal Building and replace it with multiple new high efficiency condensing boilers. The scope of work and associated fees have been negotiated by staff and are acceptable for this architectural/engineering work. Staff is working to schedule this project for this Summer when the hot water heat is not needed.

ALTERNATIVES ANALYZED

The City Council may:

- Approve Amendment 1 for the Architectural Services for the Hot Water Boiler Replacement Project with CTA Architects and Engineers; or
- Decline to approve Amendment 1 and delay this time sensitive project.

FINANCIAL IMPACT

The total cost of the Architectural Services for this project is \$32,082.70. Funding for this project is available in the Airport's Capital Improvement Program (CIP) account.

RECOMMENDATION

Staff recommends the City Council approve Amendment 1 with CTA Architects and Engineers for \$32,082.70 to provide Architectural Services at the Airport for the Hot Water Boiler Replacement project.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: Amendment 9 with Morrison-Maierle, Inc. for Engineering Services to Construct a New Airport Employee Parking Lot

PRESENTED BY: Tom Binford, Director of Aviation & Transit

Department: Airport

PROBLEM/ISSUE STATEMENT

On April 9, 2012, the City Council approved a five-year contract with Morrison-Maierle, Inc. to provide Civil Engineering services for the Airport, including project designs, surveys, development of project plans, specifications and bidding documents, and construction administration. The five-year term contract is amended each time a project is undertaken, and Amendment 9 for \$129,838, includes the services listed above.

This project will demolish an existing hangar east of the Terminal and install new asphalt pavement for employee parking. By relocating employee parking to the new lot, the Airport will be able to increase the amount of paid parking at the Airport by nearly 200 stalls. Incorporating the old employee parking stalls into paid parking will reduce the amount of non-revenue generating overflow parking that the Airport has been forced to use. The scope of work and associated fees have been negotiated by staff and are acceptable for this engineering work.

ALTERNATIVES ANALYZED

The City Council may:

- Approve Amendment 9 for the Engineering Services with Morrison-Maierle, Inc. for the construction of a new Airport Employee Parking Lot; or
- Decline to approve Amendment 9 with Morrison-Maierle, Inc., possibly delaying the project.

FINANCIAL IMPACT

The total cost of Amendment Nine is \$129,838. Funding for this project is available in the Airport Capital Improvement account.

RECOMMENDATION

Staff recommends the City Council approve Amendment Nine with Morrison-Maierle, Inc. for \$129,838 to provide Engineering Services for the construction of a new Airport Employee Parking Lot.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 02/24/2014
TITLE: Pledged Collateral Report
PRESENTED BY: Patrick M. Weber, Finance Director
Department: City Hall Administration

PROBLEM/ISSUE STATEMENT

The City requires security for deposits that are not guaranteed or insured according to Montana Code Annotated Section 7-6-207.

On December 31, 2013, the City had certificates of deposit at First Interstate Bank for \$2,584,161. Because First Interstate Bank's net worth to total assets ratio is over 6%, the City is required to have a minimum of 50% of the deposits covered by pledged securities. First Interstate Bank has collateralized the City's deposits with 100% in pledged securities.

The City also has \$81,392,329 deposited at US Bank on December 31, 2013. Because US Bank's net worth to total assets ratio is over 6%, the City is required to have a minimum of 50% of the deposits covered by pledged securities. US Bank has provided 98.2% in pledged securities.

ALTERNATIVES ANALYZED

The Council may:

- Approve the report for pledged collateral; or
- Not approve the report for pledged collateral.

FINANCIAL IMPACT

There is no financial impact to the City.

RECOMMENDATION

Staff recommends that Council approve the pledged collateral report.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: Acknowledge Receipt of Petition to Vacate a portion of Henesta Drive and Set a Public Hearing

PRESENTED BY: David Mumford, Public Works Director

Department: Public Works

PROBLEM/ISSUE STATEMENT

David and Barbara Hawkins have petitioned to vacate the east 21.6 feet of Henesta Drive right of way in front of their property, Justiss Subdivision, Lot 10, Block 2. Henesta Drive south of Rosebud Drive exists within 60 feet of right of way except in front of this property where it is 81.6 feet. When the city expanded South 24th Street West, it became necessary to purchase a couple of parcels for the necessary right of way. After carving the right of way for South 24th Street West, the city re-platted the remaining parcels and sold them. Due to the unique shape of the parcel being platted, Henesta Drive ended up with 81.6 feet of right of way near Rosebud Drive. It is only necessary to have 60 feet of right of way for Henesta Drive. The area of the street proposed to be vacated is 2,713 square feet.

ALTERNATIVES ANALYZED

The Council may:

- Approve acknowledgment of petition to vacate the above-mentioned right-of-way and set a public hearing for March 24, 2014; or
- Do not acknowledge the petition and terminate the right-of-way vacation process.

FINANCIAL IMPACT

The petitioners did provide a comparative market analysis performed by Forrester Group Real Estate for the right of way. The value of the right of way is estimated at \$3,700.00.

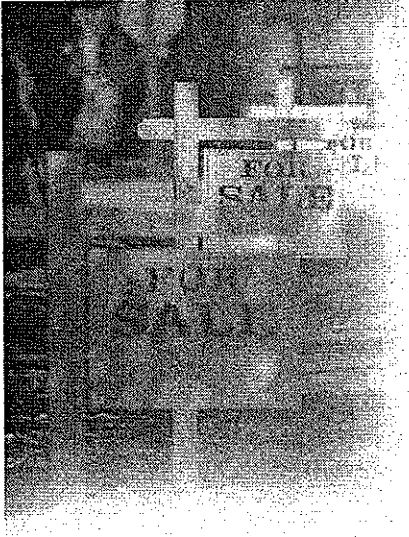
RECOMMENDATION

Staff recommends City Council acknowledge the receipt of a petition to vacate a portion of Henesta Drive and set a public hearing for March 24, 2014.

APPROVED BY CITY ADMINISTRATOR

Exhibit

Comparative Market Analysis



Comparative Market Analysis

Prepared for
City of Billings

For property at
0000 HENESTA & ROSEBUD



Damian Forrester
Keller Williams - Forrester Group Real Est
301 S. 24th Street West, Unit C
Billings, MT 59102
Phone: 406-697-3282
Cell: 406-697-3282
Fax: 877-464-3998
Email: damian@forretergrouprealestate.com
www.ForresterGroupRealEstate.com





February 6, 2014

City of Billings

Dear City of,

I appreciate the opportunity to provide you with a Comparative Market Analysis for your property. Prepared exclusively for you, this analysis contains a summary of the recent real estate transactions in your area for properties that are similar to yours. While none of the properties included in this analysis is exactly like yours, they do provide a good basis by which to compare your property with the 'competition'.

The following pages contain descriptions of each property whether it is currently available for sale, recently sold, or was listed but did not sell. A short description of each property is provided, followed by a summary table of each property's key features, which allows you to easily compare the features of your property with others in your area.

Your property may have special features or improvements that could substantially affect the price range in which it should be listed. We will discuss pricing in more detail after you have had a chance to review the enclosed information.

Please give me a call if you have any questions or would like any additional information. I look forward to working with you and selling your property quickly.

Sincerely,

Damian Forrester
Keller Williams - Forrester Group Real Estate
321 South 24th West
BILLINGS, MT 59102
Cell: 406-697-3282
Fax: 877-464-3998
damian@forrestergrouprealestate.com
Web Site: www.ForresterGroupRealEstate.com



Premier Brokers

Our company has been offering highly respected professional services in your community for years. You can feel confident that the sale of your property will be handled by competent professionals with many years of experience.

Our services include:

- * Real Estate Sales
- * Free Market Evaluations
- * Property Rentals and Leases
- * Property Management Services
- * Relocation Services

Damian Forrester, Keller Williams - Forrester Group Real Estate
321 South 24th West, BILLINGS, MT 59102
Office: 406-697-3282 | Cell: 406-697-3282 | Fax: 877-464-3998

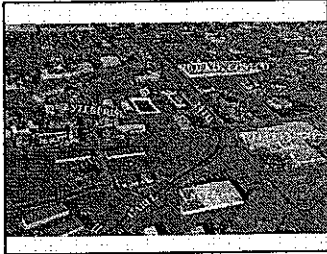
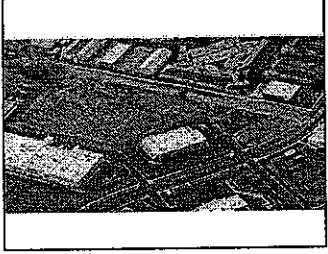
Comparative Summary

Ref #	Lot SqFt	Acres	# Lots	Type	List Price	Sale Price
	2,000					
0000 HENESTA & ROSEBUD		Lot Desc:			DOM:	
195130	63,688	1.460	1	Commercial	\$ 335,000	\$ 295,000
2449 ENTERPRISE		Lot Desc:		Interior	DOM: 166	Closed
224207	60,897	1.398	1	Commercial	↓ \$ 681,500	\$ 590,000
971 S. 29TH ST. WEST		Lot Desc:		Corner	DOM: 226	Closed
234862	43,560	1.000	1	Commercial	\$ 435,000	
0 S 29TH STREET WEST		Lot Desc:		Interior	DOM:	Active
224208	209,959	4.820	1	Commercial	\$ 1,500,000	
991 S 29TH ST. WEST		Lot Desc:		Corner	DOM:	Active

Total Listings: 0				
	Square Footage	List Price	Sale Price	DOM
Average	76,021	\$ 737,875	\$ 442,500	196
Minimum	2,000	\$ 335,000	\$ 295,000	166
Maximum	209,959	\$ 1,500,000	\$ 590,000	226
Median	60,897	\$ 558,250	\$ 442,500	196

These properties are your competition. A potential purchaser will compare your property to properties similar to these when trying to decide which to buy. Take a look at these properties, if only on paper. Try to be objective and ask yourself, "Which property is the best value?" Is it yours? If not, these other properties may sell before yours. But don't forget the "List Prices" of these properties represent what the sellers WANT for their property, not necessarily what they are really going to get if they sell their property. So when setting the price of your property, don't simply look at the LIST PRICE of the other comparable properties, look at the SALE PRICE of properties comparable to yours which actually SOLD!

Comparative Properties

	No Photo Available		
	0000 HENESTA & ROSEBUD	2449 ENTERPRISE	971 S. 29TH ST. WEST
Ref #		195130	224207
Status		Closed	Closed
City		Billings	Billings
Subdivision		CLAIMSTAKE	Midland Sub
Type		Commercial	Commercial
Zoning		Controlled Industrial	Controlled Industrial
Lot #		2	1
#Lots		1	60,897
Lot SqFt	2,000	63,688	1.40
Acres		1.46	
Cost Per Acre			
Lot Description		Interior, Level	Corner, Level
Topography		Level	Cleared, Level
Road Frontage		210	0
Street Surface		Asphalt	Asphalt
Manufact Homes		N	n
Mobile Homes		N	n
Modular Homes		N	n
Septic Tank		N	n
Curb/Gutter		Y	y
Sanitary Rest		Y	Y
Subordinate		N	n
Elementary		Elysian	Other
Junior High		Elysian	Other
High School		West	West
Electricity		Available	Available
Sewer		Available	Stubbed In
Gas		Available	Available
Water		Available	Stubbed In
Phone		Available	Available
Contract Date		03/31/10	05/15/13
Sold Date		06/01/10	07/17/13
List Price		\$ 335,000	↓ \$ 681,500
Sold Price		\$ 295,000	\$ 590,000
List Price/SqFt	\$ 0	\$ 5	↓ \$ 11
Sale Price/SqFt			
SP/LP Ratio		1%	1%

Comparative Properties

Ref #
Status
City
Subdivision

Type
Zoning
Lot #
#Lots
Lot SqFt
Acres
Cost Per Acre

Lot Description

Topography

Road Frontage
Street Surface
Manufact Homes
Mobile Homes
Modular Homes
Septic Tank
Curb/Gutter
Sanitary Rest
Subordinate

Elementary
Junior High
High School

Electricity

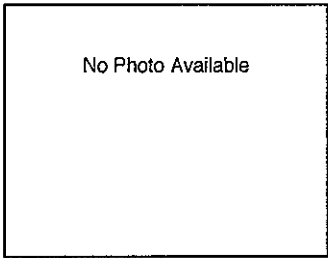
Sewer

Gas

Water

Phone

Contract Date
Sold Date
List Price
Sold Price
List Price/SqFt
Sale Price/SqFt
SP/LP Ratio



0 S 29TH STREET WEST
 234862
 Active
 Billings
 Parkco Industrial Subdivision

Commercial
 Controlled Industrial
 2
 1
 43,560
 1.00

Interior

Level

1
 Asphalt

y
 U
 n

Elysian
 Elysian
 West

Available

Available, Buyer To Verify

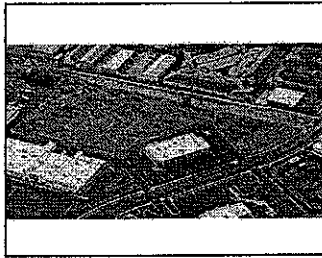
Available, Buyer To Verify

Available, Buyer To Verify

Available, Buyer To Verify

\$ 435,000

\$ 10



991 S 29TH ST. WEST
 224208
 Active
 Billings
 Midland Sub

Commercial
 Controlled Industrial

1
 209,959
 4.82

Corner, Interior

Cleared, Level

0
 Dirt
 n
 n
 n
 n
 Y
 n

Other
 Other
 West

Available

Stubbed In

Available

Stubbed In

Available

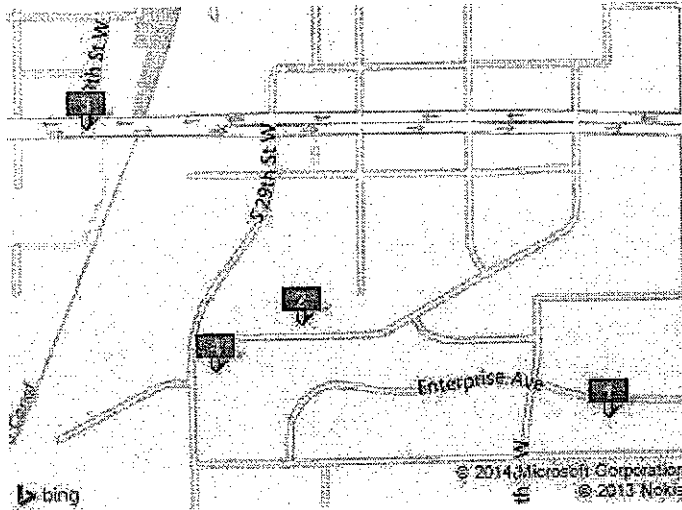
\$ 1,500,000

\$ 7




Com Keller Williams
REALTY

Prepared for City of Billings



Comparable Address	# Beds	SqFt	Days on Market	List Price	Sale Price
2449 ENTERPRISE			166	\$335,000	\$295,000
971 S. 29TH ST. WEST			226	↓ \$681,500	\$590,000
0 S 29TH STREET WEST				\$435,000	
991 S 29TH ST. WEST				\$1,500,000	

Damian Forrester, Keller Williams - Forrester Group Real Estate
 321 South 24th West, BILLINGS, MT 59102
 Office: 406-697-3282 | Cell: 406-697-3282 | Fax: 877-464-3998




KELLER WILLIAMS
 R E A L T Y

Prepared for City of Billings

	<u>0000 HENESTA & ROSI</u>	<u>2449 ENTERPRISE</u>	<u>971 S. 29TH ST. WEST</u>	<u>0 S 29TH STREET WEST</u>
Address:	0000 HENESTA & ROSI	2449 ENTERPRISE	971 S. 29TH ST. WEST	0 S 29TH STREET WEST
Status:		Closed	Closed	Active
List Price:		\$335,000	\$681,500	\$435,000
Sale Price:		\$295,000	\$590,000	
Bedrooms:				
Square Ft:				
LP/SqFt:				
SP/SqFt:				
Adjustment 1:	2000	63688 Lot SqFt	60897 Lot SqFt	43560 Lot SqFt
+/- Amount:		\$-443,798	\$-423,719	\$-298,993
Adjustment 2:		Utilities \$2568	Utilities \$2568	Utilities \$2568
+/- Amount:		\$-2,568	\$-2,568	\$-2,568
Adjustment 3:		Development Fees \$24:	Development Fees \$24:	Development Fees \$24:
+/- Amount:		\$-2,427	\$-2,427	\$-2,427
Adjustment 4:				
+/- Amount:				
Adjustment 5:				
+/- Amount:				
Adjustment 6:				
+/- Amount:				
Adjustment 7:				
+/- Amount:				
Adjustment 8:				
+/- Amount:				
Total:	\$0	\$-448,793	\$-428,714	\$-303,988
Adjusted List Pr:		\$-113,793	\$252,786	\$131,012
Adjusted Sale Pr:		\$-153,793	\$161,286	
Notes:				

Information provided is reliable but not guaranteed.




KELLER WILLIAMS
 R E A L T Y

Prepared for City of Billings

Address: 991 S 29TH ST. WEST
Status: Active
List Price: \$1,500,000
Sale Price: _____
Bedrooms: _____
Square Ft: _____
LP/SqFt: _____
SP/SqFt: _____

Adjustment 1: 209959 Lot SqFt
+/- Amount: \$-1,230,527

Adjustment 2: Utilities \$2568
+/- Amount: \$-2,568

Adjustment 3: Development Fees \$24;
+/- Amount: \$-2,427

Adjustment 4: _____
+/- Amount: _____

Adjustment 5: _____
+/- Amount: _____

Adjustment 6: _____
+/- Amount: _____

Adjustment 7: _____
+/- Amount: _____

Adjustment 8: _____
+/- Amount: _____

Total: \$-1,235,522

Adjusted List Pr: \$264,478

Adjusted Sale Pr: _____

Notes:

Information provided is reliable but not guaranteed.



Prepared for City of Billings

General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Market Statistics...

<u>Sell Price Statistics</u>	<u>Sell Price Per Sq. Ft. Statistics</u>	
Average Price: \$3,700	Average Price/Sq Ft: \$0.12 x 2,000	\$200
High Price: \$161,300	High Price/Sq Ft: \$2.65 x 2,000	\$5,300
Median Price: \$3,700	Median Price/Sq Ft: \$0.12 x 2,000	\$200
Low Price: \$-153,800	Low Price/Sq Ft: \$-2.41 x 2,000	\$-4,800

Figures are based on selling price after adjustments, and rounded to the nearest \$100.

Summary...

Analysis of the selected comparable properties suggest similar properties are selling in the price range of: **\$-153,800 to \$161,300**

Recommend Price: \$3,700

Damian Forrester, Keller Williams - Forrester Group Real Estate
321 South 24th West, BILLINGS, MT 59102
Office: 406-697-3282 | Cell: 406-697-3282 | Fax: 877-464-3998




 Estimated Net Proceeds
RELLER WILLIAMS
 REALTY

Prepared for City of Billings

Address: 0000 HENESTA & ROSEBUD

February 6, 2014

Estimated Sale Price:	\$3,700	
1st Mortgage Balance:		
2nd Mortgage Balance:		Buyer's Downpayment:
Total Seller's Mortgage:		Buyer's Total Mortgage:

Seller's Expenses

Figures are estimates only, not a guarantee, and are subject to change.

Total Estimated Seller Expenses:	<u>\$0</u>
Estimated Sale Price:	\$3,700
Less Estimated Seller Expenses:	\$0
Less Sellers Mortgage:	
Estimated Net Proceeds:	<u>\$3,700</u>

Seller: _____ Date: _____ Seller: _____ Date: _____

Agent: _____ Date: _____

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: Approval of a Donation in the Amount of \$1,628.28 from the Billings Mustangs Boosters

PRESENTED BY: Rich St. John, Police Chief

Department: Police

PROBLEM/ISSUE STATEMENT

The Billings Mustangs Boosters has offered the Billings Police Department a donation in the amount of \$1,628.28 for an officer to attend the 2014 Conference on Crimes Against Women. The goals of the donated funds are to train and educate law enforcement personnel on best practice approaches in identifying, responding to and investigating domestic violence crimes. The donation will fund one officer to attend the conference.

ALTERNATIVES ANALYZED

The City Council may:

- Accept the donation from the Billings Mustangs Boosters of \$1,628.28; or
- Not accept the donation from the Billings Mustangs Boosters of \$1,628.28, which would result in a department member not attending the conference and missing some valuable training in domestic violence cases.

FINANCIAL IMPACT

There is no financial impact to the City as the donated funds will cover all expenses related to the training.

RECOMMENDATION

Staff recommends that the City Council accept the donation from the Billings Mustangs Boosters of \$1,628.28.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: MMIA Workers Compensation Program Agreement Amendment

PRESENTED BY: Bruce McCandless, Assistant City Administrator

Department: City Hall Administration

PROBLEM/ISSUE STATEMENT

The City of Billings has been a member of the Montana Municipal Interlocal Authority (MMIA) since the group's beginning in 1986. The entity is established through an Interlocal Agreement that all member cities adopt. The members pool their resources and share risks encountered by all cities. MMIA operates four programs; liability, workers compensation (WC), property and employee health. Each program's terms and conditions are established in Program Agreements. Billings is a member of the liability and WC programs, so it has previously approved those program agreements.

The MMIA Board of Directors recently approved an amendment to the WC program agreement. The amendment allows the Board to establish a number of financial performance targets, which should produce even more predictable and stable rates than in the past. It also allows MMIA to calculate each member's assessments and losses independently from the group and offer refunds or require additional assessments, depending on whether the calculation shows a positive or negative account balance. These are called retroactive, or retro, calculations. It is a feature of the Liability program under which MMIA returned \$1.5 million to member cities last year, including about \$300,000 to Billings. In order for the Board approved policy to go into effect by July 1, the beginning of the program year, a majority of program members must adopt the new program agreement. The attached resolution adopts the amended WC program agreement.

ALTERNATIVES ANALYZED

The City Council may approve or not approve the amendment. The amendment requires that a majority of member cities approve the revised agreement before it becomes effective, therefore, it could go into effect in July without the City of Billings approval.

FINANCIAL IMPACT

There may be no financial effect, depending upon the City's future WC claims. Billings has consistently had one of the lowest experience ratings in the pool, which should yield more retro refunds than assessments. Savings and expenses are allocated to each City department based on payroll and claim expenses.

RECOMMENDATION

Staff recommends that the City Council approve the attached resolution which adopts a new MMIA workers compensation program agreement.

APPROVED BY CITY ADMINISTRATOR

Amendment

Resolution

amount was originally payable.

- (c) Abatement. There shall be no abatement of Assessment payments.

4.4 Assessments

(a) Total Risk Assessments. With respect to each Coverage Year, the Authority shall retain a Consultant to determine and prepare a report by March 1 preceding the beginning of such Coverage Year setting forth the total amount of Risk Assessments payable in the aggregate by all Member Entities for such Coverage Year ("Total Risk Assessment"). The Total Risk Assessment shall be that amount which the Consultant estimates is required to be deposited into the Program Operations Fund at a confidence level of no less than fifty percent (50%), to maintain sufficient Loss Reserves to pay all Settlements and Judgments for all Member Entities, all Administrative Costs incurred during the Coverage Year, costs of other insurance, excess insurance, or reinsurance, and such other reasonable and necessary costs as may be incurred in the operation of the Program as may be determined by the Board of Directors of the Authority. The Total Risk Assessment may be increased by the Authority if, upon advice of the Consultant, the Board of Directors determines that a higher confidence level should be maintained. The Consultant shall utilize such methodology as adopted from time to time by the Authority upon notice to the Member Entities and shall certify that such methodology was used. The Authority shall collect from all Member Entities an amount equal to the Total Risk Assessment determined by the Consultant to maintain the designated confidence level in the Program. The amount collected from all Members may include funds obtained from Assessments, investment income and Unencumbered Reserves, as the Board of Directors may in the exercise of its discretion deem appropriate with respect to each Coverage Year.

(b) Calculation of Individual Member Entity Risk Assessment. The Risk Assessment rates established as provided in Section 4.4(a) shall then be applied to each Member Entity's estimated payroll by rating classification and further adjusted by an experience rating modification which shall be determined by the Board of Directors on the advice of an actuarial consultant utilizing commonly accepted actuarial principles. The amount so allocated to each Member Entity shall be the Risk Assessment due and owing by the Member Entity to the Program for such period.

(c) The aggregate Assessment and the Risk Assessment due and owing by each Member Entity shall be computed and adopted by the Board of Directors on a Coverage Year basis to be effective July 1, provided that the Board of Directors may make such mid-term adjustments to Risk Assessment rates as appropriate and in the best interests of the Program and the Member Entities to accomplish the goals of the Program in accordance with the Workers' Compensation and Occupational Disease Acts of Montana.

4.5. Risk Assessment Adjustment:

(a) Risk Assessment Adjustment.

(1) For purposes of the Risk Assessment Adjustment Computation, "Incurred Losses" for each Member Entity shall mean the amount by which Loss Reserves for all Claims of each Member Entity are to be established or increased during each Coverage Year covered by the annual report which is submitted by the Qualified Claims Administrator pursuant to Section 3.5 hereof, exclusive of the most recently completed preceding full Coverage Year, netting out any decrease in Loss Reserves for Claims of each such Member Entity during such period.

(2) Risk Assessment Adjustment Computation. On or before March 31 of each year, the Authority shall compute the Risk Assessment Adjustment for each Member Entity. The Risk Assessment Adjustment, which may be an additional Assessment or a refund of a previous Assessment, shall be the sum of Incurred Losses, loss expenses, and administrative costs less Risk Assessments, inclusive of prior Risk Assessment Adjustments. The methodology and limitations of additional assessment or refund shall be determined by the Authority based on the recommendation of the Consultant.

Notwithstanding the foregoing, the Authority is authorized to compute the Risk Assessment Adjustment more frequently than annually and/or inclusive of the most recently completed preceding full Coverage Year when the Board of Directors with due regard for the financial condition of the Program deems it prudent and necessary to do so.

(3) Overriding Clause. In the event Section 4.5(a) conflicts with any other section, provision, or definition in the ~~Liability~~ Workers' Compensation Coverage Program Agreement, this section shall govern and supersede the same.

(4) Prompt Notice of Risk Assessment Adjustments. The Authority shall give each Member Entity prompt notice of the determination of Risk Assessment Adjustments.

(5) Obligation of Pay Risk Assessment Adjustments. The obligation of Member Entities to pay Risk Assessment Adjustments with respect to Coverage Years in which they were Member Entities determined subsequent to the date of withdrawal shall in no event be discharged by expulsion or withdrawal from the Program.

4.56 Assessments In The Event of Losses and Expenses In Excess of the Program Funds. In the event the Program losses and expenses for the Coverage Year exceed Risk Assessments, Loss Reserves, and interest income for that Coverage Year, the difference shall be charged to the Unencumbered Reserves, if funds are available. If funds are not available, the Board of Directors, in the exercise of its discretion and upon the advice of a qualified actuary may impose a Special Assessment.

Should funds be obtained by the Program from borrowing or from any other appropriate source in lieu of a Special Assessment, then such funds shall be used to pay Claims. In the event of such borrowing of funds by the Program, the Authority shall advise the Employment Relations Division of the Montana Department of Labor and Industry, or its successor responsible for the regulation of the Program.

