

CITY OF BILLINGS

CITY OF BILLINGS VISION STATEMENT:

**“THE MAGIC CITY: A DIVERSE, WELCOMING COMMUNITY WHERE
PEOPLE PROSPER AND BUSINESS SUCCEEDS.”**

AGENDA

COUNCIL CHAMBERS

August 25, 2014

6:30 P.M.

CALL TO ORDER: Mayor Hanel

PLEDGE OF ALLEGIANCE: Mayor Hanel

INVOCATION: Councilmember Bird

ROLL CALL: Councilmembers present on roll call were:

MINUTES:

- July 28, 2014
- August 11, 2014 (pending)

COURTESIES:

PROCLAMATIONS:

ADMINISTRATOR REPORTS - TINA VOLEK

PUBLIC COMMENT on “NON-PUBLIC HEARING” Agenda Items: #1 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. **Deicer/Anti-icer, Calcium Chloride Liquid.** (Opened 8/12/2014) Recommend Brenntag Pacific; \$0.9275/gallon first year; years two and three based on mutual agreement of the City and the supplier.
 2. **Striping and Road Markings for Nine Roundabouts on Shiloh Road and King Avenue.** (Opened 8/12/2014) Recommend Arrow Striping & Manufacturing, Inc.; \$107,044.
 3. **Winter Traction Material.** (Opened 8/12/2014) Recommend Knife River; \$19.95/ton first year; years two and three based on mutual agreement of the City and the supplier.
- B. Adult Resource Alliance of Yellowstone County Funding Agreement Renewal** (formerly Yellowstone County Council on Aging) for FY2014-2015; \$26,780.
- C. BUFSA Agreement with Yellowstone County;** 2014 Fee - \$1,088,072.
- D. Montana Department of Natural Resources (DNRC) Cooperative Agreement** with City of Billings Fire Department.
- E. Amendment #1, Airport Terminal and Land Use Planning Studies Agreement,** Jacobs Consultancy/LeighFisher, Inc., \$245,467.
- F. Amendment to Subdivision Improvements Agreement for Vintage Estates Subdivision;** Vintage Estates, LLC, owner; Sanderson Stewart, agent; no financial impact to the City.
- G. Recommendation of approval** to the Policy Coordinating Committee for Draft 2015 Unified Planning Work Program.
- H. Acceptance of donation** to Fire Department for purchase of fire safety/public education supplies; IAFF Local 521; \$750.
- I. Preliminary Plat Three-Year Extension** for Amended Lot 4A, Block 2, Goodman Subdivision, 4th Filing; generally located on the southeast corner of 41st Street West and Avenue C; setting a new expiration date of August 22, 2017.
- J. Preliminary Major Plat** of High Sierra Subdivision, 8th Filing, generally located north of Benjamin Boulevard, on both sides of High Sierra Boulevard in Billings Heights; High Sierra II, Inc., owner; Sanderson Stewart, engineer; conditional approval and adoption of the findings of fact.

K. Preliminary Major Plan of High Sierra Subdivision, 9th Filing, generally located north of Annandale Road, west of Greenbriar Road in Billings Heights; High Sierra II, Inc., owner; Sanderson Stewart, engineer; conditional approval and adoption of the findings of fact.

L. Preliminary Major Plat of High Sierra Subdivision, 10th Filing, generally located north of Annandale Road, west of Greenbriar Road in Billings Heights; High Sierra II, Inc., owner; Sanderson Stewart, engineer; conditional approval and adoption of the findings of fact.

M. Final Plat Approval

1. Zeiler Subdivision
2. Hogan Homestead Subdivision, Amended Lot 4, Block 3
3. Winemiller Subdivision, Amended Lots 9 & 10

N. Bills and Payroll:

1. July 28, 2014
2. August 4, 2014

REGULAR AGENDA:

2. **PUBLIC HEARING AND RESOLUTION** setting tax year 2014 mill levy rates for Public Safety II Fund, General Obligation Debt Service Parks, General Obligation Debt Service Streets, General Obligation Debt Service Library, and General Obligation Debt Service Series A Baseball Stadium. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)
3. **PUBLIC HEARING AND RESOLUTION** setting Park District 1 assessments for tax year 2014. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)
4. **PUBLIC HEARING AND RESOLUTION FOR ANNEXATION #14-04:** A parcel totaling approximately 12 acres located south of Elysian Road and just west of the existing Josephine Crossing Subdivision; Roman Catholic Bishop of Great Falls, owner; McCall Development, agent. Staff recommends conditional approval. (Action: approval or disapproval of staff recommendation.)

5. **PUBLIC HEARING AND FIRST READING ORDINANCE FOR ZONE CHANGE #921:** A zone change from Public (P) to Planned Development (PD) Josephine Crossing – Residential Neighborhood on an un-platted 12.263 acre parcel of land directly west of the existing Josephine Crossing Planned Development. Roman Catholic Bishop of Great Falls, owner; McCall Development, agent. Zoning Commission recommends approval of the zone change and adoption of the determinations of the 10 criteria. (Action: approval or disapproval of Zoning Commission recommendation.)

6. **PUBLIC HEARING AND FIRST READING ORDINANCE FOR ZONE CHANGE #922:** A zone change from Residential Multi-family-Restricted (RMF-R) to Community Commercial (CC) on Tract 1, Certificate of Survey 979, a 2.5 acre parcel of land generally located at 1125 Lake Elmo Drive; Harvey Capital, LLC, owner; Sanderson Stewart, agent. Zoning Commission recommends approval of the zone change and adoption of the determinations of the 10 criteria. (Action: approval or disapproval of Zoning Commission recommendation.)

7. **PUBLIC HEARING AND SPECIAL REVIEW #918:** A special review to allow an all-beverage liquor license in a vacant tenant space in the Babcock Building located in the Central Business District at 116 N. Broadway; Babcock, LLC, owner; Bruce Harper, agent. Zoning Commission recommends conditional approval. (Action: approval or disapproval of Zoning Commission 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: 08/25/2014

TITLE: Bid Award for Deicer/Anti-icer, Calcium Chloride Liquid

PRESENTED BY: David Mumford, Public Works Director

Department: Public Works

PROBLEM/ISSUE STATEMENT

The Public Works Department uses liquid calcium chloride on city streets and roads during the winter months to aid in ice and snow removal. On average, the Street/Traffic Division will use between 160,000 and 180,000 gallons of this liquid for the season. The Public Work Department advertised for bids in the Billings Times and on the City website for two weeks. Bids were opened for the calcium chloride on August 12, 2014 and one bid was received.

ALTERNATIVES ANALYZED

The Council may:

- Approve the award for the purchase of he calcium chloride liquid; or
- Not award for the purchase of the calcium chloride liquid. If not awarded, it will make it more difficult for the Public Works Department to help clear the ice and snow this coming winter.

FINANCIAL IMPACT

The cost for the calcium chloride liquid will be funded through the Public Works Department, Street/Traffic Division operation and maintenance budget approved by Council. Bids were received on August 12, 2014. One supplier responded to the request for bid and the bidding result is as follows:

Vendor	Price per Year per Gallon
Brenntag Pacific	Yr 1 \$0.9275
	Yr 2 \$0.9275
	Yr 3 \$0.9275

This bid is two cents higher per gallon compared to the last three year cycle.