Any sums expended by the Member Entity in the interim to pay Claims covered by the Program shall be reimbursed, if they would otherwise be covered by the Program.

Provided that nothing in this Section ~~4.65~~ shall be construed to limit the joint and several liability of individual Member Entities.

4.67 Commingling of Funds Prohibited. Assessments, Special Assessments, Loss Reserves, Unencumbered Reserves, investment income, or other income paid to or derived from the Program shall not be commingled with the funds of any other program which is or may be sponsored, operated, or controlled by the Authority. Nothing in this Revised Agreement shall be

**RESOLUTION APPROVING AND ADOPTING THE MONTANA
MUNICIPAL INTERLOCAL AUTHORITY REVISED AND RESTATED
WORKERS' COMPENSATION PROGRAM AGREEMENT**

WHEREAS, the City of Billings is duly organized under the laws of the State of Montana; and

WHEREAS, Article XI, Section 7 of the Montana Constitution provides that a political subdivision may a) cooperate in the exercise of any function, power, or responsibility with, b) share the services of any officer or facilities with, and c) transfer or delegate any function, power responsibility, or duty of any officer to one or more other local government units, the state or the United States; and

WHEREAS, Mont. Code Ann. Title 7, Chapter 11, Part 1, (the Interlocal Cooperation Act) authorizes political subdivisions to create interlocal agreements to jointly perform any undertaking that each such political subdivision unit is authorized by law to perform; and

WHEREAS, Mont. Code Ann. § 2-9-211, authorizes political subdivisions of the State to procure insurance separately or jointly with other subdivisions, and to use a deductible or self-insurance plan, wholly or in part; and

WHEREAS, Mont. Code Ann. § 39-71-403, authorizes public corporations, which term includes cities and towns, to self-insure, either separately or jointly with other public corporations for workers' compensation coverage; and

WHEREAS, the Montana Municipal Interlocal Authority (Authority) is a joint exercise of powers entity established pursuant to an Interlocal Cooperation Agreement in accordance with the provisions of the Interlocal Cooperation Act for the purpose of providing pooled risk coverage programs for the City of Billings and other political subdivisions executing the Interlocal Agreement; and

WHEREAS, the Authority is authorized to exercise necessary powers to implement the purposes of the Authority as established by the Interlocal Agreement; and

WHEREAS, the Authority Board of Directors approved a Workers' Compensation program change that establishes several financial performance ratios that the Board will use to determine a target range for program capitalization, which will promote stable and predictable rates for all members, and

WHEREAS, the proposed program change must be approved by a majority of program member cities before it can take effect on July 1, 2014.

NOW THEREFORE, BE IT RESOLVED THAT the City of Billings hereby approves and adopts this Revised and Restated Workers' Compensation Program Agreement with a delayed effective date of July 1, 2014.

Adopted this 24th day of February, 2014.

By _____
Thomas W. Hanel, Mayor

ATTEST:

Cari Martin, City Clerk

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: 2014 Local Government Review Study Commission

PRESENTED BY: Brent Brooks, City Attorney

Department: Legal

PROBLEM/ISSUE STATEMENT

The Montana Constitution, Article XI, Section 9, and the MCA Section 7-3-173 provides that each local government's registered voters must be given the opportunity at least every ten (10) years to review their form of government. City voters will decide whether to review the current form at the primary election on June 3, 2014. If a majority of voters choose to conduct the review, Local Government Review Study Commissioners will be elected at the general election on November 4, 2014. The electors chose to not review the form of government in 2004. The most recent review of the City's form of government occurred during 1994-1995.

If a Study Commission is approved, the Mayor and Council may determine the number of Commission members. There must be at least three members and an odd total number. The 1994 Commission had seven members, seven were proposed in 2004 and the attached resolution would also create a seven member Commission. Cities may also establish a budget and levy property tax mills to support a Study Commission's work. The 1994 Commission spent \$15,600 and City staff worked extensively with the Commission. If a 2004 Commission had been created, staff estimated a two year budget of \$100,000, assuming minimal staff involvement. The Council may defer making a budget decision until after the primary election, which is prior to the FY 15 budget adoption. The City Council must adopt a Resolution that includes ballot language and submit it to the Yellowstone County Election Administrator by March 10, 2014.

ALTERNATIVES ANALYZED

No alternatives have been analyzed because the first election is required by Montana statute and the Montana Constitution.

FINANCIAL IMPACT

If a Study Commission is approved by the voters at the June 3rd election, the City Council may appropriate the amount necessary to fund the study.

RECOMMENDATION

Staff recommends that the City Council approve the attached Resolution which submits the issue of local government review to the City's registered voters during the June 3, 2014 primary election, contains the ballot language and would establish a seven member Study Commission.

APPROVED BY CITY ADMINISTRATOR

Resolution

RESOLUTION NO. 14- _____

A RESOLUTION OF THE BILLINGS, MONTANA CITY COUNCIL CALLING FOR AN ELECTION ON THE NECESSITY OF LOCAL GOVERNMENT REVIEW AND NECESSITY OF ESTABLISHING A STUDY COMMISSION.

WHEREAS, the Montana Constitution, Article XI, Section 9, specifies that “The Legislature shall require an election in each local government to determine whether a local government will undertake a review procedure once every ten years after the first election”, and

WHEREAS, there must be an election on the primary election date of June 3, 2014 on the question of conducting a local government review and establishing a study commission; and

WHEREAS, the Montana Code Annotated provides in Section 7-3-177(1), that “the study commission shall consist of an odd number of not less than three members unless the local government body by resolution declares a larger number shall be elected”; and

WHEREAS, MCA Section 7-3-184, states “each local government under study may appropriate an amount necessary to fund the study”;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA, AS FOLLOWS:

1. That an election is hereby called, to be held on June 3, 2014 on the question of review of the government of the City of Billings and to establish a local government study commission consisting of seven members to examine the government of the City of Billings and to submit recommendations thereon.
2. The form of the ballot shall be as follows:

CITY OF BILLINGS
LOCAL GOVERNMENT REVIEW AND STUDY COMMISSION

Check the box opposite the word FOR if you wish to vote in favor of the following proposition or check the box opposite the word AGAINST if you wish to vote against said proposition.

- FOR** the review of the government of City of Billings, Montana and the establishment of a local government study commission consisting of 7 members to examine the government of the City of Billings, Montana and submit recommendations thereon.
- AGAINST** the review of the government of City of Billings, Montana and the establishment of a local government study commission consisting of 7

members to examine the government of the City of Billings, Montana and submit recommendations thereon.

APPROVED AND PASSED by the City Council of the City of Billings, this ____ day of _____, 2014.

THE CITY OF BILLINGS:

BY: _____
Thomas W. Hanel, Mayor

ATTEST:

BY: _____
Cari Martin, City Clerk

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: The Estates at Briarwood Subdivision, 2nd Filing -- Preliminary Major Plat

PRESENTED BY: Candi Millar, Planning & Community Services Department Director

Department: Planning & Community Services

PROBLEM/ISSUE STATEMENT

On December 2, 2013, subdivider, Estates of Briarwood, LLC applied for preliminary major plat approval for The Estates at Briarwood Subdivision, 2nd Filing. The proposed subdivision creates 25 new lots for residential development, one lot for storm water retention, and one large lot for future development. The subject property is generally located in the Briarwood community, on the north side of McMasters Road. The property is zoned as a Planned Unit Development (PUD). A previous preliminary plat proposal for The Estates At Briarwood Subdivision, 2nd Filing, was reviewed and approved during 2009, but that preliminary plat approval has expired. The current proposal is significantly different from the 2009 proposal. The Yellowstone County Board of Planning conducted a public hearing on the proposal at its January 28, 2014, meeting. City Council is being asked to take action on this preliminary plat application at this meeting.

ALTERNATIVES ANALYZED

In accordance with state law, the City Council has 60 working days to act upon this major preliminary plat. The 60 working day review period for the proposed plat ends on February 28, 2014. State and City subdivision regulations also require that preliminary plats be reviewed using specific criteria, as stated within this report. The City may not unreasonably restrict an owner's ability to develop land if the subdivider provides evidence that any identified adverse effects can be mitigated. Within the 60 working day review period, the City Council is required to:

1. Approve;
2. Conditionally Approve; or
3. Deny the Preliminary Plat

FINANCIAL IMPACT

If the City Council approves the preliminary plat, the subject property may further develop under private ownership, resulting in additional tax revenues.

BACKGROUND

General location: On both sides of Glengarry Lane, north of McMasters Road, in the north central area of the Briarwood community.

Legal Description: A portion of the remainder of Tract 5A, Certificate of Survey 2544, 4th and 5th Amended; SW ¼ of Section 22, Township 1S, and Range 26E

Owners: Estates of Briarwood, LLC (Jim Kisling), and PM&M, LLC (Dick Paasch)

Subdivider: Estates of Briarwood, LLC

Engineer and Surveyor: Sanderson Stewart

Existing Zoning: Planned Unit Development

Existing land use: Vacant

Proposed land use: Single-family residential

Gross and Net area: 52.3 acres; 50.5 acres

Proposed number of lots: 27

Lot size: Max: 39.1 acres

Min.: 14,287 square feet

Parkland requirements: Parkland requirements of 1.14 acres are proposed to be met through a cash contribution in lieu of land dedication.

Variance requested: No variances have been requested.

STAKEHOLDERS

A public hearing was held at the January 28, 2014, Yellowstone County Board of Planning meeting. No comments from the public were provided at the hearing. However, one adjacent neighbor within the first filing of this subdivision provided comments after the meeting. Specifically, the neighbor was interested in how the new emergency access road maintenance district would be formed, and how the assessments will affect his property. Staff indicated that because the emergency access road is anticipated to be a permanent second access out of Briarwood, maintenance of the access road by those benefiting from it is required in accordance with the International Fire Code. Furthermore, this emergency access road is for the benefit of both filings of The Estates at Briarwood Subdivision, and lot owners from both the 1st and 2nd Filings will be included in the new maintenance district. Since maintenance provisions were not established with the first filing of the subdivision, it is a recommended condition of approval of the second filing that the subdivider establish the maintenance district prior to final plat approval by providing a cost estimate for maintenance of the road, and establishing an assessment schedule to accomplish the maintenance. Although this type of maintenance district has not been created before, it is anticipated to function similarly to a park maintenance district whereby annual assessments are collected as part of the benefiting properties' taxes.

CONSISTENCY WITH ADOPTED POLICIES OR PLANS

Consistency with the Growth Policy, the Transportation Plan 2009 Update, and Billings Area Bikeways and Trail Master Plan are discussed within the Findings of Fact.

RECOMMENDATION

The Planning Board recommends conditional approval of the preliminary plat of The Estates at Briarwood Subdivision, 2nd Filing, and adoption of the Findings of Fact as attached to the staff report.

Pursuant to Section 76-3-608(4), MCA, the following conditions are recommended to reasonably minimize potential adverse impacts identified within the Findings of Fact:

1. To minimize effects on local services, the subdivider shall develop Lot 19, Block 3, in accordance with the approved storm water master plan and deed it to the City at the time of final plat recording. Section V. of the final Subdivision Improvement Agreement (SIA) shall be updated accordingly to specify this requirement.
2. To minimize effects on local services, the emergency access road connecting Glengarry Lane with Colleen Drive shall be constructed and approved by the City Fire and Engineering Departments prior to final plat approval. Maintenance responsibility for the emergency access road shall be described in Section IV. of the final SIA.
3. To minimize the effects on local services, the subdivider shall establish a new Maintenance District for the perpetual maintenance of the emergency access road prior to final plat approval. The district shall include lots in The Estates at Briarwood Subdivision, First and Second Filings.
4. To minimize effects on local services the subdivider shall provide a letter from the US Postal Service stating its approval of the final mailbox locations prior to final plat approval.
5. To minimize effects on public health and safety, a new or updated geotechnical report shall be submitted prior to issuance of building permits for proposed lots.
6. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.
7. The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

APPROVED BY CITY ADMINISTRATOR

Preliminary plat

Emergency Access Road exhibit

Findings of Fact

aerial view

Mayor's letter

THE ESTATES AT BRIARWOOD, SUBDIVISION, SECOND FILING

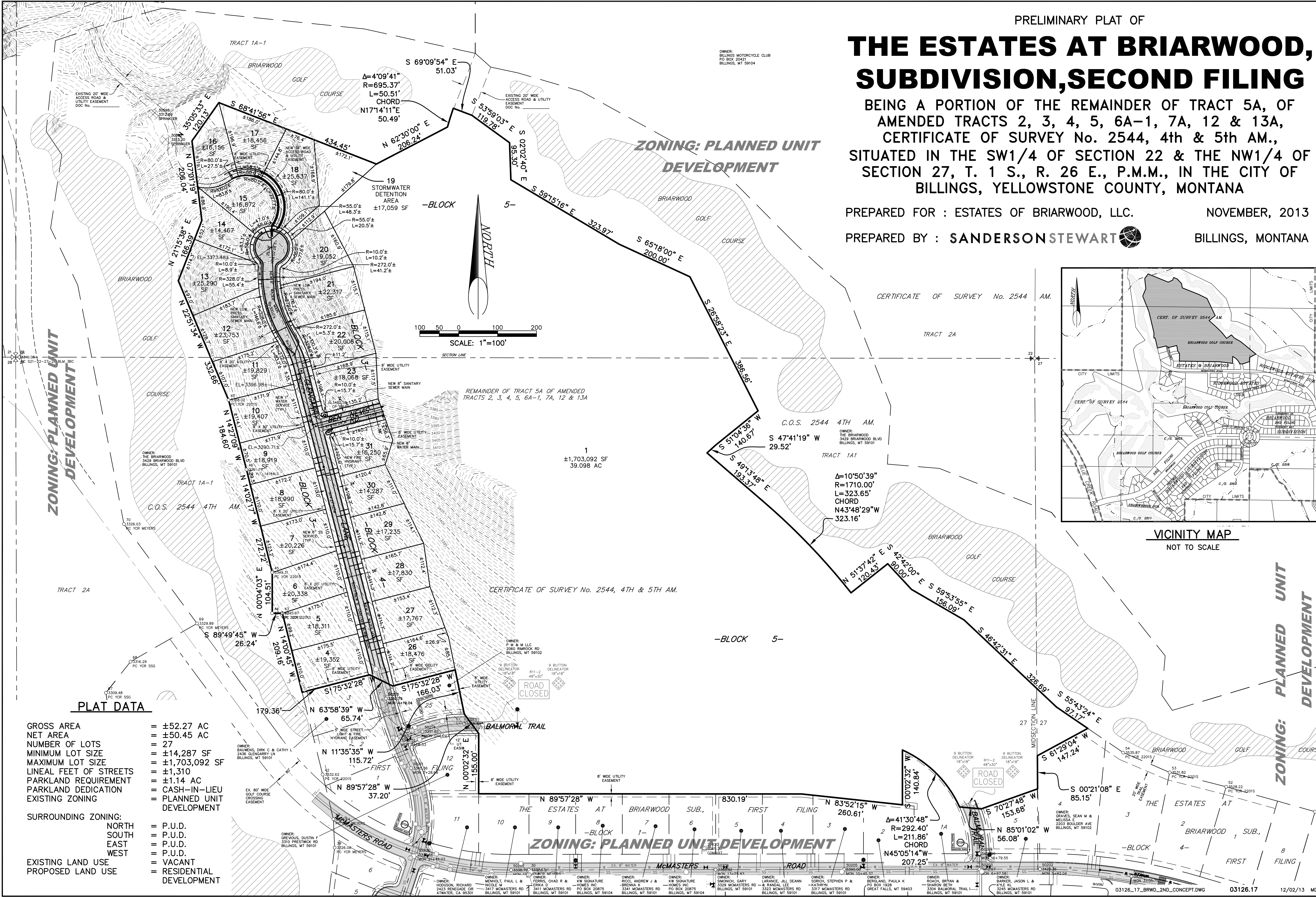
BEING A PORTION OF THE REMAINDER OF TRACT 5A, OF AMENDED TRACTS 2, 3, 4, 5, 6A-1, 7A, 12 & 13A, CERTIFICATE OF SURVEY No. 2544, 4th & 5th AM., SITUATED IN THE SW1/4 OF SECTION 22 & THE NW1/4 OF SECTION 27, T. 1 S., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : ESTATES OF BRIARWOOD, LLC.

NOVEMBER, 2013

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



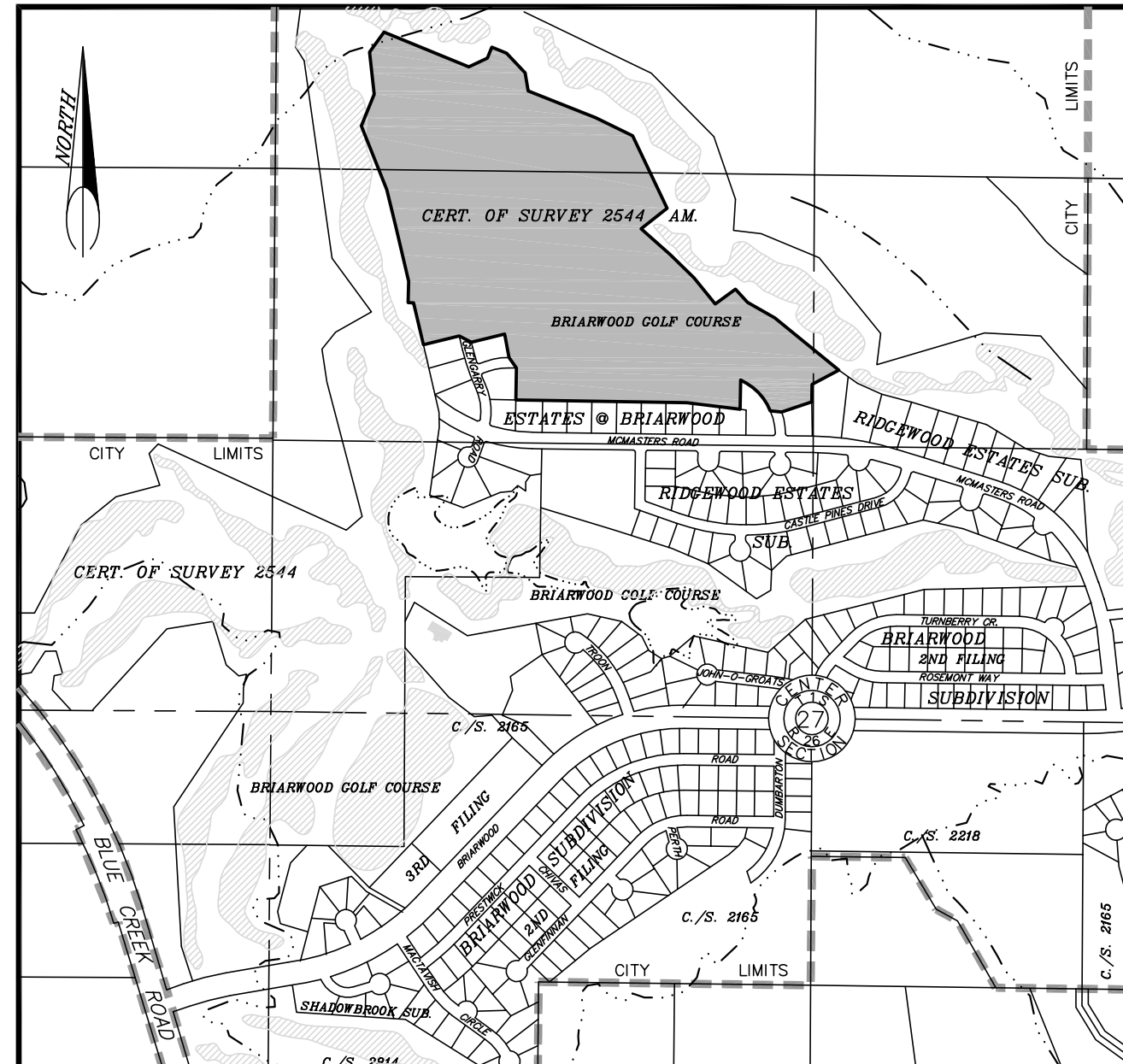
CERTIFICATE OF SURVEY No. 2544 AM.

TRACT 2A

C.O.S. 2544 4TH AM.

TRACT 1A1

CERTIFICATE OF SURVEY No. 2544, 4TH & 5TH AM.



VICINITY MAP NOT TO SCALE

PLAT DATA

GROSS AREA	= ±52.27 AC
NET AREA	= ±50.45 AC
NUMBER OF LOTS	= 27
MINIMUM LOT SIZE	= ±14,287 SF
MAXIMUM LOT SIZE	= ±1,703,092 SF
LINEAL FEET OF STREETS	= ±1,310
PARKLAND REQUIREMENT	= ±1.14 AC
PARKLAND DEDICATION	= CASH-IN-LIEU
EXISTING ZONING	= PLANNED UNIT DEVELOPMENT
SURROUNDING ZONING:	
NORTH	= P.U.D.
SOUTH	= P.U.D.
EAST	= P.U.D.
WEST	= P.U.D.
EXISTING LAND USE	
PROPOSED LAND USE	= RESIDENTIAL DEVELOPMENT

FINDINGS OF FACT—The Estates At Briarwood Subdivision, 2nd Filing

The Yellowstone County Board of Planning recommends the following Findings of Fact for the preliminary plat of The Estates at Briarwood Subdivision, 2nd Filing, for adoption by the Billings City Council. These findings are based on the preliminary plat application and supplemental documents and address the review criteria required by the Montana Subdivision and Platting Act (76-3-608, MCA) and the City of Billings Subdivision Regulations (Section 23-302(H), BMCC).

A. What are the effects on agriculture, local services, the natural environment, wildlife, wildlife habitat, and public health, safety and welfare? [MCA 76-3-608(3)(a) and BMCC 23-302(H)(2)]

1. Effect on agriculture and agricultural water user facilities

The subject property is currently vacant land within the Briarwood Planned Development. There are no agricultural water facilities located on or within the immediate vicinity of the subject property.

2. Effect on local services

- a. **Utilities** – Water and sewer to the proposed lots will be delivered through the extension of the mains within Glengarry Lane. Due to a drop in elevation as one moves toward the northern end of the subdivision, the sewer line may become too shallow to allow for gravity sewer. As a result, a few of the northern-most houses may be required to install low-pressure sewer connections. A note to this effect is found in the Subdivision Improvements Agreement (SIA).

MDU will provide gas services and Yellowstone Valley Electric Cooperative will provide electric services to the subdivision. Easements have been shown on the face of the plat that are acceptable to these utility providers.

- b. **Storm water** – Storm water drainage for the public streets is proposed to be provided by curb and gutters that discharge into storm water pipes and eventually to either a detention pond south of the property that was master planned with the first filing of this subdivision, or to a low area that currently functions as a retention area at the northeast corner of the subdivision. This retention area will be located in Lot 19, Block 3 and will be deeded to the City at the time of final plat recording (**Condition #1**). The City Public Works Department will then assume maintenance of this retention pond. These and all other drainage improvements shall also satisfy the criteria set forth by the *City of Billings Stormwater Management Manual* and will be subject to review and approval by the City Engineering Department.
- c. **Solid waste** – The City of Billings will provide solid waste collection and disposal. The City's landfill has adequate capacity for this waste.
- d. **Streets** – The lots within the subdivision will be served by the extension of Glengarry Lane, and by Ben Nevis Road. Both of these local streets will be constructed by the subdivider to City standards. The two northern-most lots will be served by a shared paved

driveway off of the turnaround at the end of Glengarry Lane. Also from the end of Glengarry Lane, a 20-foot wide emergency access road will be constructed by the subdivider to provide a second means of access out of the subdivision. This emergency access road will be constructed within easements secured across a portion of the Briarwood Golf Course, and other neighboring properties and will connect up with Colleen Drive, which ultimately ties into Blue Creek Road. The road shall be constructed to City emergency access standards, and gated at both ends, prior to final plat approval (**Condition #2**). A mechanism for maintenance of the emergency access road in the future is also required by the International Fire Code. In order to assess the property owners who are directly benefitting from the second access, a Emergency Access Road Maintenance District shall established by the subdivider prior to final plat approval; the district shall include lot owners from both the 1st and 2nd Filings of the Estates at Briarwood Subdivision (**Condition #3**).

A Traffic Impact Study (TIS) was completed for the entire Estates at Briarwood Subdivision Master Plan in 2004. The subdivision's traffic improvements shall be done in accordance with the recommendations of the TIS.

- e. **Emergency services** – The Billings Police and Fire Departments will respond to emergencies within the proposed subdivision. The nearest fire station is located at 605 S. 24th Street West. (Station #5). The subdivision is located within the ambulance service area of American Medical Response (AMR).
- f. **Schools** –Blue Creek School District #3 will serve elementary students, and Billings School District #2 provides educational services to middle and high school students at Riverside Middle School, and Senior High School. No responses from either district were received at the time this report was drafted.
- g. **Parks and Recreation** – Residential subdivisions creating lots with housing densities less than one dwelling unit per ½-acre are required by State and local laws to dedicate 11% of the net land area (or provide an equivalent cash contribution) for parkland. In this second filing, the 11% requirement amounts to 1.14 acres. This does not include the contribution for the large 39-acre lot, which will be made in the future when that lot is further developed. The subdivider has proposed, and the Parks Department is agreeable to, a cash contribution in lieu of land for this subdivision.
- h. **Mail Delivery** - The United States Postal Service will provide postal service to the subdivision and has indicated that centralized mailbox units will be required. In order to assure the coordination of mailbox locations, it is recommended as a condition of approval that subdivider provide a letter from the postal service acknowledging their agreement with the mailbox locations prior to final plat approval (**Condition #4**).

3. Effect on the natural environment

A geotechnical report was submitted with this application that failed to cover the entire site where new residences will be constructed. Therefore, as specified by the Building Official's

review of the submitted geotechnical report, a new or updated geotechnical investigation will be required prior to issuance of building permits (**Condition #5**).

4. Effect on wildlife and wildlife habitat

There are no known endangered or threatened species on the property. As indicated within the Conditions that Run with the Land section of the submitted SIA, future property owners should be aware that the proposed subdivision is located near prime wildlife habitat and adjacent to open agricultural areas, therefore conflicts with wildlife may occur. Any damage caused by wildlife is the responsibility of the owner.

5. Effect on the public health, safety and welfare

Based on the provision for emergency services, as discussed above, there are no anticipated effects on public health, safety and welfare resulting from this subdivision. Individual geotechnical surveys will likely be completed prior to home construction to ensure that foundations are built to accommodate for expanding soils and any other concerns.

B. Was an Environmental Assessment required? [(MCA 76-3-616 and BMCC 23-302(H)(1)]

The proposed subdivision is exempt from the requirement for an Environmental Assessment pursuant to Section 76-3-616, MCA.

C. Does the subdivision conform to the Yellowstone County-City of Billings 2008 Growth Policy, the Urban Area Transportation Plan 2009 Update and the Billings Area Bikeways and Trail Master Plan? [BMCC 23-302(H)(4)]

1. Yellowstone County-City of Billings 2008 Growth Policy

The proposed subdivision is consistent with the following goals of the Growth Policy:

- a. Goal: Predictable land use decision that are consistent with neighborhood character and preferred land use patterns identified in neighborhood plans (p. 6).
- b. Goal: More housing and business choices within each neighborhood (p. 6).
- c. Goal: New developments that are sensitive to and compatible with the character of adjacent City neighborhoods and County townsites (p. 6).
- d. Goal: Protect public lives and property (p. 13).

2. Urban Area Transportation Plan 2009 Update

The proposed subdivision adheres to the goals and objectives of the 2009 Transportation Plan Update and preserves the street network and street hierarchy specified in the plan.

3. Billings Area Bikeways and Trail Master Plan

The proposed subdivision lies within the jurisdiction of the Billings Area Bikeway and Trail Master Plan. There are no trail corridors identified within the area of the proposed subdivision.

D. Does the subdivision conform to the Montana Subdivision and Platting Act and to local subdivision regulations? [MCA 76-3-608(3)(b) and BMCC 23-302(H)(3)(a)]

The proposed subdivision satisfies the requirements of the Montana Subdivision and Platting Act and the design standards specified in the local subdivision regulations. The subdivider and the local government have complied with the subdivision review and approval procedures set forth in the local and state subdivision regulations.

E. Does the proposed subdivision conform to all requirements of the zoning in effect? [BMCC 23-302(H)(3)(e)]

The subject property is zoned as the Briarwood Planned Unit Development. The lot sizes and building densities within this second filing conform to the requirements of the PUD Agreement. Further setbacks and structure specific requirements will be reviewed for compliance at the time of building permit review.

F. Does the proposed plat provide easements for the location and installation of any utilities? [MCA 76-3-608(3)(c) and BMCC 23-302(H)(3)(b)]

The subdivider has provided utility easements as requested by MDU and YVEC on the face of the plat.

G. Does the proposed plat provide legal and physical access to each parcel within the subdivision and notation of that access on the plat? [MCA 76-3-608(3)(d) and BMCC 23-302(H)(3)(c)]

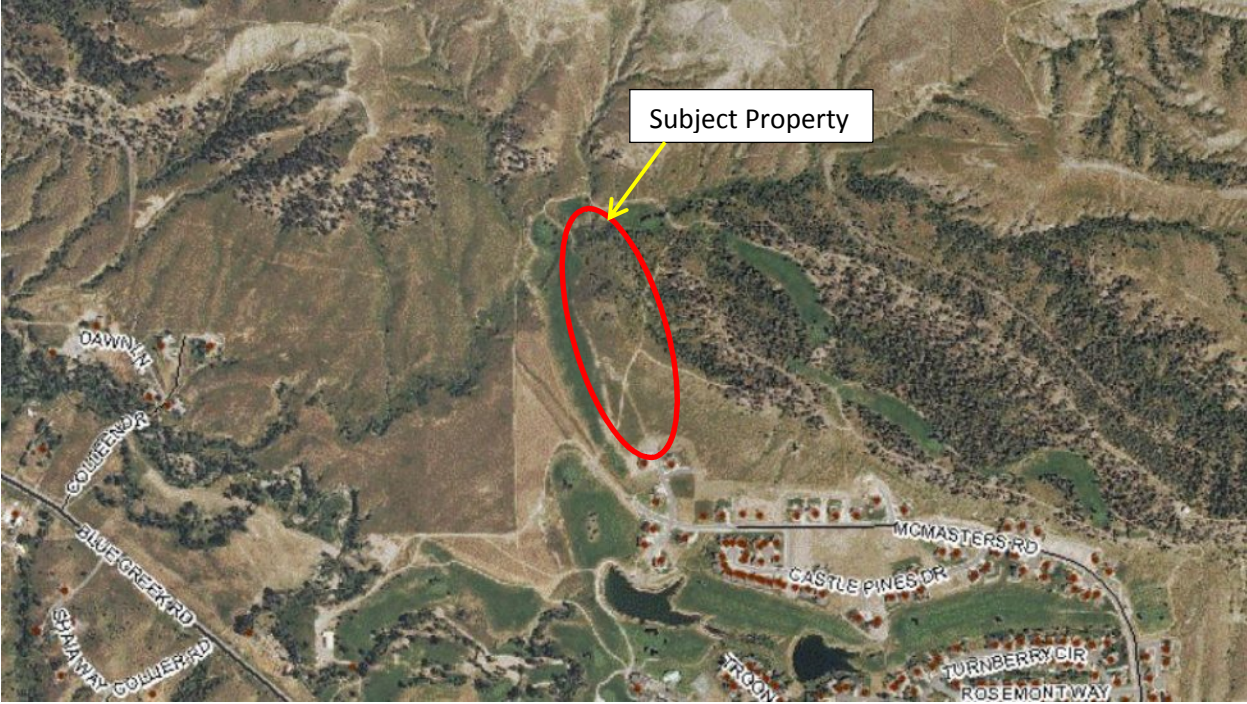
Legal and physical access is provided to the proposed lots from Glengarry Lane and Ben Nevis Road.

CONCLUSIONS OF FINDINGS OF FACT

- The preliminary plat of The Estates at Briarwood Subdivision, 2nd Filing does not create any adverse impacts that warrant denial of the subdivision.
- The proposed subdivision conforms to several of the goals and policies of the 2008 Growth Policy Update and does not conflict with the Transportation or Bikeway/Trail Plans.
- The proposed subdivision complies with state and local subdivision regulations, local zoning, and sanitary requirements and provides legal and physical access to each lot.
- Any potential negative or adverse impacts will be mitigated with the proposed conditions of approval.

Approved by the Billings City Council, February 24, 2014.

Thomas W. Hanel, Mayor



February 25, 2014

The Estates of Briarwood, LLC
Jim Kisling
P.O. Box 81105
Billings, MT 59108

P M & M, LLC
Dick Paasch
2060 Rimrock Road
Billings, MT 59102

Dear Property Owners:

On February 24, 2014, the Billings City Council conditionally approved the preliminary plat of The Estates at Briarwood Subdivision, 2nd Filing, subject to the following conditions of approval:

1. To minimize effects on local services, the subdivider shall develop Lot 19, Block 3, in accordance with the approved stormwater master plan and deed it to the City at the time of final plat recording. Section V. of the final Subdivision Improvement Agreement (SIA) shall be updated accordingly to specify this requirement.
2. To minimize effects on local services, the emergency access road connecting Glengarry Lane with Colleen Drive shall be constructed and approved by the City Fire and Engineering Departments prior to final plat approval. Maintenance responsibility for the emergency access road shall be described in Section IV. of the final SIA.
3. To minimize the effects on local services, the subdivider shall establish a new Maintenance District for the perpetual maintenance of the emergency access road prior to final plat approval. The district shall include lots in The Estates at Briarwood Subdivision, First and Second Filings.
4. To minimize effects on local services the subdivider shall provide a letter from the US Postal Service stating its approval of the final mailbox locations prior to final plat approval.
5. To minimize effects on public health and safety, a new or updated geotechnical report shall be submitted prior to issuance of building permits for proposed lots.
6. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.

7. The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

If you have questions please contact Juliet Spalding at (406) 247-8684 or by email at spaldingj@ci.billings.mt.us.

Sincerely,

Thomas W. Hanel, Mayor

Pc: Gary Owen, PE, Sanderson Stewart
Dennis Randall, PE, Sanderson Stewart

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: Silver Creek Estates -- Preliminary Major Plat

PRESENTED BY: Candi Millar, Planning & Community Services Department Director

Department: Planning & Community Services

PROBLEM/ISSUE STATEMENT

On December 2, 2013, owner, Boyer Land, LLC applied for preliminary major plat approval for Silver Creek Estates. The proposed subdivision creates 127 new lots total; 117 lots for single-family residential development, 8 large lots for unit-ownership development, and 2 lots to be used for storm water retention. The subject property is generally located between 46th Street West and 50th Street West, south of Rimrock Road. The property is zoned Residential-9600 (R-96). Development is proposed in at least three phases. The Yellowstone County Board of Planning conducted a public hearing on the proposal at its January 28, 2014, meeting. City Council is being asked to take action on this preliminary plat application at this meeting.

ALTERNATIVES ANALYZED

In accordance with state law, the City Council has 60 working days to act upon this major preliminary plat. The 60 working day review period for the proposed plat ends on February 28, 2014. State and City subdivision regulations also require that preliminary plats be reviewed using specific criteria, as stated within this report. The City may not unreasonably restrict an owner's ability to develop land if the subdivider provides evidence that any identified adverse effects can be mitigated. Within the 60 working day review period, the City Council is required to:

1. Approve;
2. Conditionally Approve; or
3. Deny the Preliminary Plat

FINANCIAL IMPACT

If the City Council approves the preliminary plat, the subject property may further develop under private ownership, resulting in additional tax revenues.

BACKGROUND

General location: South of Rimrock Rd. between 46th Street West and 50th Street West

Legal Description: Certificate of Survey 3362, Tract 1-A; NE ¼ of Section 32, Township 1N, and Range 25E

Owner/Subdivider: Boyer Land, LLC (Jim Boyer, President)

Engineer and Surveyor: KLJ

Existing Zoning: R-96

Existing land use: Irrigated cropland

Proposed land use: Single-family residential

Gross and Net area: 62.7 acres; 51.48 acres

Proposed number of lots: 127

Lot size: Max: 3.58 acres

Min.: 9,600 square feet

Parkland requirements: Parkland requirements are: 5.66 acres

Proposed parkland: 3.66 acres previously dedicated for this subdivision In River Rock Park to the south, 0.16 acres dedication in three trail connections, and cash payment for the remaining 1.84 acres.

Variance requested: No variances have been requested.

STAKEHOLDERS

A public hearing was held at the January 28, 2014, Yellowstone County Board of Planning meeting. Aside from the developer and his engineer, no public comments were received at the hearing. However two adjacent property owners provided written comments prior to the meeting. The neighbors, both of whom live directly east at the corner of Rio Vista Ave. and 46th St. West, expressed concerns about how the new development will impact their properties.

One neighbor indicated that there should be more accesses to the subdivision, rather than just 46th Street West, as 46th St. W. already has a lot of traffic. (Staff points out that a second access out to 50th Street West is planned with development of the 3rd phase of the subdivision.) Also, that neighbor expressed that this subdivision should be responsible for developing its own park, as they are paying for Rimrock West Park improvements through SID assessments, and they don't think its fair for the new development to use the park they are financing. (Staff points out that Silver Creek Estates will be assessed its own SID to help complete development of River Rock Park (see attached Master Plan exhibit), which is adjacent to Rimrock West Park, when 60% of building permits are issued for the subdivision.)

The second property owner expressed in writing concerns about construction impacts that the adjacent properties may experience. The neighbor indicated that due to the prevailing west winds, when the property to the south (River Rock Estates) was developed, the adjacent properties received damage from wind borne dirt and dust. The neighbor's suggested solution was for the developer to install the privacy fence along 46th St. West, prior to any major grading on the site. The developer responded by indicating his intent to install the fence as soon as possible, but that some grading would need to be done to prepare the fence site. (Staff points out that the Public Works-Environmental Affairs division reviews and enforces the use of mitigation measures for erosion from the site by wind and water through the Storm Water Pollution Prevention Plan.) Best management practices are required during site development.

Planning staff also received several other phone calls prior to the public hearing from neighbors to the north of the subject property. These properties are in the County and front Rimrock Road. However, they have Cove Avenue, 48th Street West, and Leroy Lane platted within them. The property owners were requesting clarification on whether Leroy Lane and Cove Avenue were being constructed with this proposal. Staff explained that these streets were not being constructed with this development, and that no motorized vehicle access would be allowed onto

those streets from the proposed lots.

CONSISTENCY WITH ADOPTED POLICIES OR PLANS

Consistency with the Growth Policy, the Transportation Plan 2009 Update, and Billings Area Bikeways and Trail Master Plan are discussed within the Findings of Fact.

RECOMMENDATION

The Planning Board recommends conditional approval of the preliminary plat of Silver Creek Estates and adoption of the Findings of Fact as attached to the staff report.

Pursuant to Section 76-3-608(4), MCA, the following conditions are recommended to reasonably minimize potential adverse impacts identified within the Findings of Fact:

1. To minimize effects on agricultural water users, a 20-foot wide ditch easement for Hi-Line Ditch shall be provided from the bank on the south side of the ditch (where applicable for this subdivision) and a 10-foot wide easement shall be provided from the bank on the north side of the ditch. Both easements shall be shown on the final plat. Also, notes shall be added to Sections II. and VIII. of the final Subdivision Improvements Agreement (SIA) specifying the ditch easement requirements and indicating that no structures, including fences, shall be erected within the ditch easements shown on the plat, and the easement area should be kept free of yard waste, grass clippings, and other debris.
2. To minimize effects on agricultural water users, the final storm water management plan shall be in compliance with the existing written agreements between the subdivider and the effected ditch companies, the High Ditch Company and the Big Ditch Company. If alternative plans are proposed, updated agreements shall be necessary.
3. To minimize effects on local services, the last two sentences of Section VI.A. of the final SIA shall be deleted and replaced with: "The subdivider shall complete a water main connection out to 50th Street West, and then north up 50th to where the proposed street connection will be made from the Mont Vista Subdivision, during the adjacent phase of the subdivision (Phase III), to provide for a future connection to the West."
4. To minimize effects on local services, Section VI.B. of the final SIA shall be deleted and replaced with: "Silver Creek Estates will be served by connecting to existing sewer mains at two locations. The first location is the existing sewer main in the 20-foot wide park dedication at the northwest corner of River Rock Estates Subdivision. A new sewer main from this connection location will be constructing within a 20-foot wide dedicated linear park between Lots 11 and 12, Block 1 up to Silver Creek Trail. The second location is at the existing sewer main in 50th Street West near the southwest corner of Silver Creek Estates. A new sewer main will be constructed from this connection location within a 20-foot wide public right-of-way across Lot 29, Block 1 up to Silver Creek Trail."
5. To minimize effects on local services, the final storm water management plan shall provide evidence that the proposed storm water detention areas providing mitigation for Silver Creek Estates (including any area to be used for Silver Creek detention in River Rock Estates) are sized to handle the calculated storm water runoff amounts based on percolation rates determined by adequate geotechnical analysis of the soils.
6. To minimize effects on local services, the two detention pond lots shall be combined into one larger lot unless infeasible due to grades. The one lot shall be developed by the subdivider with grass and irrigation to City standards, and deeded to the City. Alternatively, if two detention ponds are needed, then the ponds shall be owned and maintained by the Homeowners' Association, and a permanent storm water easement for them shall be shown on the final plat.
7. To minimize effects on local services, a one-foot no-access strip shall be shown on the final plat along the Cove Avenue and Leroy Lane frontages.
8. To minimize effects on local services, a new section to the final SIA

shall be added as recommended by City Engineering specifying the required cash contribution for the mitigation of off-site traffic impacts created by this subdivision. It shall state: **Section**

III.H. Off-site Traffic Impacts

A traffic study has been submitted to and approved by the City Engineers' office. Motor vehicle traffic generated by the subdivision is estimated to have an aggregate impact of \$35,500 on nearby major intersections and arterial streets. The City and subdivider agree that this amount represents the full contribution from this subdivision to improvements at the intersections of Rimrock Road & 46th Street West, Rimrock Road and Shiloh Road, and Shiloh Road and Poly Drive; and that no additional assessments will be made against the lots within this subdivision for improvements at those intersections. Payment of the \$35,500 may be apportioned over the various phases identified in Section X., *Phasing* of this agreement based on the number of lots in a phase compared to the total number of lots in the subdivision. Payment for each phase shall be made prior to approval of the Private Contract for public improvements serving that phase.

9. To minimize effects on local services, the subdivider shall expand the Park Maintenance District (PMD) created for the River Rock Park, to include the lots in this subdivision. This shall be done as each phase is released, with the first phase lots included prior to final plat approval, if the PMD has been established by that time. To ensure expansion of subsequent phases, the Parks Department shall be required to sign the release document for the subsequent phases of development. Additionally, park improvements on the 3.66 acres of parkland dedicated for Silver Creek Estates within River Rock Park shall be funded by the creation of a Special Improvement District (SID). The SID shall be created no later than when building permits have been issued for 130 dwelling units in Silver Creek Estates, and shall include all lots within Silver Creek Estates. Section VII. of the final SIA shall be updated to specify these requirements. 10. To minimize effects on local services the subdivider shall provide a letter from the US Postal Service stating their approval of the final mailbox locations prior to final plat approval. 11. To minimize effects on public health and safety, a note shall be added to Section II. of the final SIA stating that "Property owners should be aware that the Hi-Line Ditch and the Cove Ditch are natural drainage ways and may overtop in large storm events. Precautions should be taken to protect properties abutting the ditches." 12. To minimize effects on public health and safety, a note shall be added to Sections II.C. and IX. of the final SIA indicating sites must be properly excavated with an appropriate fill zone, followed by proper compaction, and placement of geotextile and geogrid between subgrade and structural fill. Verification from a geotechnical engineer that the site has been prepared according to the report must be provided prior to foundation approval. 13. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format. 14. The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

APPROVED BY CITY ADMINISTRATOR

Preliminary Plat

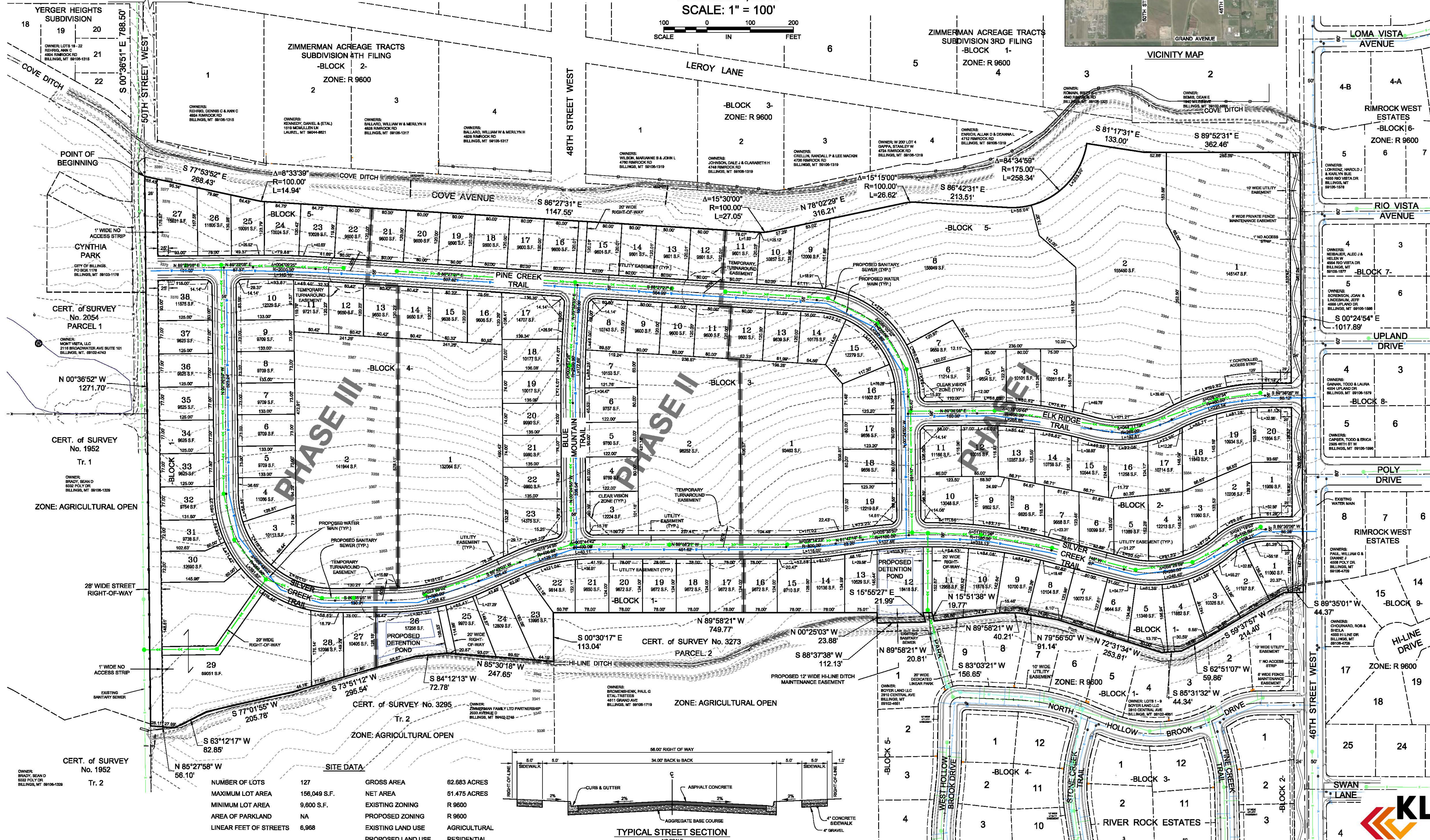
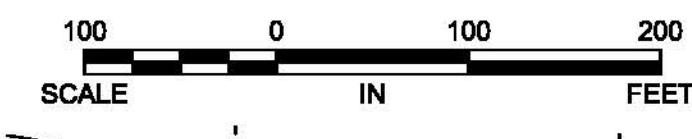
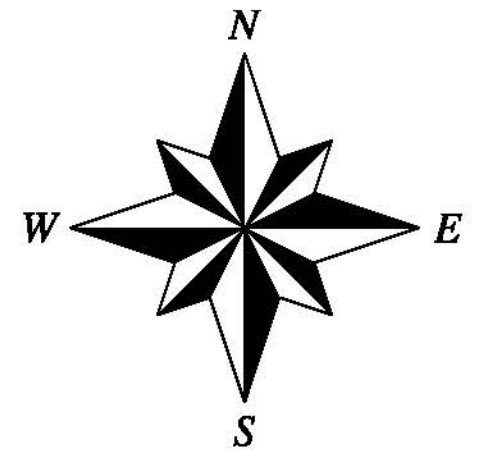
Findings of Fact

River Rock Park Master Plan

Mayor's letter

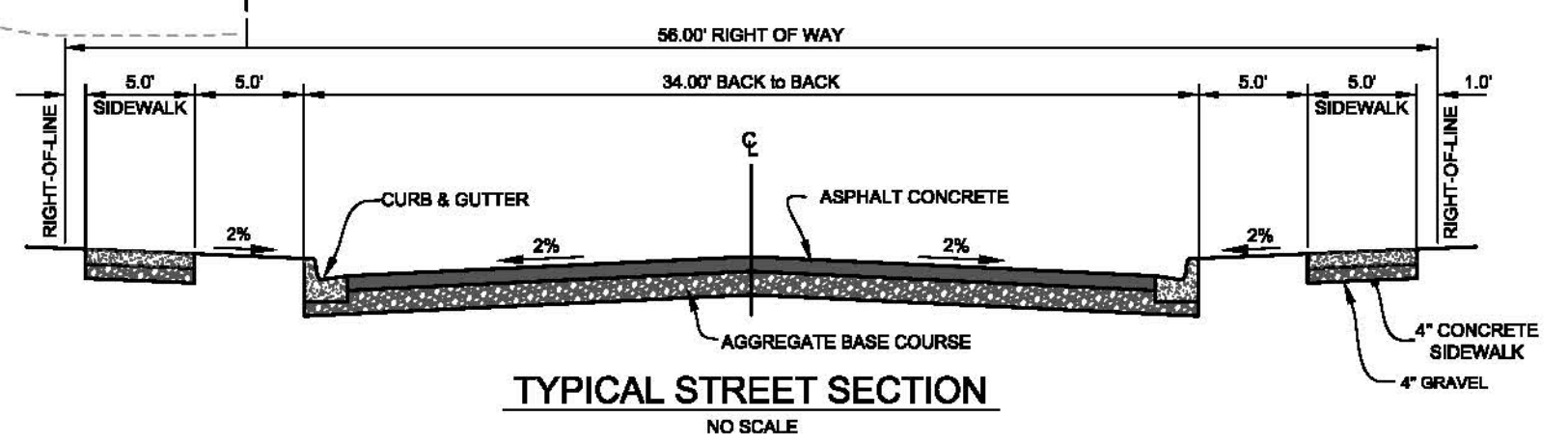
PRELIMINARY PLAT OF SILVER CREEK ESTATES

BEING TRACT 1-A OF CERTIFICATE OF SURVEY No. 3362
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 25 EAST, P.M.M.
 YELLOWSTONE COUNTY, MONTANA
 PREPARED FOR : BOYER LAND, LLC
 DECEMBER, 2013
 SCALE: 1" = 100'



SITE DATA

NUMBER OF LOTS	127	GROSS AREA	62.683 ACRES
MAXIMUM LOT AREA	156,049 S.F.	NET AREA	51.475 ACRES
MINIMUM LOT AREA	9,600 S.F.	EXISTING ZONING	R 9600
AREA OF PARKLAND	NA	PROPOSED ZONING	R 9600
LINEAR FEET OF STREETS	6,968	EXISTING LAND USE	AGRICULTURAL
		PROPOSED LAND USE	RESIDENTIAL



CERT. of SURVEY No. 2054
 PARCEL 1
 OWNER: MONT VISTA, LLC
 2116 BROADWATER AVENUE SUITE 101
 BILLINGS, MT. 59102-4162

CERT. of SURVEY No. 1952
 Tr. 1
 OWNER: BRADY, BEAN D
 5032 POLY DR
 BILLINGS, MT. 59106-1328

CERT. of SURVEY No. 3273
 PARCEL 2
 OWNER: BOYER LAND, LLC
 3915 CENTRAL AVE
 BILLINGS, MT. 59102-4011

CERT. of SURVEY No. 3295
 Tr. 2
 OWNER: ZIMMERMAN FAMILY LTD PARTNERSHIP
 2033 AVENUE D
 BILLINGS, MT. 59602-2246



FINDINGS OF FACT – Silver Creek Estates

The Yellowstone County Board of Planning recommends the following Findings of Fact for the preliminary plat of Silver Creek Estates for adoption by the Billings City Council. These findings are based on the preliminary plat application and supplemental documents and address the review criteria required by the Montana Subdivision and Platting Act (76-3-608, MCA) and the City of Billings Subdivision Regulations (Section 23-302(H), BMCC).

A. What are the effects on agriculture, local services, the natural environment, wildlife, wildlife habitat, and public health, safety and welfare? [MCA 76-3-608(3) (a) and BMCC 23-302(H)(2)]

1. Effect on agriculture and agricultural water user facilities

The subject property is irrigated cropland located in the City limits that has been slated for urban development since it was originally annexed into the City limits and zoned in the early 2000's. It will remove 60 acres from agricultural production.

The Cove Ditch is adjacent to the north side of the property. The ditch is at the north side of an 80-foot wide street right-of-way known as Cove Avenue. No additional easement is necessary for the Cove Ditch.