RECOMMENDATION

Staff recommends that Council approve the award for the purchase of calcium chloride liquid for \$0.9275 per gallon from Brenntag Pacific for one year with the option of purchasing the calcium chloride liquid for years two and three based on mutual agreement of the City and the supplier.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Bid Award for Striping and Road Markings for Nine Roundabouts on Shiloh Road and King Avenue

PRESENTED BY: David Mumford, Public Works Director

Department: Public Works

PROBLEM/ISSUE STATEMENT

The Street/Traffic Division for the Public Works Department requested bids for painting pavement markings for the nine roundabouts on Shiloh Road and King Ave West. These pavement markings will be painted in epoxy paint and will also include grinding/cleaning of existing markings prior to restriping. The Public Works Department advertised for bids in the Billings Times and the City website for two weeks. Bids opened for the striping on August 12, 2014. The City received two bids for this work.

ALTERNATIVES ANALYZED

The Council may:

- Approve the award for the painting and striping of the nine roundabouts: or
- Not award for the painting and striping of the nine roundabouts. If not awarded, the pavement markings will continue to fade and will eventually be unrecognizable.

FINANCIAL IMPACT

The cost for the striping and road markings for nine roundabouts is an approved supplemental budget request for the FY2015 budget for the Street//Traffic Division. Two suppliers responded to the request for bids and the bidding results are as follows:

Vendor	Price
Arrow Striping and Mfg Inc.	\$107,044
High Mark Traffic Services, Inc.	\$189,000

RECOMMENDATION

Staff recommends that Council accept the low bid for striping and road markings for nine Shiloh Rd. roundabouts for \$107,044 from Arrow Striping and Mfg. Inc.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Bid Award for Winter Traction Material

PRESENTED BY: David Mumford, Public Works Director

Department: Public Works

PROBLEM/ISSUE STATEMENT

The Public Works Department uses winter traction material on City streets and roads during the winter months as an aid in ice and snow removal. On average, the Street/Traffic Division will use between 4,000 and 6,000 tons of sand for the season. The Public Works Department advertised for bids in the Billings Times and the City website for two weeks. Bids were opened for the Winter Traction material on August 12, 2014. The City received one bid for this material.

ALTERNATIVES ANALYZED

The Council may:

- Approve the award for the purchase of the winter traction material: or
- Do not approve the award for the purchase of the winter traction material. If not awarded the Public Works Department will not be able to place sand for traction control this winter.

FINANCIAL IMPACT

The cost for the winter traction material will be funded through the Public Works Department, Street/Traffic Division operations and maintenance accounts. Bids were received on August 12, 2014. One supplier responded to the request for bid and the bidding result is as follows:

Vendor	Price per Ton
Knife River	Yr 1 \$19.95
	Yr 2 \$20.20
	Yr 3 \$20.50

As a note, the last year of the three year contract that recently expired had a price of \$17.95 per ton.

RECOMMENDATION

Staff recommends that Council approve the award for the purchase of winter traction material for \$19.95 per ton from Knife River for 1 year with the option of purchasing the winter traction material for years two and three based on mutual agreement of the city and the supplier.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Adult Resource Alliance of Yellowstone County Funding Agreement Renewal

PRESENTED BY: Mike Whitaker, Parks, Recreation & Public Lands Director

Department: Parks/Rec/Public Lands

PROBLEM/ISSUE STATEMENT

The City of Billings receives county mill levy funding annually through the Adult Resource Alliance of Yellowstone County (ARAYC), (formerly the Yellowstone County Council on Aging) in support of the senior programs at the Billings Community and Senior Center. This funding agreement is renewed each year and establishes the terms under which the City will receive the funding. The funding allocation for 2014-2015 year from the ARAYC will be \$26,780.

ALTERNATIVES ANALYZED

The City Council may:

- Approve the Funding Agreement; or
- Not Approve the Funding Agreement.

FINANCIAL IMPACT

This funding source contributes about 11.1 % of the Community and Senior Center's total budget.

RECOMMENDATION

Staff recommends that the City Council approve the Funding Agreement with ARAYC for FY 2014-2015.

APPROVED BY CITY ADMINISTRATOR

Alliance

AGREEMENT

This AGREEMENT between the Adult Resource Alliance of Yellowstone County (ARAYC) and the City of Billings, is for the provision of the services for persons 60 years of age or older and their spouses according to the following terms.

SECTION 1 GENERAL TERMS

- 1.1 This agreement will be effective from July 1, 2014 through June 30, 2015. Prior to the completion date, the contract will be reviewed for renewal by ARAYC upon submission of a budget and funding request to ARAYC for the upcoming year by the City of Billings.
- 1.2 This agreement is for Yellowstone County Senior Mil Levy funding which comes to the Adult Resource Alliance of Yellowstone County and is distributed to senior service providers by the ARAYC with approval by the County Commissioners. As such, these funds are available to match Federal funds or other grants.
- 1.3 The allocation for this time period will be \$26,780. Payments will be made in four equal amounts. This amount includes \$2,400 that is considered rent for the kitchen and dining room space for the Senior Dinner Program meal site. The remainder of the funds will be used to support the Senior Center program expenses. It is understood that ARAYC will pay for ½ of the repairs to the kitchen equipment that it uses provided there is notification of necessary repairs before they are made.
- 1.4 This agreement may be modified by a written amendment signed by an authorized representative of both parties, and attached to the original of this contract.
- 1.5 Either party, without cause, may terminate this agreement by written notice sixty (60) days in advance.

SECTION 2 REPORTS AND RECORDS

- 2.1 All financial and supporting documents regarding the use of these funds shall be available at anytime to the ARAYC upon request from the ARAYC auditor.
- 2.2 A monthly report of individual participants at the senior center will be submitted to the ARAYC office no later than 10 working days into the next month. This will include name and birthdate of each participant.

SECTION 3 REPRESENTATIVE

- 3.1 The ARAYC representative shall be Bea Ann Melichar, Executive Director or her representative. The City of Billings representative shall be the Parks, Recreation and Public Lands Director or his representative.

SECTION 4 SENIOR NEWS

4.1 The monthly ARAYC publication, "Senior News", shall be available to all participants of the center and is not subject to their membership in any organization. News specific to the Billings Community Center shall be included in the publication each month and will follow guidelines established by ARAYC for setup, font size and content with upcoming events, activities and speakers featured. News is subject to review and editing by the ARAYC Executive Director and or her designee. Refer to the schedule sent out the first of each year for the date of submittal of the information. There will be a charge for additional space in the Senior News.

SECTION 5 TRAINING/PLANNING MEETINGS

5.1 A representative of the Billings Community Center will attend planning or training meetings as necessary in relationship to these funds, provided there is adequate notification of such meetings.

SECTION 6 IDENTIFICATION ON PUBLICATIONS

6.1 Any written materials the Billings Community Center produces that lists the sources of funding for their program shall also include the Adult Resource Alliance of Yellowstone County.