The Hi-Line Ditch borders portions of the property's southern boundary. The subdivision has the potential to impact the Hi-Line Ditch in two ways. First the ditch company needs access along the ditch to properly maintain the ditch. In accordance with 76-3-504(1)(I), MCA, and 23-411.C., BMCC, the subdivider is responsible for providing easements for drainage ways, irrigation canals/ditches and their laterals found on the property being subdivided that are necessary to convey water through the subdivision to lands adjacent to or beyond the subdivision boundaries in quantities and in a manner that are consistent with historic and legal rights. At this location, the ditch is driven and annually dug out by the maintenance crew on the south side. Therefore a total working easement of 20 feet from the south bank is needed on the south side, most of which was provided with River Rock Estates to the south. Even though the ditch maintenance occurs on the south side, a buffer area is still needed on the north side of the ditch to filter storm water runoff and allow for annual burning to occur without damaging neighboring fences. To accommodate these needs, it is recommended as a condition of approval that a 20-foot wide easement be provided from the bank on the south side of the ditch and a 10-foot wide easement be provided from the bank on the north side of the ditch. It is also recommended that a note be added to Sections II. and VIII. of final SIA that no structures, including fences shall be erected within the ditch easements, and the area should be kept free of yard waste and grass clippings (**Condition #1**).

The other impact the subdivision may have on the ditch is from storm water runoff. There is an historic amount of storm water runoff from this property into the ditch. That amount will still be allowed in accordance with two agreements secured between the subdivider and the High Ditch Company and the Big Ditch Company in 2008. In this case, preliminary storm water plans show storm water to be potentially directed to both the Hi-line Ditch (adjacent) and the Big Ditch (south of River Rock Estates). Therefore it is recommended as a condition of approval that the subdivider ensure that the final stormwater plan is done in compliance with the existing written agreements between the subdivider and the effected ditch companies, the High Ditch Company

and the Big Ditch Company. If alternative plans are proposed, updated agreements shall be necessary (**Condition #2**).

2. Effect on local services

- a. **Utilities** – Water service will be provided by the City of Billings from two connections to the water main in 46th St. West. The developer will install new water mains in all of the new local streets, new individual services to all of the lots, and new fire hydrants in accordance with design standards, specifications, rules and regulations of the City of Billings Public Works Department, Fire Department, and the Montana Department of Environmental Quality (MDEQ). The subdivider shall also complete a water main connection out to 50th Street West, and then up 50th to where the proposed street connection will be made from the Mont Vista Subdivision during the adjacent phase of the subdivision (Phase III), to provide for a future connection to the West. This is necessary for both water quality and quantity assurances. It is recommended as a condition of approval that the last two sentences to Section VI.A. of the SIA be updated with this language (**Condition #3**).

Sanitary sewer service for Phases I and II will be provided by connecting to the existing City sewer main in North Hollow Brook Drive (located to the south in River Rock Estates) extending it north through the 20-foot wide linear park strip on the southern property line between Lots 11 & 12, of Block 1. A connection to the existing sewer main in 50th Street West will be made during Phase III of the subdivision, to provide for a future connection to the West. City Engineering has requested that the final SIA be updated to clarify the sewer connections (**Condition #4**). The subdivider will install new sewer mains in the local streets and individual services for each lot in accordance with design standards, specifications, rules and regulations of the City of Billings Public Works Department and MDEQ.

MDU will provide gas services and Northwestern Energy will provide electric services to the subdivision. Easements have been shown on the face of the plat that are acceptable to these utility providers.

- b. **Storm water** – Storm water drainage for the public streets is proposed to be provided by a network of curb and gutter that discharges into storm water pipes and eventually to one or two detention areas. Two ponds are proposed at this time; one south of the intersection of Silver Creek Trail and Pine Creek Trail, and one along Silver Creek Trail toward the west side of the subdivision. City Engineering has requested that the two detention ponds be combined into one pond unless infeasible due to grades. The City has most recently been taking ownership of and maintaining newly created storm water ponds, and the request for a single pond is due to the City's maintenance needs. Alternatively, if two detention ponds are needed, then the ponds shall be owned and maintained by the Homeowners' Association, and a permanent storm water easement placed over them on the final plat (**Condition #6**).

Due to fact that the storm water calculations and proposed management plans submitted with the preliminary plat are very preliminary, City Engineering is not able to adequately evaluate the proposed design and mitigation measures for this subdivision. As a result, it is recommended as a condition of approval that the final storm water management plans shall provide evidence that the proposed storm water detention areas providing mitigation for Silver

Creek Estates (including any area to be used for Silver Creek detention in River Rock Estates) are sized to handle the calculated storm water runoff amounts based on percolation rates determined by the adequate geotechnical analysis of the soils. Additionally, the subdivider shall provide evidence that the existing culverts along the Hi-Line ditch are adequately sized or will be upgraded prior to development in Silver Creek Estates (**Condition #5**).

All other drainage improvements shall also satisfy the criteria set forth by the *City of Billings Storm water Management Manual* and will be subject to review and approval by the City Engineering Department.

- c. **Solid waste** – The City of Billings will provide solid waste collection and disposal. The City’s landfill has adequate capacity for this waste.
- d. **Streets** – The lots within the subdivision would be served by two access points off of 46th Street West and one off of 50th Street West. 46th Street West is identified as a Collector street, and as such, the subdivider will dedicate the remaining 24 feet of right-of-way necessary to complete the needed 74-foot right-of-way along the subject property’s frontage. The subdivider will also be responsible for finishing the remaining street improvements along 46th St. west to make up a 39-foot wide street, with curb, gutter and boulevard sidewalks. 50th Street West is identified as a local street south of Rimrock Road. It is not yet constructed to City standards. The subdivider will dedicate 28 feet of right-of-way along the subject property’s frontage for its eventual construction. At the time the adjacent phase of development is proposed, the subdivider will be responsible for completing the 30 feet of pavement and the curb, gutter, and sidewalk for 50th Street West, from the Pine Creek Trail intersection to the northern property boundary of the subdivision. The remainder of 50th Street West will be constructed in the future if necessary, and the subdivider is waiving the right to protest inclusion in a future Special Improvement District (SID) for its completion. To limit access to the new proposed lots to the internal street network, a one-foot no-access strip will be shown on the plat along the 46th St. W. and 50th St. W. frontages.

Other existing rights-of-way adjacent to the subject property are found along the northern property boundary. Cove Avenue and Leroy Lane were platted with the adjacent subdivisions to the north in the 1960’s, but never build as roads. The subdivider is not proposing to construct these streets at this time, however, has again waived the right to protest inclusion in a future SID for their completion in the future if deemed necessary. In order to restrict access to these unbuilt streets, it is recommended that a one-foot no-access strip be shown on the final plat along their frontages as well (**Condition #7**).

The internal streets that will serve the new lots will be built within 56-foot dedicated rights-of-way to City standards by providing a 34-foot width, curb/gutters, and boulevard sidewalks. They will be built in at least three phases. Any dead-end sections of these streets greater than 150 feet in length will need to have a temporary turnaround built to City standards at their terminus.

A Traffic Impact Study (TIS) was completed for Silver Creek Estates in order to evaluate the subdivision’s impact on the street network in the surrounding area. Impacts were evaluated

for three main area intersections that will be effected by the development of the subdivision. These intersections are 46th Street West and Rimrock Road, Rimrock Road and Shiloh Road, and Shiloh Road and Poly Drive. The subdivider's TIS did not assign cash contributions for the identified impacts to these intersections, so the City Traffic Engineering Division identified those amounts based on the standard methodology used to determine the pro rata share of a development's intersection improvement cost. City Engineering has provided the calculations and determined that a contribution of \$35,500 will be required of the subdivider, and can be done on a phased basis. Engineering has requested updates to the final SIA language accordingly (**Condition #8**). Prior to final plat approval, the subdivider shall make the appropriate contributions for the first phase of development, and contributions for subsequent phases prior to their release for sale and development.

- e. **Emergency services** – The Billings Police and Fire Departments will respond to emergencies within the proposed subdivision. The nearest fire station is located at 54th St. West and Grand Ave. (Station #7); this station also has a police presence. The subdivision is located within the ambulance service area of American Medical Response (AMR).

Access to the first two phases of the subdivision will be from two access points off of 46th St. West. At the time of the third phase development, a third access point off of 50th St. West will be provided.

- f. **Schools** – School District #2 provides educational services to elementary through high school students. Schools serving these students are Boulder Elementary, Lewis and Clark Middle School, and Senior High School. No written responses from the district were received at the time this report was drafted. However the district is in the process of master planning for growth and will be addressing school capacity and facilities as part of that process.
- g. **Parks and Recreation** – Residential subdivisions creating lots with housing densities less than one dwelling unit per ½-acre are required by State and local laws to dedicate 11% of the net land area (or provide an equivalent cash contribution) for parkland. The 11% requirement amounts to 5.66 acres for this subdivision. The subdivider proposes to meet this requirement with both land dedication and cash in lieu of land in the following way. During the platting of the subdivision to the south, River Rock Estates, the subdivider provided 6.02 acres of parkland which was in excess of the required parkland dedication for River Rock Estates by 3.66 acres. The extra parkland was dedicated order to create a larger neighborhood park to be used by that subdivision and this current subdivision proposal. This arrangement is described in the final SIA for River Rock Estates (Document #3601197). Therefore, if one subtracts the excess 3.66 acres from the 5.66 acres required for this subdivision, the remaining amount is 2.0 acres required. The subdivider proposes to dedicate three 20-foot wide trail connections as linear parkland with this subdivision amounting to 0.16 acres of land. The remaining 1.84 acres of required parkland will be provided by a cash contribution in accordance with Section 23-1006 of the Billings Montana City Code (BMCC).

Additionally, the subdivider will be required to expand the Park Maintenance District (PMD) created for the River Rock Park, to include the lots in this subdivision. This shall be done as each phase is released, with the first phase lots included prior to final plat approval if the

PMD has been established by that time. To ensure expansion of subsequent phases, the Parks Department shall be required to sign the release document for the subsequent phases of development (**Condition #9**). At this time, the PMD has not been established for River Rock Park, as the park is very minimally developed as a natural grass area, with storm water detention features.

In order to ensure that the storm water detention feature could be integrated into the park, a Park Master Plan was developed and approved for the park prior to the River Rock Estates Subdivision final plat approval. It was also determined at that time that an SID would be created to construct the park improvements when 60% of the total lots have building permits pulled on lots in River Rock Estates. In acknowledging that River Rock Estates will benefit from the 2.36 acres of River Rock Park dedicated on its behalf, and Silver Creek Estates will benefit from the 3.66 acres of River Rock Park dedicated on its behalf, the Parks Department has recommended that a separate SID be created for the improvements to the park. Therefore it is recommended that Silver Creek lot owners will be responsible for funding improvements to 3.66 acres of River Rock Park through the creation of an SID no later than when building permits for 130 dwelling units are issued within Silver Creek Estates (**Condition #9**). The 130 dwelling units comprises approximately 60% of the anticipated dwelling units planned, including the large lots that will accommodate multiple units.

- h. **Mail Delivery** - The United States Postal Service will provide postal service to the subdivision and has indicated that centralized mailbox units will be required. In order to assure the coordination of mailbox locations, it is recommended as a condition of approval that subdivider provide a letter from the postal service acknowledging their agreement with the mailbox locations prior to final plat approval (**Condition #10**).

3. Effect on the natural environment

The subject property is in an area that has been slated for urban development for many years. It consists of irrigated agricultural slightly sloping to the south, bordered on the north by the Cove Ditch and on the south by the Hi-Line Ditch. While there subject property is not located in any mapped flood plains, City Engineering has recommended that future property owners be notified of the potential for the Cove and Hi-Line ditches to overtop in large storm events (**Condition #11**). During development, storm water pollution prevention best management practices are required to be used and monitored to prevent erosion on exposed ground. These provisions should help balance any impacts on the natural environment.

4. Effect on wildlife and wildlife habitat

There are no known endangered or threatened species on the property. There is a note in the SIA that warns future lot owners of the presence of deer in the area, which may cause damage to their landscaping. This subdivision should have a minimal effect on wildlife and wildlife habitat.

5. Effect on the public health, safety and welfare

Storm water management and soil conditions have the potential to impact the public health and safety of future property owners in this subdivision. City Engineering will review the storm water management plans for compliance with the City's most current Storm water Management Manual. As to the soil conditions, a geotechnical analysis was completed for the subject property

and specified several mitigation measures to be followed during construction. The City Building Official has commented that during construction water infiltration must be prevented from any source, sites must be properly excavated with an appropriate fill zone, followed by proper compaction, and raising the footings and slabs three feet above groundwater. Therefore verification from a geotechnical engineer that the site has been prepared according to the report must be provided prior to foundation approval. These specifications shall be added to the final SIA to inform future lot owners and builders (**Condition #12**).

B. Was an Environmental Assessment required? [(MCA 76-3-616 and BMCC 23-302(H)(1)]

The proposed subdivision is exempt from the requirement for an Environmental Assessment pursuant to Section 76-3-616, MCA.

C. Does the subdivision conform to the Yellowstone County-City of Billings 2008 Growth Policy, the Urban Area Transportation Plan 2009 Update and the Billings Area Bikeways and Trail Master Plan? [BMCC 23-302(H)(4)]

1. Yellowstone County-City of Billings 2008 Growth Policy

The proposed subdivision is consistent with the following goals of the Growth Policy:

- a. Goal: More housing and business choices within each neighborhood (p. 6).
- b. Goal: New developments that are sensitive to and compatible with the character of adjacent City neighborhoods and County townsites (p. 6).
- c. Goal: Safe, functional, and attractive streets for all users, including drivers, bicyclists and pedestrians (p. 13).

2. Urban Area Transportation Plan 2009 Update

The proposed subdivision adheres to the goals and objectives of the 2009 Transportation Plan Update and preserves the street network and street hierarchy specified in the plan.

3. Billings Area Bikeways and Trail Master Plan

The proposed subdivision lies within the jurisdiction of the Billings Area Bikeway and Trail Master Plan. A trail corridor is identified in the plan to the south of the subdivision along the Hi-Line Ditch. In order to allow access to the eventual Hi-Line Ditch trail, two 20-foot wide corridors are proposed to be dedicated as right-of-way connections to the south.

D. Does the subdivision conform to the Montana Subdivision and Platting Act and to local subdivision regulations? [MCA 76-3-608(3)(b) and BMCC 23-302(H)(3)(a)]

If approved with the proposed conditions of approval, the proposed subdivision satisfies the requirements of the Montana Subdivision and Platting Act and the design standards specified in the local subdivision regulations. The subdivider and the local government have complied with

the subdivision review and approval procedures set forth in the local and state subdivision regulations.

E. Does the proposed subdivision conform to all requirements of the zoning in effect? [BMCC 23-302(H)(3)(e)]

The subject property is zoned Residential-9600. The lot sizes within the subdivision conform to the requirements of that zone. Further setbacks and structure specific requirements will be reviewed for compliance at the time of building permit review.

F. Does the proposed plat provide easements for the location and installation of any utilities? [MCA 76-3-608(3)(c) and BMCC 23-302(H)(3)(b)]

The subdivider has provided utility easements as requested by MDU and NW Energy on the face of the plat.

G. Does the proposed plat provide legal and physical access to each parcel within the subdivision and notation of that access on the plat? [MCA 76-3-608(3)(d) and BMCC 23-302(H)(3)(c)]

Legal and physical access is provided to the proposed lots from 46th Street West and 50th Street West, to interior local streets proposed to be known as Silver Creek Trail, Elk Ridge Trail, Pine Creek Trail, and Blue Mountain Trail.

CONCLUSIONS OF FINDINGS OF FACT

- The preliminary plat of Silver Creek Estates should not create any adverse impacts that warrant denial of the subdivision.
- The proposed subdivision conforms to several of the goals and policies of the 2008 Growth Policy Update and does not conflict with the Transportation or Bikeway/Trail Plans.
- If proposed conditions of approval are met, the proposed subdivision will comply with state and local subdivision regulations, local zoning, and sanitary requirements and will provide legal and physical access to each lot.
- Any potential negative or adverse impacts will be mitigated with the proposed conditions of approval.

Approved by the Billings City Council, February 24, 2014.

Thomas W. Hanel, Mayor

February 25, 2014

Boyer Land, LLC
Jim Boyer, President
2810 Central Avenue
Billings, MT 59102

Dear Property Owners:

On February 24, 2014, the Billings City Council conditionally approved the preliminary plat of Silver Creek Estates, subject to the following conditions of approval:

1. To minimize effects on agricultural water users, a 20-foot wide ditch easement for Hi-Line Ditch shall be provided from the bank on the south side of the ditch (where applicable for this subdivision) and a 10-foot wide easement shall be provided from the bank on the north side of the ditch. Both easements shall be shown on the final plat. Also notes shall be added to Sections II. and VIII. of the final Subdivision Improvements Agreement (SIA) specifying the ditch easement requirements and indicating that no structures, including fences shall be erected within the ditch easements shown on the plat, and the easement area should be kept free of yard waste, grass clippings, and other debris.
2. To minimize effects on agricultural water users, the final storm water management plan shall be in compliance with the existing written agreements between the subdivider and the effected ditch companies, the High Ditch Company and the Big Ditch Company. If alternative plans are proposed, updated agreements shall be necessary.
3. To minimize effects on local services, the last two sentences of Section VI.A. of the final SIA shall be deleted and replaced with: "The subdivider shall complete a water main connection out to 50th Street West, and then north up 50th to where the proposed street connection will be made from the Mont Vista Subdivision, during the adjacent phase of the subdivision (Phase III), to provide for a future connection to the West."
4. To minimize effects on local services, Section VI.B. of the final SIA shall be deleted and replaced with: "Silver Creek Estates will be served by connecting to existing sewer mains at two locations. The first location is the existing sewer main in the 20-foot wide park dedication at the northwest corner of River Rock Estates Subdivision. A new sewer main from this connection location will be constructing within a 20-foot wide dedicated linear park between Lots 11 and 12, Block 1 up to Silver Creek Trail. The second location is at the existing sewer main in 50th Street West near the southwest corner of Silver Creek Estates. A new sewer main will be constructed from this connection location within a 20-foot wide public right-of-way across Lot 29, Block 1 up to Silver Creek Trail."

5. To minimize effects on local services, the final storm water management plan shall provide evidence that the proposed storm water detention areas providing mitigation for Silver Creek Estates (including any area to be used for Silver Creek detention in River Rock Estates) are sized to handle the calculated storm water runoff amounts based on percolation rates determined by adequate geotechnical analysis of the soils.
6. To minimize effects on local services, the two detention pond lots shall be combined into one larger lot unless infeasible due to grades. The one lot shall be developed by the subdivider with grass and irrigation to City standards, and deeded to the City. Alternatively, if two detention ponds are needed, then the ponds shall be owned and maintained by the Homeowners' Association, and a permanent storm water easement for them shall be shown on the final plat.
7. To minimize effects on local services, a one-foot no-access strip shall be shown on the final plat along the Cove Avenue and Leroy Lane frontages.
8. To minimize effects on local services, a new section to the final SIA shall be added as recommended by City Engineering specifying the required cash contribution for the mitigation of offsite traffic impacts created by this subdivision. It shall state:

Section III.H. Offsite Traffic Impacts

A traffic study has been submitted to and approved by the City Engineers' office. Motor vehicle traffic generated by the subdivision is estimated to have an aggregate impact of \$35,500 on nearby major intersections and arterial streets. The City and subdivider agree that this amount represents the full contribution from this subdivision to improvements at the intersections of Rimrock Road & 46th Street West, Rimrock Road and Shiloh Road, and Shiloh Road and Poly Drive; and that no additional assessments will be made against the lots within this subdivision for improvements at those intersections. Payment of the \$35,500 may be apportioned over the various phases identified in Section X., *Phasing* of this agreement based on the number of lots in a phase compared to the total number of lots in the subdivision. Payment for each phase shall be made prior to approval of the Private Contract for public improvements serving that phase.

9. To minimize effects on local services, the subdivider shall expand the Park Maintenance District (PMD) created for the River Rock Park, to include the lots in this subdivision. This shall be done as each phase is released, with the first phase lots included prior to final plat approval, if the PMD has been established by that time. To ensure expansion of subsequent phases, the Parks Department shall be required to sign the release document for the subsequent phases of development. Additionally, park improvements on the 3.66 acres of parkland dedicated for Silver Creek Estates within River Rock Park shall be funded by the creation of a Special Improvement District (SID). The SID shall be created no later than when building permits have been issued for 130 dwelling units in Silver Creek Estates, and shall include all lots within Silver Creek Estates. Section VII. of the final SIA shall be updated to specify these requirements.

10. To minimize effects on local services the subdivider shall provide a letter from the US Postal Service stating their approval of the final mailbox locations prior to final plat approval.
11. To minimize effects on public health and safety, a note shall be added to Section II. of the final SIA stating that “Property owners should be aware that the Hi-Line Ditch and the Cove Ditch are natural drainage ways and may overtop in large storm events. Precautions should be taken to protect properties abutting the ditches.”
12. To minimize effects on public health and safety, a note shall be added to Sections II.C. and IX. of the final SIA indicating sites must be properly excavated with an appropriate fill zone, followed by proper compaction, and placement of geotextile and geogrid between subgrade and structural fill. Verification from a geotechnical engineer that the site has been prepared according to the report must be provided prior to foundation approval.
13. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.
14. The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

If you have questions please contact Juliet Spalding at (406) 247-8684 or by email at spaldingj@ci.billings.mt.us.

Sincerely,

Thomas W. Hanel, Mayor

Pc: Travis Copper, PE, KLJ

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: Payment of Claims January 27, 2014

PRESENTED BY: Patrick M. Weber, Finance Director

Department: City Hall Administration

PROBLEM/ISSUE STATEMENT

Claims in the amount of \$2,306,568.52 have been audited and are presented for your approval for payment. A complete listing of the claims dated January 27, 2014 is available in the Finance Department.

ALTERNATIVES ANALYZED

No other alternatives were analyzed.

FINANCIAL IMPACT

Claims have a varying impact on department budgets, but are submitted by the departments and reviewed by Finance staff before being sent to the Council.

RECOMMENDATION

Staff recommends that Council approve the Payment of Claims.

APPROVED BY CITY ADMINISTRATOR

Council Report 1-27

Check Date	Check	Name	Amount	Account	Item Desc
01/27/2014	772334	360 Office Solutions Inc	\$1,604.11	5020-73110-402190	Greenbar paper
01/27/2014	772334	360 Office Solutions Inc	\$1,069.41	5120-83110-402190	Greenbar paper
01/27/2014	772334	360 Office Solutions Inc	\$685.68	5020-00000-141000	WATER PARTS AND SUPPLIES PO NUM 294568
01/27/2014	772335	3M Library Systems	\$7,989.73	2600-55180-403690	Inv OF59429
01/27/2014	772336	A & E Architects, PC	\$8,376.40	4980-55360-409390	New Library Building - Construction Management Services
01/27/2014	772344	Appassure Software Inc.	\$5,250.20	6200-19110-405315	AppAssure Backup
01/27/2014	772346	Archie Cochrane	\$2,998.87	6300-17530-407310	Inv. #825252/1 BPD Patrol Car #1574 #2014-002
01/27/2014	772346	Archie Cochrane	\$3,320.41	6300-17530-407310	Inv. #824924-1 BPD Patrol Car #1585 #2013-129
01/27/2014	772346	Archie Cochrane	\$23,425.00	6700-31410-409440	2014 Full Size 1/2-Ton 2 Wheel Drive, Extended Cab Short-Box Pickup; Exterior - Oxford White / Interior - Gray (Tan if grey is not available)
01/27/2014	772346	Archie Cochrane	\$60.98	1500-21120-402320	5117817
01/27/2014	772346	Archie Cochrane	\$430.61	2110-31320-402320	5117818
01/27/2014	772346	Archie Cochrane	\$336.86	1500-21120-402320	5117850
01/27/2014	772346	Archie Cochrane	\$61.53	5120-84000-402320	5117897
01/27/2014	772346	Archie Cochrane	\$239.90	5410-31220-402320	5118017
01/27/2014	772346	Archie Cochrane	\$53.40	1500-21120-402320	5118092
01/27/2014	772346	Archie Cochrane	\$349.95	1500-21120-402320	5118180
01/27/2014	772346	Archie Cochrane	\$10.68	1500-21120-402320	5118182
01/27/2014	772346	Archie Cochrane	\$239.90	6600-31100-402320	5118410
01/27/2014	772346	Archie Cochrane	\$40.10	1500-21120-402320	5118515
01/27/2014	772346	Archie Cochrane	\$39.90	6700-31410-402320	5118694
01/27/2014	772353	Billings Clinic	\$5,397.00	0100-51260-403690	Purchase of 3 AED's for both pools and Senior Center.
01/27/2014	772354	Billings Community Cable	\$25,000.00	0100-14110-407266	Quarterly Disbursement
01/27/2014	772354	Billings Community Cable	\$300.00	0100-14110-407265	Live Broadcasts of Work Sessions October - December 2013
01/27/2014	772355	Billings Depot Inc	\$5,295.87	6600-31100-405310	rent
01/27/2014	772355	Billings Depot Inc	\$7,943.80	6700-31410-405310	rent
01/27/2014	772357	Billings Tourism	\$8,082.24	7790-15760-407679	Paid December 2013, distributed January 2014
01/27/2014	772360	Border States Electric	\$310.89	5020-74000-402360	Keypad and Pilot for High Service
01/27/2014	772360	Border States Electric	\$11.94	5120-84300-402360	Panelview
01/27/2014	772360	Border States Electric	\$11.73	5120-84300-402360	Panelview
01/27/2014	772360	Border States Electric	\$1,650.00	2110-00000-141318	STREET LIGHTS PO NUM 294113
01/27/2014	772360	Border States Electric	\$33.56	5120-84300-402360	Bulb lube and bulbs
01/27/2014	772360	Border States Electric	\$191.20	2110-00000-141318	STREET LIGHTS PO NUM 293792
01/27/2014	772360	Border States Electric	\$141.30	2110-00000-141318	STREET LIGHTS PO NUM 293792
01/27/2014	772360	Border States Electric	\$29.05	5020-74000-402360	Tools and fuses
01/27/2014	772360	Border States Electric	\$133.66	5020-74000-402410	Tools and fuses
01/27/2014	772360	Border States Electric	\$29.05	5120-84300-402360	Tools and fuses
01/27/2014	772360	Border States Electric	\$133.66	5120-84300-402410	Tools and fuses
01/27/2014	772361	Brenntag Pacific Inc	\$5,787.30	2110-31320-404720	hicothaw used for deice on streets
01/27/2014	772361	Brenntag Pacific Inc	\$5,113.64	2110-31320-404721	ice slicer used to melt snow on streets
01/27/2014	772361	Brenntag Pacific Inc	\$4,948.04	2110-31320-404721	ice slicer used to melt snow on streets
01/27/2014	772361	Brenntag Pacific Inc	\$4,902.50	2110-31320-404721	ice slicer used to melt snow on streets
01/27/2014	772366	Business Tax Section	\$2,150.87	4980-55110-409220	Construction of new Library, demolition of existing building & site development features
01/27/2014	772366	Business Tax Section	\$4,941.97	4980-00000-201100	Construction of new Library, demolition of existing building & site development features
01/27/2014	772366	Business Tax Section	\$28.74	4980-55110-409220	Procure & install security system at the new Library
01/27/2014	772366	Business Tax Section	\$1,047.45	4210-00000-201100	WO 12-05 Five Mile Lift Station
01/27/2014	772366	Business Tax Section	\$1,183.28	5030-74910-409390	WO 12-42 WTP Laboratory Renovation
01/27/2014	772366	Business Tax Section	\$1,677.30	8730-51990-409370	Payment #1 Business tax on CXT Inc.-restroom project.
01/27/2014	772377	Cxt Incorporated	\$166,052.70	8730-51990-409370	Payment #1 Manufacture, deliver and place 4 modular concrete restrooms in various city parks. Per contract we will be taking out a 1% tax (original amount \$198,975)since they are constructing the restrooms and placing them at the designated sight.
01/27/2014	772378	Dell Computer L P	\$1,484.44	5020-74000-402925	Non-TRP - WTP Conf Room
01/27/2014	772378	Dell Computer L P	\$2,767.02	5020-74000-402925	Non-TRP - WTP LunchRm, WTP ABProg
01/27/2014	772378	Dell Computer L P	\$1,382.95	6200-19110-402925	(1) Dell OptiPlex 3010 2 - 23 inch monitors
01/27/2014	772378	Dell Computer L P	\$4,239.28	5120-84000-402925	(4) OptiPlex 3010
01/27/2014	772378	Dell Computer L P	\$2,176.00	6200-19110-402925	Dell Precision T1700 MT
01/27/2014	772378	Dell Computer L P	\$655.99	6200-19110-402925	Dell 27 inch Monitor
01/27/2014	772378	Dell Computer L P	\$1,551.52	0100-11000-403940	Dell Latitude E6440 BTX
01/27/2014	772380	Dept Of Natural Resources	\$5,990.40	0100-51120-405320	For the 2014 Riverfront island lease agreement.
01/27/2014	772381	Dick Anderson Construction Inc	\$117,144.76	5030-74910-409390	WO 12-42 WTP Laboratory Renovation
01/27/2014	772384	Dowl Hkm	\$9,052.50	8400-31840-403590	WO 13-18 Precipitation Update/Stormwater Research
01/27/2014	772384	Dowl Hkm	\$30,531.37	8400-00000-201100	WO 10-19 Shiloh Conservation Area Amendment #1

Check Date	Check	Name	Amount	Account	Item Desc
01/27/2014	772385	Downtown Billings BID, Inc.	\$2,889.31	7800-15750-407680	Paid December 2013, distributed January 2014
01/27/2014	772387	Elreg Distributors LTD	\$5,099.77	6010-00000-141714	92127 PO NUM 294611
01/27/2014	772388	Endress & Hauser Inc	\$3,398.81	5120-84300-402360	Polymer level transmitter and sensor
01/27/2014	772390	Escosupply	\$263.90	2110-31320-402320	snow plow cutting edges
01/27/2014	772390	Escosupply	\$302.40	2110-31320-402320	bolts for snow plows
01/27/2014	772390	Escosupply	\$2,150.00	2110-31320-402320	snow plow cutting edges
01/27/2014	772390	Escosupply	\$1,006.23	2110-31320-402320	grader edges and plow bolts
01/27/2014	772390	Escosupply	\$874.72	2110-31320-402320	grader edges
01/27/2014	772401	Gallagher Benefit Services Inc	\$26,125.00	6270-17520-403560	January - June 2014 Semi-Annual Consulting
01/27/2014	772402	Gillig Corporation	\$1,703.19	6010-00000-141714	4965135 PO NUM 294584
01/27/2014	772402	Gillig Corporation	\$5,279.68	6010-00000-141714	4977885 PO NUM 294584
01/27/2014	772402	Gillig Corporation	\$1,470.60	6010-00000-141714	4977887 PO NUM 294584
01/27/2014	772402	Gillig Corporation	\$773.42	6010-00000-141714	4977886 PO NUM 294622
01/27/2014	772402	Gillig Corporation	\$449.04	6010-00000-141714	4978536 PO NUM 294622
01/27/2014	772405	Great West Engineering, Inc	\$5,041.33	5440-00000-201100	WO 11-19 Landfill Phase 5 Expansion
01/27/2014	772406	Hallett & Sons Expert Movers Inc	\$62,860.00	2600-55110-403590	Move Library operations & materials from current building at 510 N. Broadway to the new facility.
01/27/2014	772406	Hallett & Sons Expert Movers Inc	\$1,980.00	2600-55110-403590	Move Library operations & materials from current building at 510 N. Broadway to the new facility.
01/27/2014	772411	HDR, Inc.	\$4,432.14	5030-74910-409390	WO 13-17 WTP Transformer Replacement T2-1 & T2-2
01/27/2014	772411	HDR, Inc.	\$3,567.85	5120-82110-403540	WO 12-15 IWPI WWTF Plan; Discharge Permit Re-Application Assistance Amendment #1 10/04/13; Pymt 18 & 19
01/27/2014	772412	Henke Manufacturing Corporation	\$3,159.61	2110-31320-402320	parts for snow plows
01/27/2014	772413	High Point Networks LLC	\$142,755.99	2600-55180-409490	Plan, procure & install implementation of a centralized network management of public workstations in the new Library per the services agreement.
01/27/2014	772418	Iaff	\$4,444.20	9000-00000-209920	Payroll Summary
01/27/2014	772423	Interstate Power Systems, Inc.	\$5,446.88	5710-71440-403690	AUTO & TRUCK MAINT.ITEMS
01/27/2014	772423	Interstate Power Systems, Inc.	\$742.26	5710-71440-403690	AUTO & TRUCK MAINT.ITEMS
01/27/2014	772425	Jackson Contractor Group Inc	\$212,936.13	4980-55110-409220	Construction of new Library, demolition of existing building & site development features.
01/27/2014	772425	Jackson Contractor Group Inc	\$489,254.44	4980-00000-201100	Construction of new Library, demolition of existing building & site development features.
01/27/2014	772428	Josh Kay	\$11,487.36	5120-85000-403680	Sewer Service to property line of 212 Rene Place
01/27/2014	772429	Junkermier, Clark, Campanella, Stevens PC	\$11,000.00	0100-15120-403530	711727 - final billing for FY13 audit
01/27/2014	772434	Kenco Enterprises Inc.	\$2,846.05	4980-55110-409220	Security System at the New Library
01/27/2014	772437	Lee Proctor	\$4,000.00	2600-55110-407930	Art Table
01/27/2014	772440	LSC Environmental Products LLC	\$28,886.00	5410-31230-402290	additional daily cover material for landfill
01/27/2014	772441	Magnus & Johnson Tree Service LLC	\$2,650.00	2110-31320-403590	remove 2 storm damaged trees at top of N25th
01/27/2014	772448	Miller Trois LLC	\$1,766.00	0100-43210-405311	I14-014776 COB Planning & Community Services February Rent.
01/27/2014	772448	Miller Trois LLC	\$5,792.00	2090-44510-405311	I14-014776 COB Planning & Community Services February Rent.
01/27/2014	772448	Miller Trois LLC	\$3,842.00	2400-43010-405311	I14-014776 COB Planning & Community Services February Rent.
01/27/2014	772448	Miller Trois LLC	\$3,366.00	2740-67800-405310	I14-014776 COB Planning & Community Services February Rent.
01/27/2014	772448	Miller Trois LLC	\$1,192.00	2990-65010-405310	I14-014776 COB Planning & Community Services February Rent.
01/27/2014	772450	Montana Aquatic Resources Services Inc	\$10,350.00	8450-31860-409310	WO 09-12 Inner Belt Loop
01/27/2014	772452	Montana CSED	\$3,466.54	9000-00000-209926	Payroll Summary
01/27/2014	772453	Montana Dakota Utilities Co	\$2,534.31	5610-71130-403440	2855801000 6
01/27/2014	772453	Montana Dakota Utilities Co	\$59.22	5020-74000-403440	3735801000 9
01/27/2014	772453	Montana Dakota Utilities Co	\$59.22	5020-74000-403440	3735801000 9
01/27/2014	772453	Montana Dakota Utilities Co	\$125.52	5020-74000-403440	5413801000 1
01/27/2014	772453	Montana Dakota Utilities Co	\$10,363.59	5610-71120-403440	5955801000 1
01/27/2014	772453	Montana Dakota Utilities Co	\$25.45	5120-85000-403440	5967331000 5
01/27/2014	772453	Montana Dakota Utilities Co	\$1,526.73	5610-71170-403440	7065801000 7
01/27/2014	772453	Montana Dakota Utilities Co	\$13.52	5610-71170-403440	8065801000 6
01/27/2014	772453	Montana Dakota Utilities Co	\$28.91	5020-74000-403440	9215801000 6
01/27/2014	772453	Montana Dakota Utilities Co	\$30.33	5120-85000-403440	9550431000 4
01/27/2014	772453	Montana Dakota Utilities Co	\$959.05	5610-71130-403440	06882310003 / 31454601
01/27/2014	772453	Montana Dakota Utilities Co	\$13.52	5610-71130-403440	16882310002 / 31454801
01/27/2014	772453	Montana Dakota Utilities Co	\$13.36	0100-51120-403410	5014731000 2
01/27/2014	772453	Montana Dakota Utilities Co	\$639.32	1500-22210-403440	6686701000 2
01/27/2014	772454	Montana Department Of Environmental Quality	\$22,384.00	5410-31230-407635	Quarterly landfill license payment to the State of Montana
01/27/2014	772460	Montana State Fireman's Assoc	\$3,338.83	9000-00000-209924	Payroll Summary
01/27/2014	772461	Mountain West Holding Company	\$2,950.00	6300-17530-407310	Inv. #2179 Repairs to guardrail on Shiloh & Broadwater #2013-128
01/27/2014	772468	New World Systems	\$206,750.00	0100-14120-409481	New World MSP Upgrade and Yellowstone County MOU
01/27/2014	772470	NorthWestern Energy	\$771.72	1500-22210-403410	08715468

Check Date	Check	Name	Amount	Account	Item Desc
01/27/2014	772470	NorthWestern Energy	\$99.28	0100-51120-403410	09254962
01/27/2014	772470	NorthWestern Energy	\$595.45	6500-15660-403410	09758087
01/27/2014	772470	NorthWestern Energy	\$195.20	6070-22350-403410	07215809
01/27/2014	772470	NorthWestern Energy	\$7.23	0100-51120-403410	07222375
01/27/2014	772470	NorthWestern Energy	\$7.40	0100-51120-403410	07222474
01/27/2014	772470	NorthWestern Energy	\$92.00	0100-51120-403410	07222557
01/27/2014	772470	NorthWestern Energy	\$5.28	0100-51120-403410	07222698
01/27/2014	772470	NorthWestern Energy	\$11.80	0100-51120-403410	07222920
01/27/2014	772470	NorthWestern Energy	\$22.89	0100-51120-403410	07222938
01/27/2014	772470	NorthWestern Energy	\$5.67	0100-51120-403410	072229057
01/27/2014	772470	NorthWestern Energy	\$101.43	0100-51120-403410	07230352
01/27/2014	772470	NorthWestern Energy	\$5.41	0100-51120-403410	07230360
01/27/2014	772470	NorthWestern Energy	\$180.36	0100-51120-403410	07230378
01/27/2014	772470	NorthWestern Energy	\$30.35	0100-51120-403410	07230428
01/27/2014	772470	NorthWestern Energy	\$5.92	0100-51120-403410	07230550
01/27/2014	772470	NorthWestern Energy	\$13.59	0100-51120-403410	07230568
01/27/2014	772470	NorthWestern Energy	\$9.86	0100-51120-403410	07230576
01/27/2014	772470	NorthWestern Energy	\$15.56	0100-51120-403410	07230584
01/27/2014	772470	NorthWestern Energy	\$97.15	0100-51120-403410	07229339
01/27/2014	772470	NorthWestern Energy	\$5.92	0100-51120-403410	07231624
01/27/2014	772470	NorthWestern Energy	\$12.09	0100-51120-403410	07236441
01/27/2014	772470	NorthWestern Energy	\$8.25	0100-51120-403410	07894371
01/27/2014	772470	NorthWestern Energy	\$42.58	0100-51270-403410	07123870
01/27/2014	772470	NorthWestern Energy	\$243.88	0100-51220-403410	07125362
01/27/2014	772470	NorthWestern Energy	\$294.04	0100-51410-403410	07125388
01/27/2014	772470	NorthWestern Energy	\$54.05	0100-51220-403410	07208184
01/27/2014	772470	NorthWestern Energy	\$52.76	0100-51260-403410	07208218
01/27/2014	772470	NorthWestern Energy	\$3,393.79	5020-74000-403410	07222649
01/27/2014	772470	NorthWestern Energy	\$9.25	0100-51120-403410	07222870
01/27/2014	772470	NorthWestern Energy	\$2,124.99	5020-74000-403410	07230402
01/27/2014	772470	NorthWestern Energy	\$58.97	0100-51120-403410	07230451
01/27/2014	772470	NorthWestern Energy	\$5.92	5020-74000-403410	07230592
01/27/2014	772470	NorthWestern Energy	\$552.81	5020-74000-403410	11164522
01/27/2014	772470	NorthWestern Energy	\$901.99	6500-15660-403410	11608023
01/27/2014	772470	NorthWestern Energy	\$2,509.47	6500-15660-403410	11608049
01/27/2014	772470	NorthWestern Energy	\$3,874.25	6500-15660-403410	12693917
01/27/2014	772470	NorthWestern Energy	\$5.92	2110-31320-403410	17403577
01/27/2014	772470	NorthWestern Energy	\$4.74	2110-31320-403410	17488966
01/27/2014	772470	NorthWestern Energy	\$38.38	0100-51120-403410	18366666
01/27/2014	772469	NorthWestern Energy	\$14.36	8100-31830-403410	SILMD 238 ACCT# 0712672-5
01/27/2014	772469	NorthWestern Energy	\$91.65	8100-31830-403410	SILMD 239 ACCT# 0712673-3
01/27/2014	772469	NorthWestern Energy	\$367.92	8100-31830-403410	SILMD 240 ACCT# 0712674-1
01/27/2014	772469	NorthWestern Energy	\$600.43	8100-31830-403410	SILMD 241 ACCT# 0712675-8
01/27/2014	772469	NorthWestern Energy	\$80.40	8100-31830-403410	SILMD 242 ACCT# 0712676-6
01/27/2014	772469	NorthWestern Energy	\$107.21	8100-31830-403410	SILMD 244 ACCT# 0712677-4
01/27/2014	772469	NorthWestern Energy	\$83.33	8100-31830-403410	SILMD 245 ACCT# 0712678-2
01/27/2014	772469	NorthWestern Energy	\$321.59	8100-31830-403410	SILMD 246 ACCT# 0712679-0
01/27/2014	772469	NorthWestern Energy	\$1,120.27	8100-31830-403410	SILMD 247 ACCT# 0712680-8
01/27/2014	772469	NorthWestern Energy	\$2,374.88	8100-31830-403410	SILMD 248 ACCT# 0712681-6
01/27/2014	772469	NorthWestern Energy	\$2,653.11	8100-31830-403410	SILMD 249 ACCT# 0718734-7
01/27/2014	772469	NorthWestern Energy	\$12.01	8100-31830-403410	SILMD 250 ACCT# 1301786-8
01/27/2014	772469	NorthWestern Energy	\$186.42	8100-31830-403410	SILMD 250 ACCT# 0719001-00
01/27/2014	772469	NorthWestern Energy	\$3,808.23	8100-31830-403410	SILMD 251 ACCT# 0718801-4
01/27/2014	772469	NorthWestern Energy	\$535.98	8100-31830-403410	SILMD 252 ACCT# 0719162-0
01/27/2014	772469	NorthWestern Energy	\$1,874.33	8100-31830-403410	SILMD 253 ACCT# 0719644-7
01/27/2014	772469	NorthWestern Energy	\$138.43	8100-31830-403410	SILMD 254 ACCT# 0719763-5
01/27/2014	772469	NorthWestern Energy	\$159.26	8100-31830-403410	SILMD 255 ACCT# 0720813-5
01/27/2014	772469	NorthWestern Energy	\$807.10	8100-31830-403410	SILMD 257 ACCT# 0720360-7
01/27/2014	772469	NorthWestern Energy	\$2,528.27	8100-31830-403410	SILMD 258 ACCT# 0720606-3
01/27/2014	772469	NorthWestern Energy	\$11.09	8100-31830-403410	SILMD 259 ACCT# 1301786-8
01/27/2014	772469	NorthWestern Energy	\$1,305.59	8100-31830-403410	SILMD 259 ACCT# 0720810-1
01/27/2014	772469	NorthWestern Energy	\$482.38	8100-31830-403410	SILMD 261 ACCT# 0720705-3
01/27/2014	772469	NorthWestern Energy	\$3,042.15	8100-31830-403410	SILMD 262 ACCT# 0720937-2
01/27/2014	772469	NorthWestern Energy	\$884.35	8100-31830-403410	SILMD 263 ACCT# 0720716-0
01/27/2014	772469	NorthWestern Energy	\$151.01	8100-31830-403410	SILMD 264 ACCT# 0721427-3
01/27/2014	772469	NorthWestern Energy	\$339.25	8100-31830-403410	SILMD 265 ACCT# 0721556-9
01/27/2014	772469	NorthWestern Energy	\$56.22	8100-31830-403410	SILMD 266 ACCT# 0721684-9
01/27/2014	772469	NorthWestern Energy	\$71.55	8100-31830-403410	SILMD 269 ACCT# 0833098-7
01/27/2014	772469	NorthWestern Energy	\$402.67	8100-31830-403410	SILMD 270 ACCT# 0906944-4
01/27/2014	772469	NorthWestern Energy	\$927.17	8100-31830-403410	SILMD 271 ACCT# 0995095-7
01/27/2014	772469	NorthWestern Energy	\$2,723.06	8100-31830-403410	SILMD 272 ACCT# 0905005-5
01/27/2014	772469	NorthWestern Energy	\$195.30	8100-31830-403410	SILMD 273 ACCT# 0926386-4
01/27/2014	772469	NorthWestern Energy	\$61.32	8100-31830-403410	SILMD 274 ACCT# 0907926-0
01/27/2014	772469	NorthWestern Energy	\$442.21	8100-31830-403410	SILMD 276 ACCT# 0961926-3
01/27/2014	772469	NorthWestern Energy	\$799.98	8100-31830-403410	SILMD 277 ACCT# 1058710-3
01/27/2014	772469	NorthWestern Energy	\$214.62	8100-31830-403410	SILMD 278 ACCT# 1087619-1

Check Date	Check	Name	Amount	Account	Item Desc
01/27/2014	772469	NorthWestern Energy	\$59.55	8100-31830-403410	SILMD 279 ACCT# 1124127-0
01/27/2014	772469	NorthWestern Energy	\$672.38	8100-31830-403410	SILMD 280 ACCT# 1045653-1
01/27/2014	772469	NorthWestern Energy	\$61.32	8100-31830-403410	SILMD 281 ACCT# 1079722-3
01/27/2014	772469	NorthWestern Energy	\$346.69	8100-31830-403410	SILMD 283 ACCT# 1172743-5
01/27/2014	772469	NorthWestern Energy	\$328.11	8100-31830-403410	SILMD 285 ACCT# 1206985-2
01/27/2014	772469	NorthWestern Energy	\$230.31	8100-31830-403410	SILMD 286 ACCT# 1296582-8
01/27/2014	772469	NorthWestern Energy	\$157.51	8100-31830-403410	SILMD 287 ACCT# 1246537-3
01/27/2014	772469	NorthWestern Energy	\$1,730.21	8100-31830-403410	SILMD 288 ACCT# 1303978-9
01/27/2014	772469	NorthWestern Energy	\$322.49	8100-31830-403410	SILMD 289 ACCT# 1685375-6
01/27/2014	772469	NorthWestern Energy	\$130.37	8100-31830-403410	SILMD 290 ACCT# 1433921-2
01/27/2014	772469	NorthWestern Energy	\$589.58	8100-31830-403410	SILMD 292 ACCT# 1481532-8
01/27/2014	772469	NorthWestern Energy	\$229.08	8100-31830-403410	SILMD 293 ACCT# 1481534-4
01/27/2014	772469	NorthWestern Energy	\$458.18	8100-31830-403410	SILMD 294 ACCT# 1481535-1
01/27/2014	772469	NorthWestern Energy	\$107.21	8100-31830-403410	SILMD 295 ACCT# 1481536-9
01/27/2014	772469	NorthWestern Energy	\$1,231.85	8100-31830-403410	SILMD 296 ACCT# 1481537-7
01/27/2014	772469	NorthWestern Energy	\$206.19	8100-31830-403410	SILMD 297 ACCT# 1481539-3
01/27/2014	772469	NorthWestern Energy	\$183.27	8100-31830-403410	SILMD 298 ACCT# 1481540-1
01/27/2014	772469	NorthWestern Energy	\$390.35	8100-31830-403410	SILMD 300 ACCT# 1662840-6
01/27/2014	772469	NorthWestern Energy	\$1,725.89	8100-31830-403410	SILMD 301 ACCT# 1687005-7
01/27/2014	772469	NorthWestern Energy	\$334.30	8100-31830-403410	SILMD 302 ACCT# 1607534-3
01/27/2014	772469	NorthWestern Energy	\$1,072.71	8100-31830-403410	SILMD 305 ACCT# 1695873-8
01/27/2014	772469	NorthWestern Energy	\$273.93	8100-31830-403410	SILMD 306 ACCT# 1740353-6
01/27/2014	772469	NorthWestern Energy	\$3,672.64	8100-31830-403410	SILMD 307 ACCT# 2049005-8
01/27/2014	772469	NorthWestern Energy	\$255.92	8100-31830-403410	SILMD 308 ACCT# 2072459-7
01/27/2014	772469	NorthWestern Energy	\$441.31	8100-31830-403410	SILMD 309 ACCT# 2001311-6
01/27/2014	772469	NorthWestern Energy	\$462.78	8100-31830-403410	SILMD 310 ACCT# 2060519-2
01/27/2014	772469	NorthWestern Energy	\$325.50	8100-31830-403410	SILMD 311 ACCT# 3014475-2
01/27/2014	772469	NorthWestern Energy	\$50.73	8100-31830-403410	SILMD 320 Acct# 0712569-3
01/27/2014	772469	NorthWestern Energy	\$12,177.53	2110-31320-403410	Signal Bills 1.22.14
01/27/2014	772469	NorthWestern Energy	\$479.88	8100-31830-403410	SILMD 008 ACCT# 0712544-6
01/27/2014	772469	NorthWestern Energy	\$492.24	8100-31830-403410	SILMD 009 ACCT# 0712545-3
01/27/2014	772469	NorthWestern Energy	\$1,353.02	8100-31830-403410	SILMD 010 ACCT# 0712546-1
01/27/2014	772469	NorthWestern Energy	\$3,991.85	8100-31830-403410	SILMD 013 ACCT# 0721276-4
01/27/2014	772469	NorthWestern Energy	\$1,956.20	8100-31830-403410	SILMD 014 ACCT# 0721277-2
01/27/2014	772469	NorthWestern Energy	\$1,186.37	8100-31830-403410	SILMD 017 ACCT# 0712553-7
01/27/2014	772469	NorthWestern Energy	\$91.97	8100-31830-403410	SILMD 018 ACCT# 0712554-5
01/27/2014	772469	NorthWestern Energy	\$464.00	8100-31830-403410	SILMD 095 ACCT# 0712556-0
01/27/2014	772469	NorthWestern Energy	\$12,793.13	8100-31830-403410	SILMD 097 ACCT# 0712557-8
01/27/2014	772469	NorthWestern Energy	\$1,558.49	8100-31830-403410	SILMD 099 ACCT# 0712558-6
01/27/2014	772469	NorthWestern Energy	\$2,551.31	8100-31830-403410	SILMD 100 ACCT# 0712559-4
01/27/2014	772469	NorthWestern Energy	\$1,688.33	8100-31830-403410	SILMD 107 ACCT# 0712560-2
01/27/2014	772469	NorthWestern Energy	\$4,180.66	8100-31830-403410	SILMD 109 ACCT# 0712561-0
01/27/2014	772469	NorthWestern Energy	\$173.76	8100-31830-403410	SILMD 113 ACCT# 0712562-8
01/27/2014	772469	NorthWestern Energy	\$911.17	8100-31830-403410	SILMD 114 ACCT# 0712563-6
01/27/2014	772469	NorthWestern Energy	\$214.39	8100-31830-403410	SILMD 115 ACCT# 0712564-4
01/27/2014	772469	NorthWestern Energy	\$562.78	8100-31830-403410	SILMD 116 ACCT# 0712565-1
01/27/2014	772469	NorthWestern Energy	\$3,106.67	8100-31830-403410	SILMD 117 ACCT# 0712566-9
01/27/2014	772469	NorthWestern Energy	\$224.57	8100-31830-403410	SILMD 118 ACCT# 0712567-7
01/27/2014	772469	NorthWestern Energy	\$147.96	8100-31830-403410	SILMD 119 ACCT# 0712568-5
01/27/2014	772469	NorthWestern Energy	\$2,411.91	8100-31830-403410	SILMD 121 ACCT# 0712570-1
01/27/2014	772469	NorthWestern Energy	\$183.27	8100-31830-403410	SILMD 122 ACCT# 0712571-9
01/27/2014	772469	NorthWestern Energy	\$321.59	8100-31830-403410	SILMD 123 ACCT# 0712572-7
01/27/2014	772469	NorthWestern Energy	\$937.97	8100-31830-403410	SILMD 124 ACCT# 0712573-5
01/27/2014	772469	NorthWestern Energy	\$375.18	8100-31830-403410	SILMD 125 ACCT# 0712574-3
01/27/2014	772469	NorthWestern Energy	\$187.60	8100-31830-403410	SILMD 126 ACCT# 0712575-0
01/27/2014	772469	NorthWestern Energy	\$687.27	8100-31830-403410	SILMD 127 ACCT# 0712576-8
01/27/2014	772469	NorthWestern Energy	\$481.09	8100-31830-403410	SILMD 128 ACCT# 0712577-6
01/27/2014	772469	NorthWestern Energy	\$321.59	8100-31830-403410	SILMD 129 ACCT# 0712578-4
01/27/2014	772469	NorthWestern Energy	\$121.73	8100-31830-403410	SILMD 130 ACCT# 0712579-2
01/27/2014	772469	NorthWestern Energy	\$830.78	8100-31830-403410	SILMD 131 ACCT# 0712580-0
01/27/2014	772469	NorthWestern Energy	\$226.05	8100-31830-403410	SILMD 133 ACCT# 0712581-8
01/27/2014	772469	NorthWestern Energy	\$521.69	8100-31830-403410	SILMD 134 ACCT# 0712582-6
01/27/2014	772469	NorthWestern Energy	\$504.00	8100-31830-403410	SILMD 135 ACCT# 0712583-4
01/27/2014	772469	NorthWestern Energy	\$446.18	8100-31830-403410	SILMD 136 ACCT# 0712584-2
01/27/2014	772469	NorthWestern Energy	\$361.03	8100-31830-403410	SILMD 137 ACCT# 0712585-9
01/27/2014	772469	NorthWestern Energy	\$723.57	8100-31830-403410	SILMD 138 ACCT# 0712586-7
01/27/2014	772469	NorthWestern Energy	\$241.20	8100-31830-403410	SILMD 139 ACCT# 0712587-5
01/27/2014	772469	NorthWestern Energy	\$561.00	8100-31830-403410	SILMD 143 ACCT# 0712588-3
01/27/2014	772469	NorthWestern Energy	\$26.73	8100-31830-403410	SILMD 144 ACCT# 0712589-1
01/27/2014	772469	NorthWestern Energy	\$458.18	8100-31830-403410	SILMD 145 ACCT# 0712590-9
01/27/2014	772469	NorthWestern Energy	\$348.38	8100-31830-403410	SILMD 146 ACCT# 0712591-7
01/27/2014	772469	NorthWestern Energy	\$451.48	8100-31830-403410	SILMD 147 ACCT# 0712592-5
01/27/2014	772469	NorthWestern Energy	\$1,366.35	8100-31830-403410	SILMD 149 ACCT# 0712593-3
01/27/2014	772469	NorthWestern Energy	\$618.50	8100-31830-403410	SILMD 150 ACCT# 0712594-1
01/27/2014	772469	NorthWestern Energy	\$616.39	8100-31830-403410	SILMD 151 ACCT# 0712595-8
01/27/2014	772469	NorthWestern Energy	\$4,105.34	8100-31830-403410	SILMD 152 ACCT# 0712596-6