This AGREEMENT is hereby signed and entered into by both parties:

Bea Ann Melichar Date 7/3/14
Bea Ann Melichar, Executive Director

City of Billings Representative Date _____

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: BUFSA Agreement with Yellowstone County

PRESENTED BY: Paul Dextras, Fire Chief

Department: Fire

PROBLEM/ISSUE STATEMENT

The City of Billings fire department is willing to provide fire protection and suppression, fire investigation, hazardous material response, emergency medical, grass and timberland fire suppression to properties within the Billings Urban Fire Service Area (BUFSA), including MetraPark. The Yellowstone County Commissioners desire to continue with the above-named fire services from the City and renew the contract with the City for such services.

Fire services will be provided to all properties located within the boundaries of the BUFSA as specified in the resolution of the Yellowstone County Commissioners creating said BUFSA, and as amended from time to time by agreement of the parties. Any enlargement of the BUFSA will not receive fire services unless the City approves the enlargement in writing. Other than annexation, no property shall be deleted without the written consent of both parties.

ALTERNATIVES ANALYZED

The City Council may renew or not renew the BUFSA agreement for fire services with Yellowstone County. Not renewing the agreement will create a \$1.1 million shortfall in the Public Safety Fund.

FINANCIAL IMPACT

The 2014 fee for providing services is \$1,088,072.00. The charges to Yellowstone County are reviewed and adjusted annually by the City in order to reflect actual costs incurred in providing services both to properties within the BUFSA and within the City limits. Any increases in charges to Yellowstone County under the BUFSA agreement except for those which are beyond the control of the City and which are solely attributable to providing services to the BUFSA must be in direct proportion to increases in costs incurred by the City in providing the same services to City residents.

RECOMMENDATION

Staff recommends that the City Council renew the BUFSA Agreement for Fire Service with Yellowstone County.

APPROVED BY CITY ADMINISTRATOR

BUFSA AGREEMENT

2014
now

**Billings Urban Fire Service
Agreement for Fire Services
City of Billings and Yellowstone County [Montana] Commissioners**

THIS AGREEMENT is made and entered into this ____ day of _____, _____, by and between the **CITY OF BILLINGS, MONTANA**, a municipal corporation, hereinafter referred to as the "**CITY**" and the **YELLOWSTONE COUNTY COMMISSIONERS - BILLINGS URBAN FIRE SERVICE AREA**, hereinafter referred to as the "**BUFSA**".

WITNESSETH

WHEREAS, the CITY maintains a fire department and is willing to provide fire protection, investigation and to properties within the BUFSA at the same level as such services are provided to properties within the corporate limits of the CITY, upon the terms and conditions hereinafter provided; and,

WHEREAS, the BUFSA has been duly and properly created by the Board of County Commissioners of Yellowstone County pursuant to the provisions of Sections 7-33-2401 through 7-33-2404, inclusive, of the Montana Code Annotated; and,

WHEREAS, inclusive of the agreement and attached hereto is the BUFSA boundary description and map, and,

WHEREAS, the BUFSA desires to continue with the above named fire services from the CITY and renew the contract with the CITY for such services; and,

WHEREAS, the Board of County Commissioners for Yellowstone County have, pursuant to 7-33-2403 MCA and Resolution 01-33, appointed a Board of Trustees to govern and manage the affairs of the BUFSA; and

WHEREAS, in accordance with Section 7-33-2403 MCA, the Board of County Commissioners shall retain the right to transfer the management of the BUFSA back to the Board of County Commissioners, and written notice of such transfer shall be provided to the CITY thirty (30) days prior to the effective date of transfer.

NOW THEREFORE, it is agreed by and between the parties hereto as follows:

1. SERVICES

The CITY will furnish the following services to properties and resident within the BUFSA, at the same level as such services are provided to properties and residents within the corporate limits of the CITY:

- a. fire protection and suppression;
- b. fire investigation;
- c. hazardous material response
- d. medical emergency first responder
- e. grass and timberland fire suppression

2. SERVICE AREA

Fire services will be provided to all properties located within the boundaries of the BUFSA (including MetraPark) as specified in the resolution of the Yellowstone County Commissioners creating said BUFSA, and as amended from time to time by agreement of the parties. Any enlargement of the BUFSA will not receive fire services unless the CITY approves the enlargement in writing. Other than annexation, no property shall be deleted without the written consent of both parties.

3. REVIEW OF SERVICE

A summary of services will be completed by the Billings Fire Department and reported in its annual report to the BUFSA Board, as outlined in Section 13 of this contract.

4. ANNEXATIONS

In the event that the CITY annexes any property located within the BUFSA, said property would automatically be excluded from the BUFSA, effective as of

Billings Urban Fire Service
Agreement for Fire Services
City of Billings and Yellowstone County [Montana] Commissioners

January 1 of the year following the year in which annexation occurred. Pursuant to this section, any properties within the BUFSA which are annexed to the CITY will continue to be responsible for payments of charges to BUFSA attributable to the full year during which the annexation occurs. On January 1 of the year following the date of annexation, said property will be subject to CITY property taxes and will no longer be required to pay charges for services provided through the BUFSA. In the event the City annexes property from the BUFSA which results in a decrease in the total taxable value of property within the BUFSA, then the parties will make appropriate adjustments to the fees and charges for the BUFSA. Adjustments based on annexations will occur only if the total taxable value for all property in the BUFSA is less for the tax year following the annexation than it was for the tax year in which the annexation occurred and then only if the reduction is directly and solely caused by the annexation.

5. TERM

This Agreement shall be effective on approval and execution by the parties hereto, and shall remain in effect, unless renewed by the parties as provided herein.

6. RENEWAL

This Agreement may be renewed, with the terms and conditions of the renewal Agreement to be as mutually agreed upon by the parties. In the event BUFSA wishes to negotiate a renewal of this Agreement, it must deliver a written request to initiate renewal negotiations to the CITY on or before January 1, of each year. Any renewal contract must be agreed to and executed by the parties on or before June 30 of the following year, and shall become effective on July 1st.

The purpose of requiring the execution of a renewal agreement one-year before expiration of the current Agreement is to allow the parties adequate time to make adjustments in the event that the parties cannot reach agreement on the terms of a renewal contract. The CITY will need to make adjustments in budgets, staffing and equipment. The BUFSA will need to make arrangements for obtaining fire services from a different fire service agency.

7. CHARGES AND PAYMENT

The fee for providing services for 2014 shall be \$1,088,072.00.

One-half of said fees will be paid by Yellowstone County, on behalf of the BUFSA on or before December 31st. The remaining one-half shall be paid on or before June 30th. Fees for the remaining years of this Agreement shall be paid in the same fashion on or before each succeeding December 31st and June 30th.

The parties understand and agree that the Yellowstone County Commissioners shall annually establish, levy and collect an assessment against all structures located within the BUFSA, sufficient to pay all charges against the BUFSA under this Agreement. These assessments shall be included on the annual property tax bills processed by Yellowstone County and shall be collected in the same manner as property taxes are collected.