Check Date	Check	Name	Amount	Account	Item Desc
01/27/2014	772469	NorthWestern Energy	\$526.92	8100-31830-403410	SILMD 153 ACCT# 0712597-4
01/27/2014	772469	NorthWestern Energy	\$1,191.27	8100-31830-403410	SILMD 154 ACCT# 0712598-2
01/27/2014	772469	NorthWestern Energy	\$482.38	8100-31830-403410	SILMD 155 ACCT# 0712599-0
01/27/2014	772469	NorthWestern Energy	\$481.48	8100-31830-403410	SILMD 157 ACCT# 0712600-6
01/27/2014	772469	NorthWestern Energy	\$777.18	8100-31830-403410	SILMD 158 ACCT# 0712601-4
01/27/2014	772469	NorthWestern Energy	\$1,057.88	8100-31830-403410	SILMD 159 ACCT# 0712602-2
01/27/2014	772469	NorthWestern Energy	\$696.78	8100-31830-403410	SILMD 160 ACCT# 0712603-0
01/27/2014	772469	NorthWestern Energy	\$1,030.91	8100-31830-403410	SILMD 161 ACCT# 0712604-8
01/27/2014	772469	NorthWestern Energy	\$58.73	8100-31830-403410	SILMD 162 ACCT# 0712605-5
01/27/2014	772469	NorthWestern Energy	\$633.68	8100-31830-403410	SILMD 163 ACCT# 0712606-3
01/27/2014	772469	NorthWestern Energy	\$366.54	8100-31830-403410	SILMD 164 ACCT# 0712607-1
01/27/2014	772469	NorthWestern Energy	\$857.57	8100-31830-403410	SILMD 165 ACCT# 0712608-9
01/27/2014	772469	NorthWestern Energy	\$229.08	8100-31830-403410	SILMD 167 ACCT# 0712609-7
01/27/2014	772469	NorthWestern Energy	\$549.81	8100-31830-403410	SILMD 171 ACCT# 0712610-5
01/27/2014	772469	NorthWestern Energy	\$521.67	8100-31830-403410	SILMD 172 ACCT# 0712611-3
01/27/2014	772469	NorthWestern Energy	\$1,145.46	8100-31830-403410	SILMD 173 ACCT# 0712612-1
01/27/2014	772469	NorthWestern Energy	\$962.18	8100-31830-403410	SILMD 174 ACCT# 0712613-9
01/27/2014	772469	NorthWestern Energy	\$320.72	8100-31830-403410	SILMD 175 ACCT# 0712614-7
01/27/2014	772469	NorthWestern Energy	\$41.96	8100-31830-403410	SILMD 176 ACCT# 0712615-4
01/27/2014	772469	NorthWestern Energy	\$252.01	8100-31830-403410	SILMD 178 ACCT# 0712616-2
01/27/2014	772469	NorthWestern Energy	\$504.00	8100-31830-403410	SILMD 179 ACCT# 0712617-0
01/27/2014	772469	NorthWestern Energy	\$343.64	8100-31830-403410	SILMD 180 ACCT# 0712618-8
01/27/2014	772469	NorthWestern Energy	\$1,634.74	8100-31830-403410	SILMD 181 ACCT# 0712619-6
01/27/2014	772469	NorthWestern Energy	\$572.72	8100-31830-403410	SILMD 182 ACCT# 0712620-4
01/27/2014	772469	NorthWestern Energy	\$1,145.46	8100-31830-403410	SILMD 183 ACCT# 0712621-2
01/27/2014	772469	NorthWestern Energy	\$366.54	8100-31830-403410	SILMD 184 ACCT# 0712622-0
01/27/2014	772469	NorthWestern Energy	\$137.45	8100-31830-403410	SILMD 185 ACCT# 0712623-8
01/27/2014	772469	NorthWestern Energy	\$592.76	8100-31830-403410	SILMD 186 ACCT# 0712624-6
01/27/2014	772469	NorthWestern Energy	\$229.08	8100-31830-403410	SILMD 187 ACCT# 0712625-3
01/27/2014	772469	NorthWestern Energy	\$274.91	8100-31830-403410	SILMD 188 ACCT# 0712626-1
01/27/2014	772469	NorthWestern Energy	\$229.08	8100-31830-403410	SILMD 189 ACCT# 0712627-9
01/27/2014	772469	NorthWestern Energy	\$1,191.27	8100-31830-403410	SILMD 190 ACCT# 0712628-7
01/27/2014	772469	NorthWestern Energy	\$409.31	8100-31830-403410	SILMD 191 ACCT# 0712629-5
01/27/2014	772469	NorthWestern Energy	\$297.81	8100-31830-403410	SILMD 192 ACCT# 0712630-3
01/27/2014	772469	NorthWestern Energy	\$733.09	8100-31830-403410	SILMD 193 ACCT# 0712631-1
01/27/2014	772469	NorthWestern Energy	\$245.28	8100-31830-403410	SILMD 194 ACCT# 0712632-9
01/27/2014	772469	NorthWestern Energy	\$204.39	8100-31830-403410	SILMD 195 ACCT# 0712633-7
01/27/2014	772469	NorthWestern Energy	\$65.69	8100-31830-403410	SILMD 196 ACCT# 0712634-5
01/27/2014	772469	NorthWestern Energy	\$65.69	8100-31830-403410	SILMD 197 ACCT# 0712635-2
01/27/2014	772469	NorthWestern Energy	\$114.56	8100-31830-403410	SILMD 198 ACCT# 0712636-0
01/27/2014	772469	NorthWestern Energy	\$70.06	8100-31830-403410	SILMD 200 ACCT# 0712637-8
01/27/2014	772469	NorthWestern Energy	\$481.09	8100-31830-403410	SILMD 201 ACCT# 0712638-6
01/27/2014	772469	NorthWestern Energy	\$754.57	8100-31830-403410	SILMD 202 INV# 0712639-4
01/27/2014	772469	NorthWestern Energy	\$17.53	8100-31830-403410	SILMD 203 ACCT# 0712640-2
01/27/2014	772469	NorthWestern Energy	\$485.73	8100-31830-403410	SILMD 204 ACCT# 0712641-0
01/27/2014	772469	NorthWestern Energy	\$33.57	8100-31830-403410	SILMD 205 ACCT# 0712642-8
01/27/2014	772469	NorthWestern Energy	\$320.72	8100-31830-403410	SILMD 206 ACCT# 0712643-6
01/27/2014	772469	NorthWestern Energy	\$366.54	8100-31830-403410	SILMD 207 ACCT# 0712644-4
01/27/2014	772469	NorthWestern Energy	\$401.12	8100-31830-403410	SILMD 208 ACCT# 0712645-1
01/27/2014	772469	NorthWestern Energy	\$526.92	8100-31830-403410	SILMD 209 ACCT# 0712646-9
01/27/2014	772469	NorthWestern Energy	\$78.82	8100-31830-403410	SILMD 210 ACCT# 0712647-7
01/27/2014	772469	NorthWestern Energy	\$43.78	8100-31830-403410	SILMD 211 ACCT# 0712648-5
01/27/2014	772469	NorthWestern Energy	\$43.78	8100-31830-403410	SILMD 212 ACCT# 0712649-3
01/27/2014	772469	NorthWestern Energy	\$26.27	8100-31830-403410	SILMD 213 ACCT# 0712650-1
01/27/2014	772469	NorthWestern Energy	\$459.15	8100-31830-403410	SILMD 214 ACCT# 0712651-9
01/27/2014	772469	NorthWestern Energy	\$137.45	8100-31830-403410	SILMD 216 ACCT# 0712652-7
01/27/2014	772469	NorthWestern Energy	\$364.41	8100-31830-403410	SILMD 217 ACCT# 0712653-5
01/27/2014	772469	NorthWestern Energy	\$255.41	8100-31830-403410	SILMD 220 ACCT# 0712654-3
01/27/2014	772469	NorthWestern Energy	\$8.40	8100-31830-403410	SILMD 221 ACCT# 0712655-0
01/27/2014	772469	NorthWestern Energy	\$69.22	8100-31830-403410	SILMD 222 ACCT# 0712656-8
01/27/2014	772469	NorthWestern Energy	\$105.09	8100-31830-403410	SILMD 223 ACCT# 0712657-6
01/27/2014	772469	NorthWestern Energy	\$1,761.92	8100-31830-403410	SILMD 224 ACCT# 0712658-4
01/27/2014	772469	NorthWestern Energy	\$384.58	8100-31830-403410	SILMD 225 ACCT# 0712659-2
01/27/2014	772469	NorthWestern Energy	\$281.59	8100-31830-403410	SILMD 226 ACCT# 0712660-0
01/27/2014	772469	NorthWestern Energy	\$569.68	8100-31830-403410	SILMD 227 ACCT# 0712661-8
01/27/2014	772469	NorthWestern Energy	\$777.18	8100-31830-403410	SILMD 228 ACCT# 0712662-6
01/27/2014	772469	NorthWestern Energy	\$401.99	8100-31830-403410	SILMD 229 ACCT# 0712663-4
01/27/2014	772469	NorthWestern Energy	\$937.98	8100-31830-403410	SILMD 230 ACCT# 0712664-2
01/27/2014	772469	NorthWestern Energy	\$562.78	8100-31830-403410	SILMD 231 ACCT# 0712665-9
01/27/2014	772469	NorthWestern Energy	\$2,438.71	8100-31830-403410	SILMD 232 ACCT# 0712666-7
01/27/2014	772469	NorthWestern Energy	\$765.42	8100-31830-403410	SILMD 233 ACCT# 0712667-5
01/27/2014	772469	NorthWestern Energy	\$451.11	8100-31830-403410	SILMD 234 ACCT# 0712668-3
01/27/2014	772469	NorthWestern Energy	\$481.77	8100-31830-403410	SILMD 235 ACCT# 0712669-1
01/27/2014	772469	NorthWestern Energy	\$153.29	8100-31830-403410	SILMD 236 ACCT# 0712670-9
01/27/2014	772469	NorthWestern Energy	\$389.45	8100-31830-403410	SILMD 237 ACCT# 0712671-7
01/27/2014	772471	Octane Addictions Inc	\$4,679.50	1500-21120-402320	Invoice 1026 - Reflective number for new vehicles

Check Date	Check	Name	Amount	Account	Item Desc
01/27/2014	772472	One Eighty Communications	\$40.60	5610-71100-403450	Airport 2948370 Airport Alarm
01/27/2014	772472	One Eighty Communications	\$3,849.61	6060-19310-403450	Main Bill Acct 00001906
01/27/2014	772472	One Eighty Communications	\$235.54	6060-19310-403450	Main Bill T-1 Account 00018768
01/27/2014	772472	One Eighty Communications	\$40.10	1500-21110-403450	CPC line 247-8592 Account 00018768
01/27/2014	772472	One Eighty Communications	\$46.00	0100-51120-403450	Dehler Park line 867-7275
01/27/2014	772472	One Eighty Communications	\$326.56	6600-31100-403450	Depot 60% 6700 31410 403450 Depot 40% 6600 31100 403450
01/27/2014	772472	One Eighty Communications	\$489.86	6700-31410-403450	Depot 60% 6700 31410 403450 Depot 40% 6600 31100 403450
01/27/2014	772472	One Eighty Communications	\$980.00	2600-55180-403590	Library Internet Connection Account 00001906
01/27/2014	772472	One Eighty Communications	\$79.95	6200-19110-403452	IT Internet Connection
01/27/2014	772472	One Eighty Communications	\$5.00	1500-22250-403450	Comm Center Long Distance Charges
01/27/2014	772472	One Eighty Communications	\$40.10	2990-65010-403450	Community Development Services FAX 406-294-7595 Account 00018768
01/27/2014	772472	One Eighty Communications	\$40.10	2090-44510-403450	Building FAX 406-657-8252 Account 0018768
01/27/2014	772472	One Eighty Communications	\$40.10	2400-43010-403450	Planning FAX 406-657-8327 Account 00018768
01/27/2014	772480	Polydyne Inc	\$1,617.00	5120-84000-402220	Flosporse 30
01/27/2014	772480	Polydyne Inc	\$1,323.00	5120-84000-402220	Clarifloc c-4430
01/27/2014	772483	Premier Vehicle Installation	\$2,093.04	2510-21870-402481	Item 425-5542, NHM Computer Stand for Ford PI Sedan
01/27/2014	772483	Premier Vehicle Installation	-\$516.42	2510-21870-402481	Item 425-5485, Exchange Plate for Havis Mount
01/27/2014	772483	Premier Vehicle Installation	\$2,891.70	2510-21870-402481	Item 425-6174, Console Contour Ford Interceptor Sedan 2013
01/27/2014	772483	Premier Vehicle Installation	\$344.25	2510-21870-402481	Item 425-1485, 4" Utility Box for the Console
01/27/2014	772483	Premier Vehicle Installation	\$433.80	2510-21870-402481	Item 425-6260, Upper Portion of Adjustable Arm Rest
01/27/2014	772483	Premier Vehicle Installation	\$313.47	2510-21870-402481	Item 425-6042, Cup Holder - Standard Console
01/27/2014	772484	Protech Mechanical Inc	\$2,384.70	6600-31100-403660	Pipe repair and labor
01/27/2014	772484	Protech Mechanical Inc	\$3,577.05	6700-31410-403660	Pipe repair and labor
01/27/2014	772486	Qwest Communications	\$50.33	2250-22320-403450	Qwest 406-245-2296 911 Qwest
01/27/2014	772486	Qwest Communications	\$45.65	2250-22320-403450	Qwest 406-245-3107 911 Qwest
01/27/2014	772486	Qwest Communications	\$45.65	2250-22320-403450	Qwest 406-245-3108 911 Qwest
01/27/2014	772486	Qwest Communications	\$39.44	5020-74000-403450	Qwest 406-245-3659 PUD Alarm Water Tower
01/27/2014	772486	Qwest Communications	\$45.66	5610-71100-403450	Qwest 406-245-5834 Airport Alarm
01/27/2014	772486	Qwest Communications	\$39.44	2600-55120-403450	Qwest 406-245-7337 Library Alarm CKT
01/27/2014	772486	Qwest Communications	\$119.32	1500-22250-403450	Qwest 406-245-7469 Fire
01/27/2014	772486	Qwest Communications	\$45.66	1500-21110-403450	Qwest 406-245-7481 Police
01/27/2014	772486	Qwest Communications	\$228.20	6060-19310-403450	Qwest 406-248-3049 Main System T1 City/County Tie
01/27/2014	772486	Qwest Communications	\$311.26	6070-22350-403450	Qwest 406-248-3635 Fire Airport Radio Tower WCK
01/27/2014	772486	Qwest Communications	\$311.26	6070-22350-403450	Qwest 406-248-3636 Fire Airport Radio Tower Jellison
01/27/2014	772486	Qwest Communications	\$91.33	5210-15920-403450	Qwest 406-252-2041 Park 2 Elevator Phone
01/27/2014	772486	Qwest Communications	\$47.21	6010-15500-403450	Qwest 406-256-5047 Motor Pool
01/27/2014	772486	Qwest Communications	\$45.49	5610-71100-403450	Qwest 406-256-7070 Airport
01/27/2014	772486	Qwest Communications	\$31.00	5120-85000-403450	Qwest 406-259-2328 PUD Sahara Sand Lift Station
01/27/2014	772486	Qwest Communications	\$46.91	2110-31320-403450	Qwest 406-259-3298 PW Traffic 3728 McDougall
01/27/2014	772486	Qwest Communications	\$53.49	6600-31100-403450	Qwest 406-259-7758 Measured Lines Depot 60% 6700 31410 403450 40% 6600 31100 403450
01/27/2014	772486	Qwest Communications	\$80.25	6700-31410-403450	Qwest 406-259-7758 Measured Lines Depot 60% 6700 31410 403450 40% 6600 31100 403450
01/27/2014	772486	Qwest Communications	\$118.32	1500-22250-403450	Qwest 406-373-3742 Fire RR Crossing Alarm
01/27/2014	772486	Qwest Communications	\$45.71	2250-22320-403450	Qwest 406-651-0282 Fire 5 911 Line
01/27/2014	772486	Qwest Communications	\$31.97	2110-31320-403450	Qwest 406-652-8104 PW Traffice Signal 24 Central
01/27/2014	772486	Qwest Communications	\$45.71	1500-21110-403450	Qwest 406-656-1046 PD3 FAX Line
01/27/2014	772486	Qwest Communications	\$31.09	2400-43010-407214	Qwest 406-656-9604 Planning Traffic Central 9th
01/27/2014	772486	Qwest Communications	\$50.10	5610-71170-403450	Qwest 406-256-6014 Airport P9 Building
01/27/2014	772486	Qwest Communications	\$50.60	5610-71170-403450	Qwest 406-252-0721 Airport 1FB Line
01/27/2014	772486	Qwest Communications	\$311.26	2250-22320-403450	Qwest 406-245-7101 9-1-1 Center Landfill #2
01/27/2014	772486	Qwest Communications	\$311.26	2250-22320-403450	Qwest 406-245-7102 9-1-1 Center Fox Reservoir #2
01/27/2014	772486	Qwest Communications	\$47.01	5410-31230-403450	Qwest 406-256-7001 Solid Waste Scale House 5410 31230 403450
01/27/2014	772488	RDO Equipment Co.	\$2,946.25	5020-75000-402390	NONSTOCKING ITEMS-P.U.D.
01/27/2014	772493	Sanderson Stewart	\$38,525.11	5030-75910-409340	WO 14-01 2014 Water & Sewer Projects - Sch 1 Water
01/27/2014	772499	Solid Waste Systems Inc	\$43,598.75	5410-31220-404270	roll off boxes for collection

Check Date	Check	Name	Amount	Account	Item Desc
01/27/2014	772499	Solid Waste Systems Inc	\$316.16	6010-00000-141000	66668 PO NUM 294606
01/27/2014	772499	Solid Waste Systems Inc	\$863.14	6010-00000-141000	66910 PO NUM 294606
01/27/2014	772499	Solid Waste Systems Inc	\$245.00	6010-00000-141000	67047 PO NUM 294606
01/27/2014	772499	Solid Waste Systems Inc	\$209.95	5410-31220-402320	65945
01/27/2014	772499	Solid Waste Systems Inc	\$25.49	5410-31220-402320	66668
01/27/2014	772499	Solid Waste Systems Inc	\$206.95	5410-31220-402320	66678
01/27/2014	772499	Solid Waste Systems Inc	\$13.71	5410-31220-402320	66678
01/27/2014	772499	Solid Waste Systems Inc	\$144.16	2110-31320-402320	66916
01/27/2014	772499	Solid Waste Systems Inc	\$53.19	2110-31320-402320	66916
01/27/2014	772499	Solid Waste Systems Inc	\$262.03	5410-31220-402320	67047
01/27/2014	772499	Solid Waste Systems Inc	\$14.48	5410-31220-402320	67047
01/27/2014	772499	Solid Waste Systems Inc	-\$1,276.15	5410-31220-402320	67072
01/27/2014	772499	Solid Waste Systems Inc	\$320.67	2110-31320-402320	67203
01/27/2014	772499	Solid Waste Systems Inc	\$320.67	5410-31220-402320	67203
01/27/2014	772499	Solid Waste Systems Inc	\$126.59	5410-31220-402320	67203
01/27/2014	772499	Solid Waste Systems Inc	\$134.00	5410-31220-402320	67284
01/27/2014	772499	Solid Waste Systems Inc	\$28.37	5410-31220-402320	67284
01/27/2014	772506	Swab Wagon Co Inc	\$12,530.00	6400-21720-409440	This is an order per attached quote. Please deliver to Fleet Service, Attn: Larry Deschene, 4848 Midland Road, Billings, MT 59101. Must call Larry Deschene @ 406-657-8229 to schedule delivery so appropriate arrangements can be made.
01/27/2014	772506	Swab Wagon Co Inc	\$1,075.00	6400-21720-409440	Shipping
01/27/2014	772509	Tetra Tech, Inc.	\$5,908.50	2030-15130-409224	Empire garage construction materials testing services
01/27/2014	772509	Tetra Tech, Inc.	\$2,213.75	5410-31230-403590	Landfill Monitoring
01/27/2014	772514	Town & Country Supply Association	\$434.49	5120-84000-402310	Unleaded fuel
01/27/2014	772514	Town & Country Supply Association	\$21,588.08	6010-00000-141714	BUS MET PO NUM 294581
01/27/2014	772514	Town & Country Supply Association	\$18,534.82	6010-00000-141000	114244 PO NUM 294607
01/27/2014	772514	Town & Country Supply Association	\$10,094.37	6010-00000-141000	115129 PO NUM 294607
01/27/2014	772523	Western Municipal Construction Inc	\$103,697.10	4210-00000-201100	WO 12-05 Five Mile Lift Station

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: Payment of Claims February 3, 2014

PRESENTED BY: Patrick M. Weber, Finance Director

Department: City Hall Administration

PROBLEM/ISSUE STATEMENT

Claims in the amount of \$1,388,349.89 have been audited and are presented for your approval for payment. A complete listing of the claims dated February 3, 2014 is available in the Finance Department.

ALTERNATIVES ANALYZED

No other alternatives were analyzed.

FINANCIAL IMPACT

Claims have a varying impact on department budgets, but are submitted by the departments and reviewed by Finance staff before being sent to the Council.

RECOMMENDATION

Staff recommends that Council approve the Payment of Claims.