8. ANNUAL ADJUSTMENTS TO CHARGES

The parties agree that the charges herein shall be reviewed and adjusted annually by the CITY in order to reflect actual costs incurred in providing services, both to properties within the BUFSA and within the CITY limits. Except for increases in costs of providing services to the BUFSA which are beyond the control of the CITY and which are solely attributable to providing services to the BUFSA, any increase in charges to the BUFSA must be in direct proportion to increases in costs incurred by the CITY in providing the same services to CITY residents. For example, if the costs for providing fire services to properties within the CITY increase by two percent (2%), then the charges to BUFSA will be increased by two percent (2%). Any increases in costs of providing services to the BUFSA which are beyond the control of the CITY and which are solely attributable to providing services to the

Billings Urban Fire Service
Agreement for Fire Services
City of Billings and Yellowstone County [Montana] Commissioners

BUFSA, will be included in an increased annual charge to the BUFSA. The CITY shall substantiate such adjustments when furnishing the budget to the BUFSA pursuant to Section 13 of this Agreement.

For purposes of this section, the phrase "costs of providing services to BUFSA, which are beyond the control of the CITY" means costs, which are legally, mandated by any agency or entity other than the City of Billings.

9. DISPUTE SETTLEMENT - ARBITRATION

All claims, disputes and other matters in question between the CITY and the BUFSA arising out of or relating to this Agreement or the breach thereof, except for any disputes or controversies arising out of or related to Section Seven (7) and Eight (8) of this Agreement, will be decided by arbitration in accordance with the rules of the American Arbitration Association then prevailing except as modified herein.

Each party shall name one arbitrator and the third arbitrator shall be chosen by Agreement of the other two or, in lieu of such agreement, the third arbitrator shall be appointed by the Arbitration Committee of the American Arbitration Association.

Either party may demand arbitration in writing within forty-five (45) days after the dispute arises, which demand shall include the name of the arbitrator selected by the party demanding arbitration and a statement of the matter in controversy. Within ten (10) days after receipt of such demand, the other party shall notify the demanding party of the name of that party's arbitrator. The two arbitrators so chosen shall, within ten (10) days, select the third arbitrator.

The arbitration hearing shall be held at Billings, Montana, on fifteen (15) days notice to the parties. Each party shall bear its own arbitration costs and expenses and one-half of all other costs and expenses, including the costs of the third arbitrator.

Nothing contained herein shall be deemed to give the arbitrators any authority, power or right to modify, add to or subtract from any of the provisions of this Agreement.

10. INDEPENDENT CONTRACTOR

For the purposes of this Agreement, the CITY shall be regarded as an independent contractor providing fire services, as described herein to the BUFSA.

All decisions as to the type and amount of equipment used, number of men, firefighting techniques employed, and whether or not to respond to a particular call shall be made by the Fire Chief of the CITY or his designee. The Fire Chief or his designee shall use the same criteria to respond within the CITY and within BUFSA, such that the level of service shall be the same for the CITY and BUFSA. The BUFSA agrees that it will exercise no supervision, control or discretion over the CITY'S Fire Department pursuant to this Agreement.

11. STANDARD OF PERFORMANCE

The CITY agrees to provide the same level of service to the BUFSA as provided to City residents. The same level of service shall mean that all resources available to the fire department, to deliver all services offered to the residents of the City of Billings, shall be available to deliver the services to the residents of BUFSA.

In the event of passage of laws, by either the State Legislature or by the people through the initiative process, which would require the CITY to make significant reductions in Fire Department staffing, equipment, stations or other facilities from current levels, then this Agreement shall be renegotiated. In the event that the parties cannot reach agreement, then this Agreement shall be terminated at the end of the next fiscal year.

Billings Urban Fire Service
Agreement for Fire Services
City of Billings and Yellowstone County [Montana] Commissioners

12. INDEMNIFICATION

The CITY will be liable for any injury to persons or damage to property caused by negligence of the CITY or its employees in performance of its obligations under this Agreement. The CITY hereby agrees to indemnify and hold harmless the BUFSA from any claims for such injury or damage.

13. REPORT

The CITY will furnish a quarterly written report to BUFSA, which will include the number, and type of incidents responded to within the BUFSA by CITY personnel.

Quarterly Reports shall include the following:

1. Station responding
2. Total run times
3. Number and type of incidents responded to in BUFSA

In addition to the quarterly services reports, the CITY shall furnish to the BUFSA an annual detailed budget and other financial information concerning charges to BUFSA under this Agreement.

14. MODIFICATION

This Agreement cannot be modified or amended except in writing executed by the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

CITY OF BILLINGS

By _____
Mayor

ATTEST:

City Clerk

[seal]

County

BILLINGS URBAN FIRE SERVICE AREA

By _____
County Commission, Chair

By _____
County Commission, Member

By _____
County Commission, Member

ATTEST:

Clerk and Recorder—Yellowstone

Regular City Council Meeting

Meeting Date: 08/25/2014
TITLE: DNRC Cooperative Agreement
PRESENTED BY: Paul Dextras, Fire Chief
Department: Fire

PROBLEM/ISSUE STATEMENT

The purpose of this Agreement is to form administrative, operational, and financial procedures regarding the use of City of Billings firefighting personnel in the performance of the mission of the Department of Natural Resources (DNRC)/Southern Land Office as they declare such need, and as the City of Billings Fire Department is able to respond to such requests.

ALTERNATIVES ANALYZED

To approve or not approve the Cooperative Agreement.

FINANCIAL IMPACT

This agreement provides the City of Billings with invoicing authority for reimbursement of agreed upon expenses related to a request for personnel made by DNRC/Southern Land Office. Upon completion of the assignment and within thirty (30) calendar days from that end, the City of Billings will invoice DNRC/Southern Land Office and be reimbursed for personnel costs at the assigned firefighter's overtime rates plus benefits, including Worker's Compensation assessments, longevity and other pays, as per the most recent or otherwise current City of Billings Fire Department Collective Bargaining Agreement with the International Association of Firefighters Local 521. The City of Billings will also invoice for all other direct costs, including but not limited to travel, per diem, lodging, and miscellaneous expenses as approved in advance by the DNRC/Southern Land Office.

RECOMMENDATION

Staff recommends that the City Council approve the Cooperative Agreement between the City of Billings, Fire Department and the State of Montana Department of Natural Resources and Conservation/Southern Land Office.

APPROVED BY CITY ADMINISTRATOR

DNRC COOPERATIVE AGREEMENT



Cooperative Agreement
between
The City of Billings, Fire Department
and the
State of Montana
Department of Natural Resources and Conservation
Southern Land Office

This Cooperative Agreement is made and entered into by and between the City of Billings Fire Department, hereinafter referred to as the "CITY", and the State of Montana Department of Natural Resources and Conservation's Southern Land Office, hereinafter referred to as the "SLO", and is effective the _____ day of _____, 2014.

PURPOSE

The purpose of this agreement, when executed by both parties, is to form administrative, operational, and financial procedures regarding the use of the CITY's firefighting personnel in the performance of the mission of the SLO as the SLO declares such need, and as the CITY is able to respond to such requests from the SLO.

SLO will follow and will be responsible for ensuring that CITY personnel follow the established guidelines referenced in the NRCG Mobilization of Local Government Firefighting Resources.

This agreement is not valid, and SLO will bear no burden, when the CITY's personnel are requested by any other entity including federal, state, county, or other local governments and private parties in accordance to such other agreements of which the SLO has not approved or otherwise is not a party.

FINANCIAL-ADMINISTRATION

The administrators of this agreement between the CITY and the SLO shall be responsible for the performance of the agreement and its currency, applicability, and review. The CITY's administrator shall be the City of Billings Fire Department Fire Chief, and the SLO's administrator shall be the Southern Land Office Fire Program Manager.

This agreement provides the CITY with invoicing authority for reimbursement of agreed upon expenses related to a request for personnel made by the SLO.

The CITY shall record and track all reimbursable costs provided for in this agreement.

Upon completion of the assignment and within 30 calendar days from that end, the CITY will invoice the SLO and be reimbursed for personnel costs at the assigned firefighter's overtime rates plus "fringe" benefits, including Worker's Compensation assessments, longevity and other pays, as per the most recent or otherwise current City of Billings Fire Department Collective Bargaining Agreement with the International Association of Firefighters Local 521. These wages will be identified within the statement.

The SLO will not pay for costs associated with "backfill" activities. The CITY will invoice for all other direct costs associated with the resource order, including but not limited to travel, per diem, lodging and miscellaneous expenses as approved prior by the SLO. SLO shall remit payment in full to the CITY within 30 days of the date of the CITY'S invoice.

All firefighting personnel of the CITY are covered under its Workers Compensation Insurance as provided by the Montana Municipal Insurance Authority. The CITY will provide a copy of the following for the purpose of forming this agreement:

- The most recent and current version of the Collective Bargaining Agreement between the CITY and the International Association of Firefighters Local 521.

The SLO will provide a copy of the following for the purpose of forming this agreement:

- A copy of CITY firefighting personnel holding current state wide and national qualifications and who are eligible to receive assignments as such.
- Copies of the Local Government Firefighting Resources Mobilization Guide.

OPERATION OF AGREEMENT

When the SLO determines that a need exists for CITY firefighting personnel and that such assistance is essential to protect life and property, the SLO shall contact the on-duty CITY Battalion Chief to make a request for on-duty personnel and the proper reporting locations and times. The CITY shall determine what personnel can be provided and then dispatch the designated personnel. When requested by SLO, the CITY may at its discretion staff additional apparatus with qualified off-duty personnel.

SLO shall release the CITY'S personnel by 7:00 a.m. at the end of each employee's regular shift with the CITY, when services are no longer required, or when the CITY requests that its personnel be released, whichever occurs first. In the event the employee chooses to remain on scene and work off-duty for SLO after 7:00 a.m., then SLO shall direct the employee to contact the Billings Battalion Chief (BC) no later than 6:00 a.m. to notify the BC that the employee will remain on scene and work directly for SLO after the end of the CITY shift at 7:00 a.m. The SLO Commander will also notify the BC. At 7:00 a.m. the employee shall then become the employee of SLO with SLO being solely responsible for all wages, worker's compensation, and other pay and/or benefits for the CITY's off-duty employee.

Once a personnel request is filled by the CITY, the CITY resources shall be under the operational command of the SLO and perform the mission and duties of the SLO as indicated by SLO supervisory personnel and/or the assignment resource order.

RESPONSIBILITY AND LIABILITY

A. PREPAREDNESS AND SAFETY

1. SLO shall be responsible to maintain and support its own equipment, including the proper maintenance and operations when this equipment is on the scene of a working fire and under the authority of SLO.
2. The City personnel will not be required to take action where the safety of personnel and equipment is in question.

B. INDEMNIFICATION

To the extent of its liability for negligent acts covered by the Montana Tort Claims Act (Section 2-9-101, MCA, et seq.), SLO will indemnify and hold harmless the CITY and its representatives against demands, claims, or liabilities arising from this Agreement.

To the extent of its liability for negligent acts covered by the Montana Tort Claims Act (Section 2-9-101, MCA, et seq.), the CITY will indemnify and hold harmless SLO and its representatives against demands, claims, or liabilities arising from this Agreement.

C. INSURANCE

Each party to this agreement shall, at their expense, obtain and keep in full force and effect adequate insurance against general liability, automobile liability and physical damage, with policy limits of not less than \$1,500,000 per occurrence, and worker's compensation to cover loss, damage, or injury to persons or property which might arise out of the performance of their duties under this agreement. Each entity shall produce a Certificate of Insurance to the other party prior to execution of this Agreement and then annually, or upon request.

DURATION / TERMINATION OF AGREEMENT

- A. Duration: This agreement shall be effective upon execution by the parties and shall continue thereafter unless amended or terminated. Each party may withdraw from the Agreement by giving at least thirty (30) days written notice to the other party.
- B. Review: Either party may request a review of the Agreement by sending proposed amendments to the other party. Each party agrees that the Fire Chiefs shall meet at least annually to review availability of equipment, material, and personnel, and to reassess coordination of operations. The Fire Chiefs may schedule emergency drills to assure response capability and effectiveness, providing each party agrees to the drill.

Matt Wolcott, Area Manager
Southern Land Office
State of Montana Department of
Natural Resources and Conservation

1371 Rimtop Drive
Billings, MT 59105

Date

Thomas W. Hanel
Honorable Mayor, City of Billings

P.O. Box 1178
Billings, MT 59103

Date

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Amendment 1 with Jacobs Consultancy/LeighFisher, Inc. to Provide Terminal and Land Use Planning Studies for the Airport

PRESENTED BY: Tom Binford, Director of Aviation & Transit

Department: Airport

PROBLEM/ISSUE STATEMENT

On December 21, 2009, the City Council approved a five-year Agreement with Jacobs Consultancy to provide General Airport Financial, Planning, and Development Advisory Services for the Billings Logan International Airport. Amendment 1 will provide the Airport with both a Passenger Terminal and Land Use Planning Study. The Terminal Study will provide staff with some guidance on how best to proceed with updating, expanding, and developing underutilized Terminal spaces to better serve the traveling public. With the continuing growth of passenger traffic at the Airport, some of the hold room areas and all of the concourse restrooms are becoming extremely overcrowded. Additionally, the deli area should be expanded to accommodate the peak customer demand times that can cause lines to form well into the concourse walkways. The consultants will also look at the potential for remodeling the ticket counter area and adjoining operational space to possibly move the TSA's screening equipment out of the ticketing lobby. This Study will identify options for possibly making all of these improvements within the existing building envelope. The Land Use Study will help staff to identify how to best utilize the limited developable land that the Airport has remaining, and put in place a plan to incrementally build the improvements needed through the Airport's Capital Improvement Plan. The Amendment also updates the legal entity, since Jacobs Consultancy has assigned its rights, title and interest in the Agreement to LeighFisher, Inc. a wholly owned subsidiary. The Amendment will extend the Agreement for one year, since the current Agreement would expire in the middle of the work effort and slightly adjusts the standard billing rates, which is allowed in the base Agreement. The Amendment documents are available for review at the City Clerk's office.

ALTERNATIVES ANALYZED

The City Council may:

- Approve Amendment 1 to the Agreement with LeighFisher for the Passenger Terminal and Land Use Planning Studies for the Airport and other items listed above; or
- Decline to approve Amendment 1 and not proceed with this planning effort for the Airport.