APPROVED BY CITY ADMINISTRATOR

Council Report 2-03

Check Date	Check	Name	Amount	Account	Item Desc
02/03/2014	772537	American Water Works Associati	\$5,121.00	5020-74000-403350	Yearly membership renewal
02/03/2014	772543	Bison Motor Company	\$27,207.25	6400-21650-409440	1 Police Interceptor. Quote based on state bid.
02/03/2014	772543	Bison Motor Company	\$190,443.68	6400-21650-409440	This is an order per attached quote. 7 2014 Police Interceptor's. Please ship to Billings Fleet Services, Attn: Larry Deschene, 4848 Midland Road, Billings, MT 59103.
02/03/2014	772548	Brenntag Pacific Inc	\$3,991.70	2110-31320-404721	ice slicer used to melt snow on streets
02/03/2014	772548	Brenntag Pacific Inc	\$4,892.84	2110-31320-404721	ice slicer used to melt snow on streets
02/03/2014	772548	Brenntag Pacific Inc	\$5,036.36	2110-31320-404721	ice slicer used for melting snow on streets
02/03/2014	772548	Brenntag Pacific Inc	\$4,874.90	2110-31320-404721	ice slicer used to melt snow on streets
02/03/2014	772548	Brenntag Pacific Inc	\$5,805.50	2110-31320-404720	liquid hicothaw used to melt snow on streets
02/03/2014	772548	Brenntag Pacific Inc	\$5,814.60	2110-31320-404720	liquid hicothaw for melting snow on streets
02/03/2014	772548	Brenntag Pacific Inc	\$5,942.00	2110-31320-404720	liquid hicothaw used for melting snow on streets
02/03/2014	772548	Brenntag Pacific Inc	\$5,942.00	2110-31320-404720	liquid hicothaw used for melting snow on streets
02/03/2014	772548	Brenntag Pacific Inc	\$5,823.70	2110-31320-404720	liquid hicothaw used for melting snow on streets
02/03/2014	772552	Business Tax Section	\$1,217.65	5030-74910-409390	WO 11-11 WTP Rapid Mixer System; CO#3 10/28/13
02/03/2014	772552	Business Tax Section	\$107.19	5030-74910-409390	WO 11-11 WTP Rapid Mix System; CO#1 08/09/13
02/03/2014	772552	Business Tax Section	\$87.16	5030-74910-409390	WO 11-11 WTP Rapid Mix System; CO#2 10.23.13
02/03/2014	772552	Business Tax Section	\$15.83	5030-74910-409390	WO 11-11 WTP Rapid Mixer System; CO#4 12/30/13
02/03/2014	772552	Business Tax Section	\$1,698.55	4160-74930-409340	WO 09-19 Zone 3 East Fox Reservoir Expansion
02/03/2014	772552	Business Tax Section	\$2,931.94	8450-31860-409310	WO 09-12 Inner Belt Loop Phase I
02/03/2014	772552	Business Tax Section	\$48.55	4280-65900-409180	Van Arsdale Construction Agreement dated 1/8/14 for work at 502 S 33rd St, Billings
02/03/2014	772553	Butte Silver Bow Law Enforceme	\$236.40	2510-21270-403560	OT for Rask.
02/03/2014	772553	Butte Silver Bow Law Enforceme	\$6,203.17	2510-21270-403822	Travel & Training.
02/03/2014	772553	Butte Silver Bow Law Enforceme	\$515.00	2510-21270-403450	Registraion.
02/03/2014	772556	Civicplus	\$4,580.10	6200-19110-403552	Quarterly Fee Hosting and Support Web Site 4th Quarter April - June 2014
02/03/2014	772558	Cop Construction Co	\$120,546.21	5030-74910-409390	WO 11-11 WTP Rapid Mixer System; CO#3 10/28/13
02/03/2014	772558	Cop Construction Co	\$10,612.00	5030-74910-409390	WO 11-11 WTP Rapid Mix System; CO#1 08/09/13
02/03/2014	772558	Cop Construction Co	\$8,628.49	5030-74910-409390	WO 11-11 WTP Rapid Mix System; CO#2 10/23/13
02/03/2014	772558	Cop Construction Co	\$1,567.55	5030-74910-409390	WO 11-11 WTP Rapid Mixer System; CO#4 12/30/13
02/03/2014	772563	DataProse LLC	\$7,597.15	5020-73110-403110	Statement billing and mailing
02/03/2014	772563	DataProse LLC	\$2,529.32	5020-73110-403111	Statement billing and mailing
02/03/2014	772563	DataProse LLC	\$5,064.76	5120-83110-403110	Statement billing and mailing
02/03/2014	772563	DataProse LLC	\$1,686.22	5120-83110-403111	Statement billing and mailing
02/03/2014	772566	Downtown Billings BID, Inc.	\$29,335.47	7800-15750-407680	Internal City owned properties, tax year 2013
02/03/2014	772570	Environmental Contractors Llc	\$4,196.00	0100-43210-403585	Asbestos Abatement Services, 3310 1st Avenue South (2nd Case)
02/03/2014	772575	Ferguson Enterprises Inc	\$3,578.11	5020-00000-141000	SYSTEMS PO NUM 294600
02/03/2014	772577	First Montana Title Co	\$10,000.00	2990-66800-407275	FTHB Travis Burgess 1508 Patricia Lane, Billings, MT
02/03/2014	772583	Great West Engineering, Inc	\$2,908.15	5410-31230-403590	landfill misc engineering tasks
02/03/2014	772584	HDR, Inc.	\$2,670.22	5030-74910-409390	WO 12-44 WTP High Srvc Pump H2-3
02/03/2014	772585	Helena Police Department	\$562.31	2510-21270-403560	OT & supplies.
02/03/2014	772585	Helena Police Department	\$1,871.70	2510-21270-403822	Travel & Training.
02/03/2014	772585	Helena Police Department	\$102.02	2510-21270-403450	Wireless card.
02/03/2014	772587	I-State Truck, Inc.	\$1,753.92	6010-00000-141000	C251147992.01 PO NUM 294637
02/03/2014	772587	I-State Truck, Inc.	\$24.42	6010-00000-141000	C251149092.01 PO NUM 294637
02/03/2014	772587	I-State Truck, Inc.	\$24.90	5410-31220-402320	C251148426.01
02/03/2014	772587	I-State Truck, Inc.	\$15.00	5410-31220-402320	C251148426.01
02/03/2014	772587	I-State Truck, Inc.	\$438.88	5410-31230-402320	C251148484.01
02/03/2014	772587	I-State Truck, Inc.	\$688.73	5410-31220-402320	C251148674.01
02/03/2014	772587	I-State Truck, Inc.	-\$226.55	5410-31220-402320	C251148701.01
02/03/2014	772587	I-State Truck, Inc.	\$49.17	5410-31220-402320	C251148968.01
02/03/2014	772590	Johnson's Welding	\$2,050.00	1500-22260-402450	TRAINING TOWER RENOVATION - WINDOWS AND FORCIBLE ENTRY PROP COMPLETED LABOR/MATERIALS (37-HRS LABOR)
02/03/2014	772590	Johnson's Welding	\$50.00	1500-22310-402690	SAW CHAIN SHARPENING (HOPPEL)
02/03/2014	772590	Johnson's Welding	-\$52.42	1500-22260-402450	1% CONTRACTOR'S GROSS RECEIPTS WITHHOLDING - FIRE TRAINING TOWER RENOVATION/WINDOWS/METAL FRAMES. TOTAL PROJECT COST: \$5,242.12
02/03/2014	772590	Johnson's Welding	\$1,692.12	1500-22240-402450	TRAINING TOWER: LABOR/WINDOW OPENINGS FRAMES & 4 WINDOWS COMPLETE (58-HRS LABOR
02/03/2014	772590	Johnson's Welding	\$1,500.00	1500-22260-402450	TRAINING TOWER: LABOR/WINDOW OPENINGS FRAMES & 4 WINDOWS COMPLETE (58-HRS LABOR
02/03/2014	772590	Johnson's Welding	\$350.00	1500-22260-402320	UNIT 4074: SHORTEN/REBUILD SLIDE-IN UNIT TO FIT TRAINING OFFICERS DEPT PICKUP & SHARPEN 10 SAW CHAINS.
02/03/2014	772590	Johnson's Welding	\$50.00	1500-22310-402690	UNIT 4074: SHORTEN/REBUILD SLIDE-IN UNIT TO FIT TRAINING OFFICERS DEPT PICKUP & SHARPEN 10 SAW CHAINS.
02/03/2014	772595	Knife River (JTL Group Inc.)	\$7,932.30	2110-31320-404520	salt/sand material
02/03/2014	772595	Knife River (JTL Group Inc.)	\$6,014.44	2110-31320-404520	salt/sand mixture
02/03/2014	772606	Mitchell Instrument Company Inc	\$2,847.96	5120-84300-402360	Pressure calibration meter
02/03/2014	772607	Montana Dakota Utilities Co	\$62.92	4280-65900-409180	HOME Program - Irma House II - 502 S 33rd St
02/03/2014	772607	Montana Dakota Utilities Co	\$268.47	5020-74000-403440	0104901000 0
02/03/2014	772607	Montana Dakota Utilities Co	\$55.32	5020-74000-403440	1104901000 9

Check Date	Check	Name	Amount	Account	Item Desc
02/03/2014	772607	Montana Dakota Utilities Co	\$499.23	5020-74000-403440	2104901000 8
02/03/2014	772607	Montana Dakota Utilities Co	\$752.75	5020-73140-403440	3104901000 7
02/03/2014	772607	Montana Dakota Utilities Co	\$250.92	5120-83140-403440	3104901000 7
02/03/2014	772607	Montana Dakota Utilities Co	\$1,197.64	5020-73140-403440	4104901000 6
02/03/2014	772607	Montana Dakota Utilities Co	\$399.21	5120-83140-403440	4104901000 6
02/03/2014	772607	Montana Dakota Utilities Co	\$111.38	5020-74000-403440	5104901000 5
02/03/2014	772607	Montana Dakota Utilities Co	\$177.21	5020-74000-403440	5669231000 8
02/03/2014	772607	Montana Dakota Utilities Co	\$51.78	5020-74000-403440	6004901000 6
02/03/2014	772607	Montana Dakota Utilities Co	\$51.77	5020-74000-403440	6004901000 6
02/03/2014	772607	Montana Dakota Utilities Co	\$107.47	5020-74000-403440	6104901000 4
02/03/2014	772607	Montana Dakota Utilities Co	\$115.28	5020-74000-403440	6669231000 7
02/03/2014	772607	Montana Dakota Utilities Co	\$455.56	5020-74000-403440	7004901000 5
02/03/2014	772607	Montana Dakota Utilities Co	\$1,231.17	5020-74000-403440	9004901000 3
02/03/2014	772607	Montana Dakota Utilities Co	\$4,749.85	5020-74000-403440	5004901000 7
02/03/2014	772607	Montana Dakota Utilities Co	\$487.98	5610-71170-403440	185 580 1000 7. TSA Building. January 2014
02/03/2014	772607	Montana Dakota Utilities Co	\$221.44	5610-71170-403440	295 580 1000 4. Aero Interiors. January 2014
02/03/2014	772607	Montana Dakota Utilities Co	\$1,760.69	5610-71190-403440	889 373 1000 6. Car Wash. January 2014
02/03/2014	772607	Montana Dakota Utilities Co	\$525.66	5610-71190-403440	129 573 1000 1. Mud Wash. January 2014
02/03/2014	772607	Montana Dakota Utilities Co	\$257.28	5610-71190-403440	229 573 1000 0. Detail Bay 1. Hertz. January 2014
02/03/2014	772607	Montana Dakota Utilities Co	\$250.10	5610-71190-403440	629 573 1000 6. Detail Bay 2. National/Alamo. January 2014
02/03/2014	772607	Montana Dakota Utilities Co	\$169.30	5610-71190-403440	329 573 1000 9. Detail Bay 3. Enterprise. January 2014
02/03/2014	772607	Montana Dakota Utilities Co	\$172.55	5610-71190-403440	429 573 1000 8. Detail Bay 4. Avis/Budget. January 2014
02/03/2014	772607	Montana Dakota Utilities Co	\$106.72	5610-71190-403440	529 573 1000 7. Detail Bay 5. Thrifty/Dollar. January 2014
02/03/2014	772607	Montana Dakota Utilities Co	\$27.20	0100-51260-403440	0619431000 6
02/03/2014	772607	Montana Dakota Utilities Co	\$346.70	6500-15660-403440	1307331000 8
02/03/2014	772607	Montana Dakota Utilities Co	\$1,065.95	1500-21710-403440	1692331000 3
02/03/2014	772607	Montana Dakota Utilities Co	\$4,804.51	5120-84000-403440	2937801000 2
02/03/2014	772607	Montana Dakota Utilities Co	\$9,609.01	5120-84000-403440	2937801000 2
02/03/2014	772607	Montana Dakota Utilities Co	\$4,804.50	5120-84000-403440	2937801000 2
02/03/2014	772607	Montana Dakota Utilities Co	\$64.30	1500-21150-403410	51411704789
02/03/2014	772607	Montana Dakota Utilities Co	\$57.77	1500-21150-403410	06290794947
02/03/2014	772607	Montana Dakota Utilities Co	\$451.24	0100-51270-403440	4377801000 9
02/03/2014	772607	Montana Dakota Utilities Co	\$572.50	1500-22210-403440	4421901000 4
02/03/2014	772607	Montana Dakota Utilities Co	\$769.65	1500-22210-403440	5336531000 1
02/03/2014	772607	Montana Dakota Utilities Co	\$2,024.97	2600-55120-403440	5797801000 7
02/03/2014	772607	Montana Dakota Utilities Co	\$139.45	6600-31100-403440	5953731000 1
02/03/2014	772607	Montana Dakota Utilities Co	\$209.17	6700-31410-403440	5953731000 1
02/03/2014	772607	Montana Dakota Utilities Co	\$13.85	5210-15920-403440	7173531000 6
02/03/2014	772607	Montana Dakota Utilities Co	\$28.50	5120-85000-403440	7354531000 2
02/03/2014	772607	Montana Dakota Utilities Co	\$3,380.97	6500-15660-403440	7576331000 2
02/03/2014	772607	Montana Dakota Utilities Co	\$1,169.60	1500-22210-403440	8858801000 4
02/03/2014	772607	Montana Dakota Utilities Co	\$3,015.63	6500-15670-403440	9297801000 4
02/03/2014	772607	Montana Dakota Utilities Co	\$2,536.52	5710-71430-403440	9628801000 0
02/03/2014	772607	Montana Dakota Utilities Co	\$5,161.82	6500-15660-403440	9897331000 0
02/03/2014	772607	Montana Dakota Utilities Co	\$744.88	6500-15660-403440	9937331000 4
02/03/2014	772607	Montana Dakota Utilities Co	\$3,121.62	2600-55120-403440	2199244851 0
02/03/2014	772612	Montana Rail Link Inc	\$3,367.50	2110-31320-403660	Gabel Road Crossing Signal Maintenance
02/03/2014	772616	Nachurs Alpine Solutions Corp	\$20,952.25	5610-71130-403650	FAA Approved Runway Deicing Fluid
02/03/2014	772618	Natgun Corporation	\$168,155.78	4160-74930-409340	WO 09-19 Zone 3 East Fox Reservoir Expansion
02/03/2014	772623	Northern Industrial Hygiene, Inc.	\$2,977.50	2250-22320-403590	ASBESTOS INSPECTION & REPORT/PROPOSED LOCATION FOR NEW 911 CENTER 2325 9TH AVENUE N - FIELD WORK, REPORT PREP, CLERICAL SUPPORT, PROJECT ENGINEER, LAB ANALYSIS, PLM ANALYSIS
02/03/2014	772624	NorthWestern Energy	\$48,553.42	5120-84000-403410	725 Hwy 87 East
02/03/2014	772624	NorthWestern Energy	\$1,063.56	5020-74000-403410	Airport Rd/17th St West/Hwy 3/Waldo
02/03/2014	772624	NorthWestern Energy	\$2,622.81	5020-73140-403410	2251 Belknap
02/03/2014	772624	NorthWestern Energy	\$13,988.33	5020-74000-403410	2251 Belknap
02/03/2014	772624	NorthWestern Energy	\$52,456.25	5020-74000-403410	2251 Belknap
02/03/2014	772624	NorthWestern Energy	\$874.27	5120-83140-403410	2251 Belknap
02/03/2014	772624	NorthWestern Energy	\$91.56	5610-71130-403410	1647695-4. De Icer. January 2014
02/03/2014	772624	NorthWestern Energy	\$422.41	5610-71170-403410	0712792-1. IP-7. January 2014
02/03/2014	772624	NorthWestern Energy	\$14.85	5610-71170-403410	0712799-6. IP-8. January 2014
02/03/2014	772624	NorthWestern Energy	\$1,262.66	5610-71170-403410	0712800-2. IP-9. January 2014
02/03/2014	772624	NorthWestern Energy	\$90.63	5610-71170-403410	0712817-6. IP-11. January 2014
02/03/2014	772624	NorthWestern Energy	\$59.01	5610-71130-403410	0719616-5. ARFF Facility Lights. January 2014
02/03/2014	772624	NorthWestern Energy	\$224.53	5610-71170-403410	1341288-7. Old National/Alamo CW. January 2014
02/03/2014	772624	NorthWestern Energy	\$2,827.07	5610-71130-403410	0100483-7. Airport Runway Lights. January 2014
02/03/2014	772624	NorthWestern Energy	\$1,894.50	5610-71130-403410	0100484-5. ARFF Facility. January 2014
02/03/2014	772624	NorthWestern Energy	\$120.08	5610-71170-403410	1138926-9. Aero Interiors. January 2014
02/03/2014	772624	NorthWestern Energy	\$9.25	5610-71170-403410	1264299-7. Old Hertz CW. January 2014
02/03/2014	772624	NorthWestern Energy	\$7.83	5610-71170-403410	1341289-5. Old Thrifty CW. January 2014
02/03/2014	772624	NorthWestern Energy	\$327.34	5610-71170-403410	1341291-1. Old Enterprise CW (Big Sky Ground). January 2014
02/03/2014	772624	NorthWestern Energy	\$700.23	5610-71170-403410	1341295-2. Big Sky Ground. January 2014
02/03/2014	772624	NorthWestern Energy	\$610.36	5610-71170-403410	1669567-8. TSA Building. January 2014
02/03/2014	772624	NorthWestern Energy	\$1,170.95	5610-71190-403410	1993430-6. Car Wash. January 2014
02/03/2014	772624	NorthWestern Energy	\$520.97	5610-71190-403410	2001846-1. Mud Wash. January 2014

Check Date	Check	Name	Amount	Account	Item Desc
02/03/2014	772624	NorthWestern Energy	\$198.34	5610-71190-403410	2001848-7. Detail Bay 1 Hertz. January 2014
02/03/2014	772624	NorthWestern Energy	\$237.44	5610-71190-403410	2001855-2. Detail Bay 2 National/Alamo. January 2014
02/03/2014	772624	NorthWestern Energy	\$126.10	5610-71190-403410	2001862-8. Detail Bay 3 Enterprise. January 2014
02/03/2014	772624	NorthWestern Energy	\$170.11	5610-71190-403410	2001865-1. Detail Bay 4 Avis/Budget. January 2014
02/03/2014	772624	NorthWestern Energy	\$149.19	5610-71190-403410	2001867-7. Detail Bay 5 Thrifty/Dollar. January 2014
02/03/2014	772624	NorthWestern Energy	\$191.01	5020-74000-403410	07222524
02/03/2014	772624	NorthWestern Energy	\$2,653.79	5020-74000-403410	0723043 6
02/03/2014	772624	NorthWestern Energy	\$9.25	0100-51120-403410	07230907
02/03/2014	772624	NorthWestern Energy	\$5.92	0100-51120-403410	07236458
02/03/2014	772624	NorthWestern Energy	\$13.57	8720-51980-403410	07238793
02/03/2014	772624	NorthWestern Energy	\$7.40	0100-51120-403410	08317026
02/03/2014	772624	NorthWestern Energy	\$583.13	8720-51980-403410	10590933
02/03/2014	772624	NorthWestern Energy	\$1,349.02	5210-15910-403410	15942824
02/03/2014	772624	NorthWestern Energy	\$2,237.15	5210-15910-403410	15696362
02/03/2014	772624	NorthWestern Energy	\$368.91	5710-71480-403410	17847567
02/03/2014	772624	NorthWestern Energy	\$315.26	1500-21150-403410	19841501
02/03/2014	772624	NorthWestern Energy	\$280.19	1500-21150-403410	19841550
02/03/2014	772624	NorthWestern Energy	\$462.09	5210-15950-403410	2128319-7
02/03/2014	772624	NorthWestern Energy	\$1.32	0100-51120-403410	14093942
02/03/2014	772624	NorthWestern Energy	\$1.01	0100-51120-403410	14093942
02/03/2014	772624	NorthWestern Energy	\$1.21	0100-51120-403410	14093942
02/03/2014	772624	NorthWestern Energy	\$0.00	0100-51120-403410	14093942
02/03/2014	772624	NorthWestern Energy	\$0.98	8720-51980-403410	20413621
02/03/2014	772624	NorthWestern Energy	\$0.00	8720-51980-403410	20413621
02/03/2014	772624	NorthWestern Energy	\$636.12	1500-22210-403410	07125370
02/03/2014	772624	NorthWestern Energy	\$94.65	0100-51220-403410	07126832
02/03/2014	772624	NorthWestern Energy	\$23.69	5710-71480-403410	07127640
02/03/2014	772624	NorthWestern Energy	\$538.48	5210-15950-403410	07208291
02/03/2014	772624	NorthWestern Energy	\$3,657.68	5210-15920-403410	07208341
02/03/2014	772624	NorthWestern Energy	\$372.11	1500-22210-403410	07208408
02/03/2014	772624	NorthWestern Energy	\$31.44	0100-51120-403410	07222573
02/03/2014	772624	NorthWestern Energy	\$32.55	0100-51120-403410	07222664
02/03/2014	772624	NorthWestern Energy	\$290.66	6600-31100-403410	Electricity
02/03/2014	772624	NorthWestern Energy	\$435.99	6700-31410-403410	Electricity
02/03/2014	772624	NorthWestern Energy	\$2,737.27	1500-22210-403410	FIRE1: 0100476-1 - MONTHLY ELECTRICAL SERVICE FY2014
02/03/2014	772624	NorthWestern Energy	\$1,892.51	5020-74000-403410	3116 17th St West
02/03/2014	772624	NorthWestern Energy	\$1,892.51	5020-74000-403410	3116 17th St West
02/03/2014	772625	OAC Services Inc	\$10,017.17	2030-15130-409224	Empire Parking Garage Project Management Services
02/03/2014	772632	Public Utilities	\$35.46	4280-65900-409180	Account #97315-10146900 1/16/14 - 502 S 33rd - Water/Sewer/Garbage
02/03/2014	772632	Public Utilities	\$180.65	5120-85000-403420	671274846
02/03/2014	772632	Public Utilities	\$51.95	2110-31320-403420	671294847
02/03/2014	772632	Public Utilities	\$2,476.50	5120-84000-403420	187212152
02/03/2014	772636	Rimrock Tire Inc	\$1,325.45	2110-31320-402320	5-GS87653
02/03/2014	772636	Rimrock Tire Inc	\$13.95	2090-44520-402320	5-GS87796
02/03/2014	772636	Rimrock Tire Inc	\$861.84	2110-31320-402320	5-GS87831
02/03/2014	772636	Rimrock Tire Inc	\$29.95	2110-31320-402320	5-87683
02/03/2014	772636	Rimrock Tire Inc	\$47.98	2110-31320-402320	5-87691
02/03/2014	772636	Rimrock Tire Inc	\$27.51	2110-31320-402320	5-87704
02/03/2014	772636	Rimrock Tire Inc	\$45.78	2110-31320-402320	5-87725
02/03/2014	772636	Rimrock Tire Inc	\$116.66	2110-31320-402320	5-87729
02/03/2014	772636	Rimrock Tire Inc	\$313.32	2110-31320-402320	5-87730
02/03/2014	772636	Rimrock Tire Inc	\$63.41	2110-31320-402320	5-87738
02/03/2014	772636	Rimrock Tire Inc	\$860.00	2110-31320-402320	5-87739
02/03/2014	772636	Rimrock Tire Inc	\$480.00	6010-15500-402320	5-87755
02/03/2014	772636	Rimrock Tire Inc	\$107.98	2110-31320-402320	5-87759
02/03/2014	772636	Rimrock Tire Inc	\$83.41	2110-31320-402320	5-87833
02/03/2014	772637	Riverside Contracting	\$290,261.49	8450-31860-409310	WO 09-12 Inner Belt Loop Phase I
02/03/2014	772641	Sanderson Stewart	\$4,890.38	8450-31860-409310	WO 09-12 INNER BELT LOOP (845)
02/03/2014	772647	Sunset Excavation	\$3,800.00	5050-75150-403671	4456 Audobon Way
02/03/2014	772652	The Appraisal Group Ltd	\$4,329.00	2100-51510-409390	WO 11-10 25th Street Pedestrian Bridge
02/03/2014	772652	The Appraisal Group Ltd	\$671.00	2360-43700-409370	WO 11-10 25th Street Pedestrian Bridge
02/03/2014	772655	Town & Country Supply Association	\$1,033.32	1500-22260-402310	114972: FIRE1-UNLEADED FUEL DELIVERED 1/22/2014
02/03/2014	772655	Town & Country Supply Association	\$1,092.35	1500-22260-402310	114973: FIRE1 BLENDED DYED DIESEL DELIVERED 1/22/2014 (175 GALLONS #2/175 GALLONS #1)
02/03/2014	772655	Town & Country Supply Association	\$5,190.52	6010-00000-141714	BUS MET PO NUM 294642
02/03/2014	772655	Town & Country Supply Association	\$18,526.14	6010-00000-141000	114254 PO NUM 294643
02/03/2014	772659	Van Arsdale Construction	\$4,806.45	4280-65900-409180	502 S 33rd Street (former Irma House) - HOME Program
02/03/2014	772660	Verizon Wireless	\$200.11	1500-21700-403450	Animal Shelter MDT
02/03/2014	772660	Verizon Wireless	\$401.64	7170-21660-403450	CCSIU Cell/PTT
02/03/2014	772660	Verizon Wireless	\$40.01	7170-21660-403450	CCSIU Air Card
02/03/2014	772660	Verizon Wireless	\$80.02	7170-21660-403450	CCSIU RAVEN
02/03/2014	772660	Verizon Wireless	\$40.01	0100-13130-403450	City Administration 406-839-4295 Bruce McCandlessPad
02/03/2014	772660	Verizon Wireless	\$80.02	0100-43210-403450	Code Enforcement Air Cards
02/03/2014	772660	Verizon Wireless	\$40.01	1500-22210-403450	Fire MiFi 406-839-3253

Check Date	Check	Name	Amount	Account	Item Desc
02/03/2014	772660	Verizon Wireless	\$40.05	2200-22330-402410	Fire HAZMAT MDT 406-670-1284
02/03/2014	772660	Verizon Wireless	\$600.35	1500-22210-403450	Fire MDT
02/03/2014	772660	Verizon Wireless	\$80.02	6200-19110-403450	ITD
02/03/2014	772660	Verizon Wireless	\$120.05	2600-55170-403450	Library Outreach Air Cards
02/03/2014	772660	Verizon Wireless	\$4,078.07	1500-21110-403450	Police MDT Toughbooks
02/03/2014	772660	Verizon Wireless	\$480.30	5710-71470-403160	MET Transit Tablets
02/03/2014	772660	Verizon Wireless	\$40.01	1500-21110-403450	Police ICAC 406-690-7347
02/03/2014	772660	Verizon Wireless	\$40.01	1500-21110-403450	Police MiFi 406-633-0820
02/03/2014	772660	Verizon Wireless	\$154.71	1500-21110-403450	Police US Marshall Toughbooks
02/03/2014	772660	Verizon Wireless	\$40.01	0100-51120-403450	PRPL-PARKS PMD Air Card 406-794-6977
02/03/2014	772660	Verizon Wireless	\$240.06	2090-44510-403450	PW-Building Air Cards
02/03/2014	772660	Verizon Wireless	\$192.05	5020-75000-403450	PW-Distribution Collection Tablets 60%/40% 60% 5020-75000-403450 40% 5120-85000-403450
02/03/2014	772660	Verizon Wireless	\$128.03	5120-85000-403450	PW-Distribution Collection Tablets 60%/40% 60% 5020-75000-403450 40% 5120-85000-403450
02/03/2014	772660	Verizon Wireless	\$100.06	6700-31410-403450	PW Engineering
02/03/2014	772660	Verizon Wireless	\$30.02	2110-31320-403450	PW-Streets 406-697-0361 iPad
02/03/2014	772660	Verizon Wireless	\$18.02	5020-75000-403450	PWBELKNAP-AIR 60% 40% 60% 5020-75000-403450 40% 5120-85000-403450
02/03/2014	772660	Verizon Wireless	\$12.00	5120-85000-403450	PWBELKNAP-AIR 60% 40% 60% 5020-75000-403450 40% 5120-85000-403450
02/03/2014	772660	Verizon Wireless	\$54.06	5020-73120-403450	Meter Reader Account 4420118965-00001 502-73120-403450
02/03/2014	772660	Verizon Wireless	\$474.28	5610-71100-403450	Airport
02/03/2014	772660	Verizon Wireless	\$148.70	1500-21700-403450	Animal Shelter
02/03/2014	772660	Verizon Wireless	\$86.24	7170-21660-403450	CCSIU
02/03/2014	772660	Verizon Wireless	\$58.95	0100-16110-403450	Legal
02/03/2014	772660	Verizon Wireless	\$52.90	1500-22250-403450	Comm Center 911
02/03/2014	772660	Verizon Wireless	\$67.83	6500-15650-403450	Facilities BOC Plus 70% of 406-672-3027
02/03/2014	772660	Verizon Wireless	\$84.66	6500-15670-403450	Facilities City Hall Plus 30% of 406-672-3027
02/03/2014	772660	Verizon Wireless	\$94.11	0100-15120-403450	Finance Pat Weber
02/03/2014	772660	Verizon Wireless	\$916.01	1500-22210-403450	Fire Department
02/03/2014	772660	Verizon Wireless	\$74.02	0100-17500-403450	Human Resources
02/03/2014	772660	Verizon Wireless	\$13.16	6200-19130-403450	ITD GIS
02/03/2014	772660	Verizon Wireless	\$26.46	6200-19110-403450	ITD
02/03/2014	772660	Verizon Wireless	\$26.50	2600-55170-403450	Library Outreach
02/03/2014	772660	Verizon Wireless	\$194.35	2600-55120-403450	Library
02/03/2014	772660	Verizon Wireless	\$42.85	0100-11000-403450	Mayor
02/03/2014	772660	Verizon Wireless	\$50.82	6010-15500-403450	Motor Pool
02/03/2014	772660	Verizon Wireless	\$127.01	0100-12200-403450	Drug Court
02/03/2014	772660	Verizon Wireless	\$113.75	0100-12120-403450	Municipal Court Judge
02/03/2014	772660	Verizon Wireless	\$13.16	2400-43010-403450	Planning
02/03/2014	772660	Verizon Wireless	\$2,945.66	1500-21110-403450	Police
02/03/2014	772660	Verizon Wireless	\$90.64	2510-21870-403450	Police Forensic 406-794-6880 406-698-7323
02/03/2014	772660	Verizon Wireless	\$592.95	1500-21110-403450	Police Resource Officers
02/03/2014	772660	Verizon Wireless	\$33.24	2490-21960-403450	Police DV 406-698-1391
02/03/2014	772660	Verizon Wireless	\$73.43	5210-15210-403450	Parking
02/03/2014	772660	Verizon Wireless	\$139.18	0100-51100-403450	PRPL Admin
02/03/2014	772660	Verizon Wireless	\$169.96	0100-51210-403450	PRPL Recreation
02/03/2014	772660	Verizon Wireless	-\$36.48	0100-51210-403450	PRPL Rec Seasonal
02/03/2014	772660	Verizon Wireless	\$268.34	0100-51400-403450	Cemetery
02/03/2014	772660	Verizon Wireless	\$43.93	0100-51120-403450	Parks PMD
02/03/2014	772660	Verizon Wireless	\$890.32	0100-51120-403450	Parks
02/03/2014	772660	Verizon Wireless	\$220.13	0100-51120-403450	Parks Irrigation
02/03/2014	772660	Verizon Wireless	\$121.59	6600-31100-403450	Public Works Admin
02/03/2014	772660	Verizon Wireless	\$137.36	2090-44510-403450	Building
02/03/2014	772660	Verizon Wireless	\$394.73	6700-31410-403450	Engineering
02/03/2014	772660	Verizon Wireless	\$117.66	5410-31210-403450	Solid Waste
02/03/2014	772660	Verizon Wireless	\$309.61	2110-31320-403450	Streets
02/03/2014	772660	Verizon Wireless	\$142.19	5410-31230-403450	Solid Waste On Call
02/03/2014	772660	Verizon Wireless	\$658.62	5020-74000-403450	Water Treatment PWBelknap-WT
02/03/2014	772660	Verizon Wireless	\$442.19	5020-73120-403450	PWBELKNP MTRSHOP
02/03/2014	772660	Verizon Wireless	\$69.78	5020-73110-403450	Belknap Office 60% 5020-73110-403450 Belknap Office 40\$ 5120-83110-403450
02/03/2014	772660	Verizon Wireless	\$46.52	5120-83110-403450	Belknap Office 60% 5020-73110-403450 Belknap Office 40\$ 5120-83110-403450