FINANCIAL IMPACT

The total cost of Amendment 1 is \$245,467. The funds for this planning work are available in the Airport's Operating funds.

RECOMMENDATION

Staff recommends that the City Council approve and the Mayor execute Amendment 1 with LeighFisher for the amount of \$245,467 to provide the Airport with Passenger Terminal and Land Use Planning Studies.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Amendment to Subdivision Improvement Agreement for Vintage Estates Subdivision

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

Department: Planning & Community Services

PROBLEM/ISSUE STATEMENT

Vintage Estates Subdivision, located on the south side of Grand Avenue, at 54th Street West, was platted and recorded in April 2005. The Subdivision Improvements Agreement (SIA) recorded with the plat states that construction of public improvements, including streets, utilities, and storm water facilities, will be installed in phases. In February 2013, City Council reviewed and approved a request to amend the original SIA with an updated phasing plan to allow development in four phases. At that time, the construction of a left-hand turn lane on Grand Avenue was identified as a requirement of the third phase. Since that time, updated traffic counts and analyses have shown that the turn lane will not be necessary until the fourth phase of development. The subdivider is currently constructing the third phase improvements.

Based on the updated traffic analyses, the owner, Vintage Estates, LLC, and the representing agent, Sanderson Stewart, are requesting that the SIA be amended to allow for a delay of the turn lane construction until Phase Four. City Engineering staff have carefully reviewed the proposed changes and support this modification to the turn lane construction timing. The modifications are attached, and shown as underlined and crossed out text of the appropriate SIA sections.

The City Subdivision Regulations, Section 23-1103, BMCC, describes the procedure for amending recorded SIAs and other supporting plat documents. It indicates that after a request to amend a document is received and reviewed by affected agencies, the Planning Division shall submit a recommendation to the City Council. The City Council may approve the request if it does not significantly alter the original approval and does not conflict with the review criteria set forth in these regulations.

ALTERNATIVES ANALYZED

City Council may:

- Approve the request to amend the SIA for Vintage Estates Subdivision; or
- Deny the request to amend the SIA for Vintage Estates Subdivision.

FINANCIAL IMPACT

Approval of the amendment to the SIA would not have a financial impact to the City.

RECOMMENDATION

Staff recommends that City Council approve the request to amend the Subdivision Improvements Agreement for Vintage Estates Subdivision.

APPROVED BY CITY ADMINISTRATOR

Vintage Estates Final plat

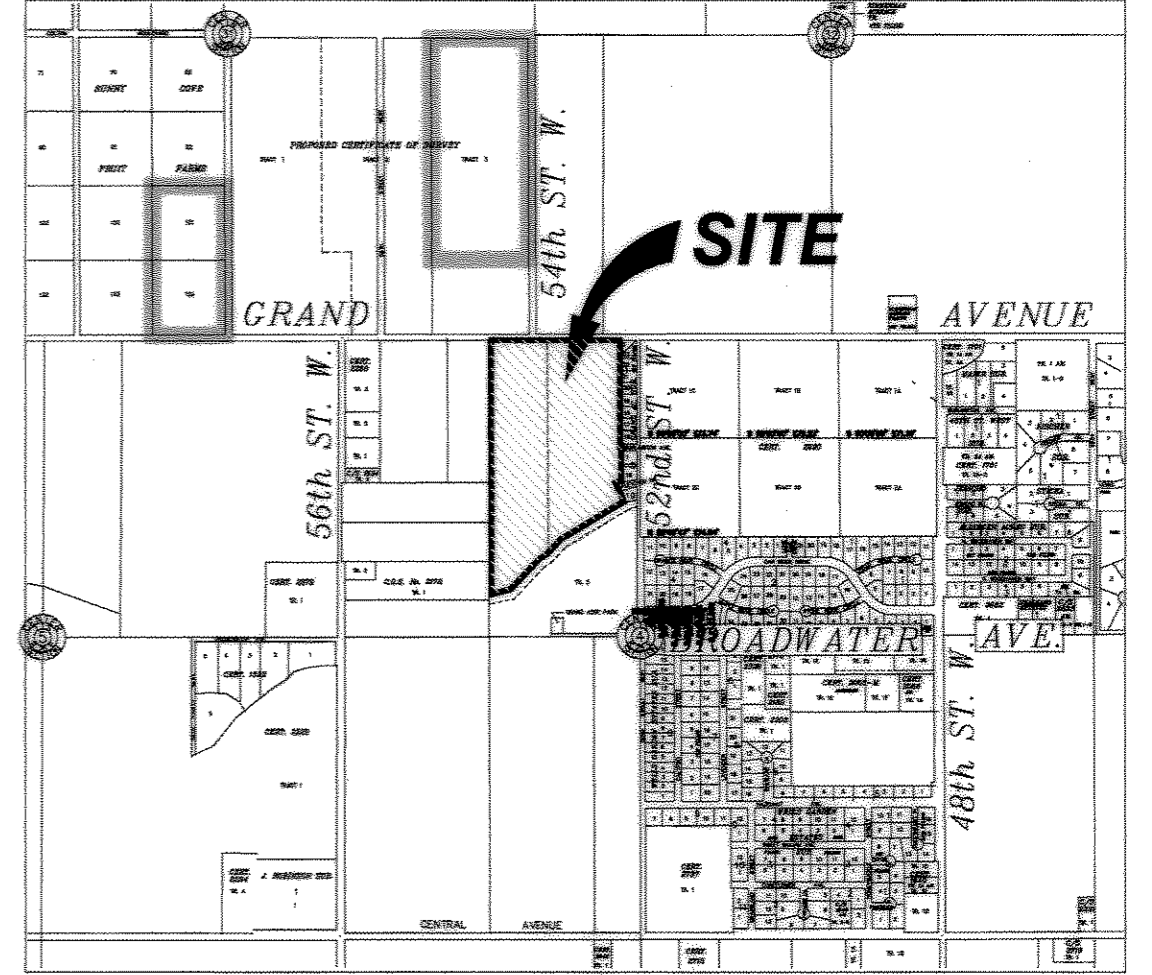
SIA Amendment request

Vintage Estates Phasing Plan

PLAT OF
VINTAGE ESTATES SUBDIVISION
 BEING TRACTS 1 AND 2 OF CERTIFICATE OF SURVEY No. 1877
 SITUATED IN THE NW 1/4 OF SECTION 4 T. 1 S. R. 25 E. P.M.M.
 YELLOWSTONE COUNTY MONTANA

PREPARED FOR : VINTAGE ESTATES LLC
 PREPARED BY : ENGINEERING INC.
 SCALE : 1" = 100'

FEBRUARY, 2005
 BILLINGS MONTANA

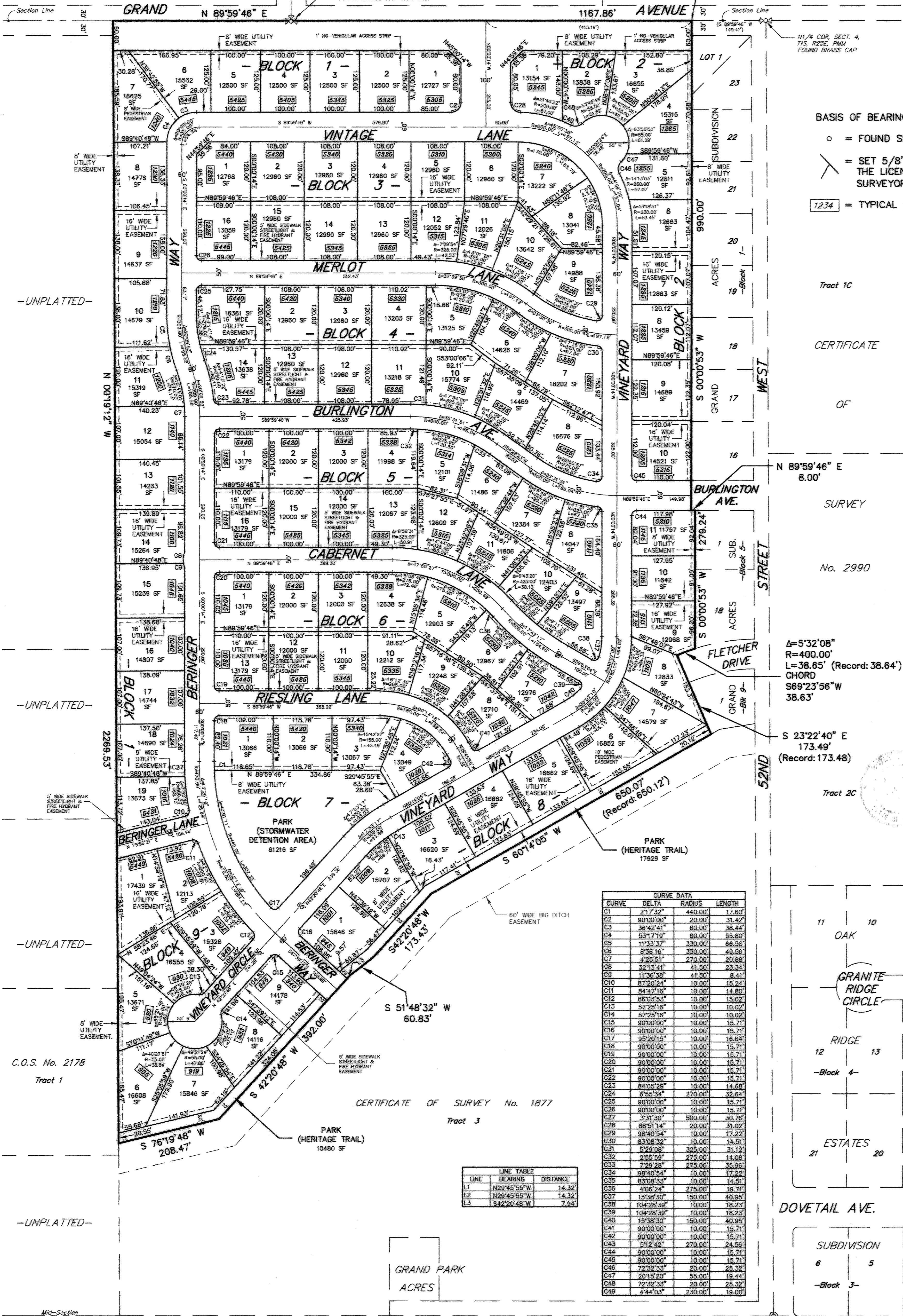


VICINITY MAP
 NOT TO SCALE

SUNNY COVE FRUIT FARMS
 AMENDED LOT 65A

-UNPLATTED-

POINT OF BEGINNING:
 S89°59'46"W 149.41' FROM THE
 N1/4 COR. SECT. 4, T1S, R25E



BASIS OF BEARING: CERTIFICATE OF SURVEY No. 1877

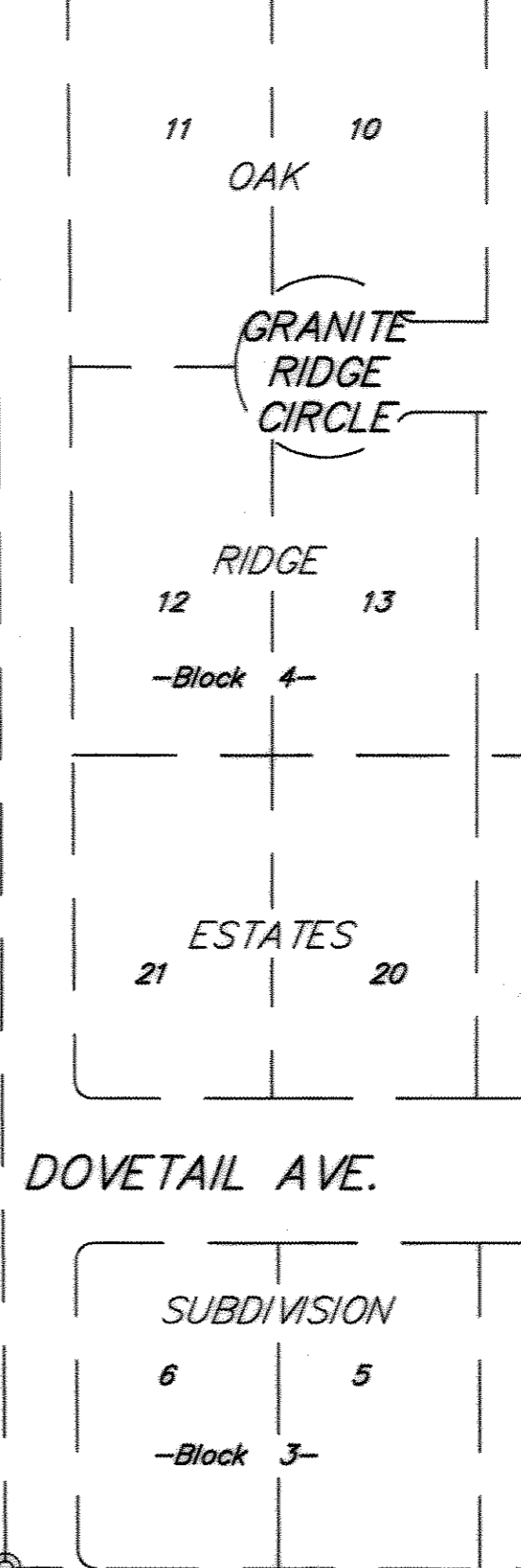
- = FOUND SURVEY MONUMENT AS NOTED
- ⊗ = SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "ENGINEERING INC BILLINGS MT"
- 1234 = TYPICAL STREET ADDRESS

$\Delta = 5^{\circ}32'08"$
 $R = 400.00'$
 $L = 38.65'$ (Record: 38.64')
 CHORD
 $S69^{\circ}23'56"W$
 $38.63'$

$S 23^{\circ}22'40" E$
 $173.49'$
 (Record: 173.48)