Check Date	Check	Name	Amount	Account	Item Desc
02/03/2014	772660	Verizon Wireless	\$87.20	5020-73140-403450	PWBLKNP STORES 75% 5020-73140-403450
					PWBLKNP STORES 25% 5120-83140-403450
02/03/2014	772660	Verizon Wireless	\$29.06	5120-83140-403450	PWBLKNP STORES 75% 5020-73140-403450
					PWBLKNP STORES 25% 5120-83140-403450
02/03/2014	772660	Verizon Wireless	\$931.79	5120-84000-403450	Wastewater Treatment Plant
02/03/2014	772660	Verizon Wireless	\$24.80	6060-19310-403450	TeleComm Manager
02/03/2014	772660	Verizon Wireless	\$94.82	5710-71420-403160	On Call MET
02/03/2014	772660	Verizon Wireless	\$39.22	5710-71410-403450	MET Transit
02/03/2014	772660	Verizon Wireless	\$91.46	0100-43210-403450	Code Enforcement
02/03/2014	772660	Verizon Wireless	\$164.49	5710-71470-403160	MET Transit AVL Account 770599076-00001
02/03/2014	772660	Verizon Wireless	\$919.40	0100-51120-403450	Parks Seasonal
02/03/2014	772660	Verizon Wireless	\$181.80	5020-74000-403450	PWBLKNP Electricians 50% %0%
					50% 5020-74000-403450
					50% 5120-84300-403450
02/03/2014	772660	Verizon Wireless	\$181.79	5120-84300-403450	PWBLKNP Electricians 50% %0%
					50% 5020-74000-403450
					50% 5120-84300-403450
02/03/2014	772660	Verizon Wireless	\$463.68	5020-75000-403450	PWBELKNAP DIST COLL 60% 40%
					60% 5020-75000-403450
					40% 5120-85000-403450
02/03/2014	772660	Verizon Wireless	\$309.12	5120-85000-403450	PWBELKNAP DIST COLL 60% 40%
					60% 5020-75000-403450
					40% 5120-85000-403450
02/03/2014	772662	Water Control Corporation	\$3,424.00	5120-84000-402450	UV Bulbs
02/03/2014	772665	Western Systems Inc	\$3,436.52	2110-31320-402420	overhead traffic signs LED per attached
02/03/2014	772669	Yellowstone County Finance Dpt	\$5,610.00	1500-21110-403590	Prisoner Billing for Month Ending December 2013
02/03/2014	772670	Yellowstone Valley Animal Shelter	\$21,712.67	1500-21700-403990	contract 12-22-13\1-21-14
02/03/2014	772671	Zootist Hospitality, LLC	\$24,583.34	2030-15130-409224	Valet Parking - Northern Hotel

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: Special Review 916 - Public Hearing

PRESENTED BY: Candi Millar, Planning & Community Services Department Director

Department: Planning & Community Services

PROBLEM/ISSUE STATEMENT

This is a special review request to allow the location of an all-beverage liquor license in an existing restaurant, Café Italia, located at 2417 Montana Avenue. The restaurant has an existing beer and wine license (without gaming). The property is zoned Central Business District (CBD) and is legally described as Lots 9 and 10, Block 112, Billings Original Town. The lot is a total of 7,000 square feet and the restaurant space is 2,300 square feet. The owner is Computers Unlimited and Michael Schaer is the agent. The Zoning Commission is recommending conditional approval and adoption of the findings of the 3 criteria for special review on a 4-0 vote.

ALTERNATIVES ANALYZED

The Planning Division reviewed the application and recommended conditional approval to the Zoning Commission. The Zoning Commission concurred with this recommendation based on the findings of the 3 criteria. Before a recommendation of approval or conditional approval can be made, each special review request must demonstrate conformance with three primary criteria: 1) The application complies with all parts of the Unified Zoning Regulations, 2) The application is consistent with the objectives and purposes of the Unified Zoning Regulations and the 2008 Growth Policy, and 3) the application is compatible with surrounding land uses and is otherwise screened and separated from adjacent land to minimize adverse impacts. This application conforms to the first criteria in so far that it is within the CBD district where an all beverage liquor license may be allowed by special review. It also appears the proposal meets all of the zoning requirements within the CBD.

The application also conforms to the second and third criteria. The zoning regulations adopted by the City Council have designated several zoning districts where on premise consumption of alcoholic beverages may be allowed. The CBD zone is one of those districts. The adjacent properties are not residential and have similar customer and employee traffic. The proposed expansion to an all beverage liquor license will be compatible with these adjacent uses. The proposal is consistent with goals of the 2008 Growth Policy, specifically the goal of encouraging uses that are compatible with the character of the adjacent land use patterns. This site is surrounded by a mix of commercial businesses within the city limits. The CBD zone district is intended accommodate stores, hotels, governmental and cultural centers and service establishments at the central focal point of the city's arterial and transportation system. There are no direct impacts from the proposed location of the all-beverage liquor license that need to be mitigated by conditions of approval. The conditions recommended below are standard conditions applicable to all special review approvals for liquor licenses.

The Zoning Commission is recommending the following conditions of approval:

1. The special review approval shall be limited to Lots 9 and 10, Block 112, Billings Original Town generally located at 2417 Montana Avenue.

2. Increases in the area where alcohol service is provided greater than 10% of the area shown on the site plan (2,300 square feet) or the addition of an outdoor patio will require additional special review approval.
3. These conditions of special review approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.
4. The proposed development shall comply with all other limitations of Section 27-613 of the Unified Zoning Regulations concerning special review uses, and all other City of Billings, regulations and ordinances that apply.

FINANCIAL IMPACT

If approved the location will need to change its local business license to add an all beverage license to the Café Italia license.

BACKGROUND

This is a special review request to locate an all beverage liquor license in an existing restaurant, Café Italia, at 2417 Montana Avenue. The existing restaurant has a beer and wine license (no gaming) and the proposed license for all beverage service has gaming included with the license. The applicant does not intend to install gaming machines or offer gaming in the restaurant. The restaurant is approximately 2,300 square feet and is directly adjacent to the McCormick Café at 2419 Montana Avenue. The city has approved several liquor licenses within the vicinity, some for all beverage service and some for beer and wine service with gaming. West across N 25th Street is the Carlin Hotel which has received a special review for an all beverage license with an outdoor patio on N 25th Street. The zoning code does not require a special review for a restaurant beer and wine license (no gaming) but does require a special review for an all beverage liquor license. All locations within the Central Business District (CBD) are exempt from the local 600-foot separation requirement to churches, schools and public parks with playgrounds. Surrounding development is commercial in nature with a mix of retail sales, eating establishments, hotels and office buildings.

Montana Avenue is a multi-lane arterial street that is owned and maintained by the State of Montana. The 2013 traffic count data indicates an average daily traffic count of approximately 12,000 vehicles per day. This volume has increased about 4% in a 3-year period. McCormick Café offers a small off-street parking lot at the intersection with N 25th Street. There is also on-street parking on Montana Avenue and N 25th Street. Businesses in the CBD are not required to provide any off-street parking. There should be no appreciable increase in traffic generated by the change in liquor licenses at this location. The current restaurant will not increase its seating capacity.

STAKEHOLDERS

The Zoning Commission held a public hearing on February 4, 2014, and received the staff recommendation and testimony from the applicant, Michael Schaer. No other testimony was received from surrounding property owners.

Mr. Schaer stated the license has been owned by his company for about 10 years but has been located in other restaurants. The license was sold to another party but the business failed and the license came back to his company. Mr. Schaer stated it would enhance the Café Italia to be able to offer a wider range of drinks with meals and to be able to serve alcohol without a meal occasionally. Mr. Schaer stated the existing beer and wine cabaret license would then be idle

and his company could sell or re-locate that cabaret license in the next year. Commission member Ulvestad asked whether Mr. Schaer intended to use the gaming attached to the license. Mr. Schaer stated he does not intend to do so since that is not a service the restaurant customers expect or want at the Café Italia. He stated he could at some future date consider installing a few gaming machines. Mr. Schaer stated he has offered gaming at other locations before and it is just not profitable or what his customers expect at his restaurants. Commission member Dan Wagner asked whether parking is an issue. Mr. Schaer stated there is off-street parking next to the McCormick and on the street during the daytime. He stated after business hours he has additional off-street parking agreements for parking north of his building and south across Montana Avenue at the Depot parking lot. He stated during the day parking can be crowded but his customers have never voiced a problem.

Commission member Dan Wagner made a motion to recommend conditional approval and adoption of the findings of the 3 criteria for Special Review 916. The motion was seconded by Commission member Barbara Hawkins. Ms. Hawkins stated she would vote in favor of the motion. She state she has been to the Café Italia and thought the addition of an all beverage service would be a nice addition. Mr. Ulvestad stated after listening to the testimony from Mr. Schaer he would be in favor of the motion as well. Chairman Dailey stated he was also in favor of the motion. The Zoning Commission voted 4-0 in favor of the motion to recommend condition approval and adoption of the 3 criteria for Special Review 916.

CONSISTENCY WITH ADOPTED POLICIES OR PLANS

The Consistency with Adopted Policies or Plans is discussed in the Alternatives Analyzed section above.

RECOMMENDATION

The Zoning Commission recommends conditional approval and adoption of the 3 criteria for Special Review 916 on a 4-0 vote.

APPROVED BY CITY ADMINISTRATOR

[Zoning Map](#)

[Site Photos](#)

[Site Plan and Applicant Letter](#)

Attachment A
Zoning Map – Special Review #916



Subject Property

Attachment B
Site Photos – Special Review #916



Subject Property



Aerial

Attachment B, continued
Site Photos – Special Review #916



Café Italia frontage



View east along Montana Avenue

Attachment B, continued
Site Photos – Special Review #916

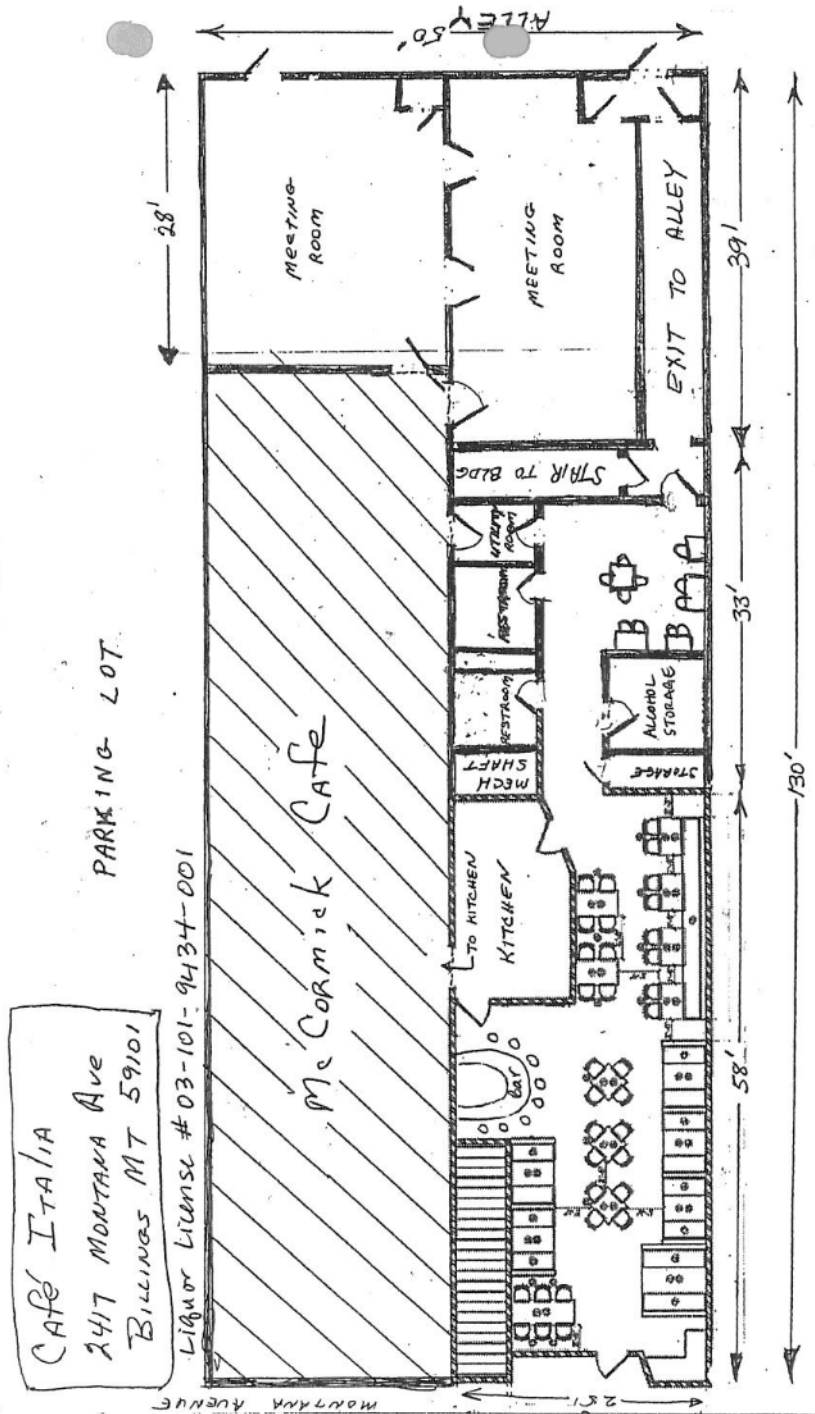


View west along Montana Avenue



Subject property

Attachment C
Site plan



Attachment C, continued
Applicant Letter

SPECIAL REVIEW APPLICATION
CITY OF BILLINGS

1. Answer the following questions:

A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

Use of a full beverage license at Café Italia meets the Land Use and Economic Development goals in that it is consistent and compatible with the existing neighborhood and character of Montana Avenue. In addition, it will provide an expanded product offering at Café Italia which in turn will generate more revenue and economic opportunities for existing and future jobs and will contribute to a vibrant Downtown Billings.

B. Why is there a need for the intended use of the property at this location?

The current property is only approved for a beer and wine license. The full beverage license will expand the product offering at this location and provide for an enhanced product offering for Café Italia customers.

C. How will the public interest be served if this application is approved?

An expanded product offering will attract additional customers to Café Italia and Montana Avenue thereby boosting business and providing for increased job opportunities and an increased living wage for employees.

D. Prepare a written statement addressing what is intended to be done with the property, including new construction or change in the use of the property, and why the special review is being sought.

The special review is being sought to allow for the replacement of a Restaurant Beer and Wine license with an All Beverage License at Café Italia. We do not plan any changes in either the current floor plan or the internal structure.

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: Public Hearing & Resolution for Weed Assessments

PRESENTED BY: Pat Weber

Department: City Hall Administration

PROBLEM/ISSUE STATEMENT

The annual weed assessments have been completed by the Finance Division and are ready to be spread on the tax rolls by the attached resolution.

Pursuant to BMCC 25-304, property owners are notified in writing and given seven (7) days from the date of the notice of noncompliance to exterminate or remove the weeds or tall grass. If owners fail to cut the vegetation, the City may cut it and assess the costs to the real property, together with an additional administrative cost of 25% of the cost of removal and a \$25 penalty. If the charges are not paid within a given time, the costs and penalties constitute a lien on the property and special assessments may be levied. The General Fund initially pays the costs, so the collected assessments reimburse those expenses.

The attached list of properties had weeds removed from them during the growing season, the owners didn't pay the charges and the properties may be assessed to recover the costs, penalty and fee.

ALTERNATIVES ANALYZED

The Council must hold a public hearing and then may:

- Approve the resolution; or
- Not approve the resolution, in which case the property owners will not be assessed, and the General Fund will be responsible for paying for the weed removal.

FINANCIAL IMPACT

The assessments total \$ 2,726.25 and the payments will reimburse the General Fund.

RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and pass the attached assessment resolution.

APPROVED BY CITY ADMINISTRATOR

Resolution Weeds

RESOLUTION NO. 14 _____

A RESOLUTION LEVYING A SPECIAL TAX UPON PROPERTY WITHIN THE CITY OF BILLINGS, MONTANA, TO DEFRAY THE COST OF CUTTING AND/OR EXTERMINATING WEEDS.

WHEREAS, Billings, Montana City Code, Section 25-307, provides that the City Clerk shall prepare and present a resolution containing a list of all parcels of land in the City, from which and adjacent to which, the weeds were cut, exterminated and/or removed, and such list shall contain opposite the number of such lots or description of such parcels of land, the name of the owner, if known, and the amount of cost for cutting and removing such weeds.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA, AS FOLLOWS:

1. LEVYING OF SPECIAL TAX. That for the purpose of collecting funds to defray the cost of cutting and removing of weeds, there is hereby levied and assessed a special tax upon the owners and the lots or parcels described on the list attached hereto.
2. ASSESSMENT AND COLLECTION. Said tax shall be placed upon the assessment rolls and collected in the same manner as other taxes.
3. DISPOSITION OF COLLECTIONS. All monies collected from taxes shall be paid to the General Fund of the City of Billings.
4. NOTICE OF HEARING. On **Monday, February 24th, 2014**, at 6:30 o'clock p.m., or as soon thereafter as the matter may be considered on the agenda in the Council Chambers of the City Hall, Billings, Montana, the City Council will hear objections to the final adoption of this resolution. The City Clerk published notice hereof twice, on February 6th and February 13th, 2014 in the Billings Times.
5. EFFECTIVE DATE. This resolution shall be effective upon adoption.

ADOPTED and APPROVED by the City Council on the 24th day of **February, 2014**

CITY OF BILLINGS:

BY: _____
Thomas W. Hanel, MAYOR

ATTEST:

BY: _____
Cari Martin, CITY CLERK

Attachment A

Property Owner	Address	Tax ID	Amount
BOB PENTECOST CONSTRUCTION LLC	3120 E COPPER RIDGE LP	A34125	\$177.50
BRANAUGH, ROBERT M	219 S. 36 ST.	A08734	\$102.50
DAWSON, MARK A	2936 UPPER HIGHWOOD LN	A10826	\$140.00
FLETCHER, BRETT M	2507 LAKE HEIGHTS DR	C08266	\$177.50
GERSTENBERGER, MISTY L	417 S 35TH ST	A14070	\$91.25
HALL, LEE R & MARLA S	410 WIGMAM TRL	A14534	\$121.25
KAUTZMAN, JEROME	835 MILES AVE	A03432	\$402.50
KING HEIGHTS LLC	1430 KING CHARLES ST.	A33697	\$215.00
LENHARDT, CHERYL L	3209 RIMROCK RD	A06471	\$102.50
ROOKHUIZEN, WILLIAM	2617 13TH ST W.	A05281	\$127.50
RYAN, MICHAEL W	515 N 26 ST	A01962	\$121.25
SCOTT, JACQUELINE A.	3310 1ST AVE S.	A18791	\$146.25
SECRETARY OF HOUSING & URBAN DEV	104 ADAMS	A14733	\$140.00
SECRETARY OF VETERAN'S AFFAIRS	1336 MIRROR LAKE LN	A30857	\$222.50
THOLE, GARY JOSEPH	3010 GOLDEN ACRES DR	A33982	\$121.25
U S BANK NATIONAL ASSOCIATION	54 VAN BUREN ST.	D01595	\$177.50
WINCHELL PROPERTIES LLC	1601 CENTRAL AVE	A17569	\$140.00
		Total	\$ 2,726.25

Regular City Council Meeting

Meeting Date: 02/24/2014

TITLE: Empire Parking Garage Retail Units Purchase Agreements

PRESENTED BY: Bruce McCandless, Assistant City Administrator

Department: City Hall Administration

PROBLEM/ISSUE STATEMENT

The Empire Parking Garage is being constructed with approximately 15,650 sq. ft. of retail/office space on the ground floor, facing Montana Avenue. The garage ownership has already been divided under a declaration of unit ownership (condo) and this retail area is one of the spaces that it created. The City Council previously approved marketing the space under a contract with NAI Business Properties. The City received three (3) offers for some or all of the property and staff is recommending that the Council accept two (2) of them that equal 100% of the available space for a total price of \$767,090.

ALTERNATIVES ANALYZED

The City Council may approve, disapprove or modify and approve the offers/counteroffers. If the Council disapproves or changes the sale terms, staff will need additional guidance from the Council.

FINANCIAL IMPACT

The project budget includes \$500,000 from selling the retail unit. The two (2) recommended offers equal \$767,090. Net proceeds will be used for the project and will help to pay for winter weather delays/costs and reduce reliance on the tax increment fund, leaving more money available for other projects and for reimbursements under existing development agreements. The sales commission and settlement costs will be approximately \$62,000, so the net payment to the City will be \$705,000, or about \$45/sq. ft.

BACKGROUND

The Empire Parking Garage is being constructed with approximately 15,650 sq. ft. of retail/office area on the first floor, facing Montana Avenue. The area can be divided into as many as 10 smaller spaces. The retail area is one of the four condominium units under the Declaration of Unit Ownership that Council approved for the entire property. From the project's outset, the City's intention was to sell the retail area and to use the proceeds as part of the financing for the parking garage.

On October 28, 2013, the City Council approved a contract with Mike Walker/NAI Business Properties to market and sell the retail unit to one or more parties. Mr. Walker started actively marketing the unit in January and soon received three (3) offers; two for part of the space and one for the entire unit. One of the parties that wanted to purchase a portion of the unit subsequently offered to purchase the entire space. Each of the offerors would occupy at least some of the space but could sell or lease excess space if desired.

Both offers to purchase the entire unit are at prices below the estimated value of \$45-\$50/ sq. ft. Those offers reflect the risk that a single owner would take in attempting to sell or lease the

space that the owner doesn't need for his/her own business operation. The two recommended offers are within or above the target value.

The approximately 7,750 sq. ft. on the east end of the property would be purchased by Asian Sea Grill Shorelong. The City received an unsolicited offer from the same party in July, 2013, which the Council rejected and directed staff to actively market the property before accepting any additional offers. The current offer is for the sub-units labeled F, G and H for \$52/ sq. ft. The offer for the west 7,910 sq. ft., sub-units A-E, is from Kelly Donovan (First Montana Title). That offer is priced at \$46/sq. ft. Neither offer is conditioned on supplying parking spaces in the Empire Garage. However, the Parking Advisory Board (PAB) and staff are working on allocating the public parking spaces in the garage and recognize that these two businesses will need employee parking, so they will be accommodated if possible.

Jason and Amy Pawlowski made an offer for a portion of the eastern space. Their offer was for approximately \$56/sq. ft., which is a higher price than the recommendation. The drawback to their offer is that it was for sub-units G and H. That would leave sub-unit F unsold. It is a mid-block, 1,400 sq. ft. space that would have been difficult to sell or lease and even if successfully marketed, it would probably sell for a much lower sq. ft. price than the adjacent properties.

The City purchased the underlying properties in April, 2011, from Alley Cat (Honaker or Securities Bldg) and from Zootist (Northern Hotel). The land held an office building, a surface parking lot and a parking garage, all of which had to be demolished before starting the new parking garage's construction. The purchases contained several special features, including options to purchase parking spaces and retail space and a first right of refusal to purchase some of the new retail area. Both parties responded that they intend to exercise their options to purchase parking spaces; 25 for Alley Cat and 187 for Zootist. Neither party accepted the City's proposal that they purchase the retail space for \$45-\$50/ sq. ft. The final step in this complex process is to honor first rights of refusal that both parties enjoy. Those rights require the City to notify Alley Cat and Zootist that it has received and is willing to accept other offers to purchase the retail space.

Alley Cat has first right of refusal for at least 4,000 sq. ft. of property on the 27th Street corner and Zootist has the same right for at least 1,500 sq. ft. on the Broadway corner. Their rights allow them to buy the spaces for the same price that the City is willing to accept from other buyers. Since these first rights were negotiated before the garage was designed, the parties estimated the square footage of the entire retail/office area and the potential divisions. As designed, the 27th Street corner is approximately 5,000 sq. ft. and the Broadway corner is approximately 2,200 sq. ft. The positive aspect of the first rights of refusal is that when the offered price per sq. ft. is applied to the subject spaces, they equal prices of approximately \$260,000 for the 27th Street corner and \$101,200 for the Broadway corner. Both parties are reputable businesses and they will complement other development on Montana Avenue. The potentially negative aspect is that the corners are the most desirable and valuable parts of the space and if both rights are exercised, the City will need to re-market the remaining 8,400 sq. ft. of property, all of which is mid-block property that may sell for a lower price.

If the City Council approves the two recommended sales, staff will notify Alley Cat and Zootist that the City received offers for the property that it is willing to accept and that they may exercise their first rights of refusal. Zootist has 30 days to respond or the right is forfeited. There is no time limit for Alley Cat, but Mr. Honaker stated that he should be able to respond promptly. If either party exercises their right of first refusal, staff will inform the City Council and will

commence re-marketing the remaining spaces.

RECOMMENDATION

Staff recommends that the City Council accept two offers for the retail/office space at the Empire Parking Garage for a total price of \$767,090.

APPROVED BY CITY ADMINISTRATOR

Site plan - retail unit sale

Kelly Donovan
Units A, B, C,
D & E

← Montana Ave. →

Asian Seagrill
Shorelong
Units F, G & H