CURVE	DELTA	RADIUS	LENGTH
C1	2'17.32"	440.00'	17.60'
C2	90°00'00"	20.00'	31.42'
C3	36°42'41"	60.00'	38.44'
C4	53°17'19"	60.00'	55.80'
C5	113°33'57"	330.00'	86.58'
C6	8°36'16"	330.00'	49.56'
C7	4°25'51"	270.00'	20.88'
C8	32°13'41"	41.50'	23.34'
C9	11°36'38"	41.50'	8.41'
C10	87°20'24"	10.00'	15.24'
C11	84°47'16"	10.00'	14.80'
C12	86°03'53"	10.00'	15.02'
C13	57°25'16"	10.00'	10.02'
C14	57°25'16"	10.00'	10.02'
C15	90°00'00"	10.00'	15.71'
C16	90°00'00"	10.00'	15.71'
C17	95°20'15"	10.00'	16.64'
C18	90°00'00"	10.00'	15.71'
C19	90°00'00"	10.00'	15.71'
C20	90°00'00"	10.00'	15.71'
C21	90°00'00"	10.00'	15.71'
C22	90°00'00"	10.00'	15.71'
C23	84°55'29"	10.00'	14.68'
C24	6°55'34"	270.00'	32.64'
C25	90°00'00"	10.00'	15.71'
C26	90°00'00"	10.00'	15.71'
C27	3°31'30"	500.00'	30.76'
C28	88°51'14"	20.00'	31.02'
C29	98°40'54"	10.00'	17.22'
C30	83°38'52"	10.00'	14.51'
C31	5°29'08"	325.00'	31.12'
C32	2°55'59"	275.00'	14.08'
C33	7°28'28"	275.00'	35.96'
C34	98°40'54"	10.00'	17.22'
C35	83°38'53"	10.00'	14.51'
C36	4°52'24"	275.00'	19.71'
C37	15°38'30"	150.00'	40.95'
C38	104°28'39"	10.00'	18.23'
C39	104°28'39"	10.00'	18.23'
C40	15°38'30"	150.00'	40.95'
C41	90°00'00"	10.00'	15.71'
C42	90°00'00"	10.00'	15.71'
C43	51°12'42"	270.00'	24.56'
C44	90°00'00"	10.00'	15.71'
C45	90°00'00"	10.00'	15.71'
C46	72°32'33"	20.00'	25.32'
C47	20°15'20"	55.00'	19.44'
C48	72°32'33"	20.00'	25.32'
C49	4°44'03"	230.00'	19.00'

LINE	BEARING	DISTANCE
L1	N29°45'55"W	14.32'
L2	N29°45'55"W	14.32'
L3	S42°20'48"W	7.94'



3329141
 Page: 1 of 2
 04/15/2005 10:36:00
 Yellowstone County SP

CERTIFICATE OF SURVEY No. 2209
 C1/4 COR. SECT. 4, T1S, R25E, P.M.M.
 Tract A Tract B

PLAT OF
VINTAGE ESTATES SUBDIVISION
 BEING TRACTS 1 AND 2 OF CERTIFICATE OF SURVEY No. 1877
 SITUATED IN THE NW 1/4 OF SECTION 4 T. 1 S. R. 25 E. P.M.M.
 YELLOWSTONE COUNTY MONTANA

PREPARED FOR : VINTAGE ESTATES LLC
 PREPARED BY : ENGINEERING INC.

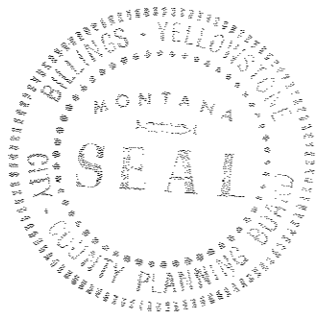
FEBRUARY, 2005
 BILLINGS MONTANA

NOTICE OF PLANNING BOARD APPROVAL

STATE OF MONTANA)
) :ss
 County of Yellowstone)

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

3/18/05 Date
[Signature] President
[Signature] Executive Secretary



CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(2)(d) M.C.A. for the removal of sanitary restrictions since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

IN WITNESS WHEREOF I have executed this CERTIFICATE OF APPROVAL this 15TH day of MARCH 2005.

[Signature] City Engineer's Office

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting and find that said plat conforms with the requirements of the laws of the State of Montana and that said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit.

[Signature] Examining Land Surveyor 3-15-05 Date

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b) M.C.A.

Date April 14, 2005

Yellowstone County Treasurer
 BY: [Signature] Deputy

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney's office and is acceptable as to form.

Date: 4-1-05
 Reviewed by: [Signature]

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
) :ss
 County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT VINTAGE ESTATES SUBDIVISION and find that said plat conforms with the requirements of the laws of the State of Montana and the requirements of The Yellowstone County Board of Planning. It is therefore approved and the dedication to public use of any and all lands shown on this plat as being dedicated to such use are accepted.

IN WITNESS WHEREOF we have set our hands and the seal of the CITY OF BILLINGS MONTANA this 14TH day of April 2005.

CITY OF BILLINGS MONTANA
 By: [Signature] Mayor
 Attest: [Signature] City Clerk



CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) :ss
 County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That VINTAGE ESTATES, LLC the owner of the following described tract of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the NW1/4 of Section 4, T. 1 S., R. 25 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Beginning at a point which bears S 89°59'46" W a distance of 149.41 feet from the NW1/4 Corner said Section 4; thence S 00°00'53" W a distance of 990.00 feet; thence N 89°59'46" E a distance of 8.00 feet; thence S 00°00'53" W a distance of 279.24 feet; thence along a non-tangent curve to the right with a radius of 400.00 feet a distance of 38.64 feet (chord bearing S 69°23'56" W chord length 38.63 feet); thence S 23°22'40" E a distance of 173.49; thence S 60°14'05" W a distance of 650.07 feet; thence S 42°20'48" W a distance of 173.43 feet; thence S 51°48'32" W a distance of 60.83 feet; thence S 42°20'48" W a distance of 392.00 feet; thence S 76°19'48" W a distance of 208.47 feet; thence N 00°19'12" W a distance of 2269.53 feet; thence N 89°59'46" E a distance of 1167.86 feet to the point of beginning

Pursuant to Section 76-3-621(3)(a), M.C.A., the park requirement for this subdivision has been met by a combination of land dedication and cash donation in the amount of \$ 47,329.97.

The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever. Said tract to be known and designated as VINTAGE ESTATES SUBDIVISION, and the lands included in all streets, avenues, and parks as shown on the annexed plat are hereby granted and donated to the use of the public forever.

VINTAGE ESTATES, LLC
 By: [Signature]
 Title: Member

By: [Signature]
 Title: member

STATE OF MONTANA)
) :ss
 County of Yellowstone)

On this 14TH day of MARCH, 2005, before me the undersigned Notary Public for the State of Montana personally appeared [Signatures] and [Signatures] known to me to be the persons who signed the foregoing instrument as [Signatures] and [Signatures] of VINTAGE ESTATES, LLC and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

[Signature]
 Notary Public in and for the State of Montana
 Printed Name Karen House
 Residing at Billings
 My commission expires 11-2-2007

CONSENT TO PLATTING

The undersigned hereby consents to the platting of the tract of land herein described and included in a mortgage to the undersigned, and hereby release and reconvey from said mortgage all portions of the tract dedicated to the public.

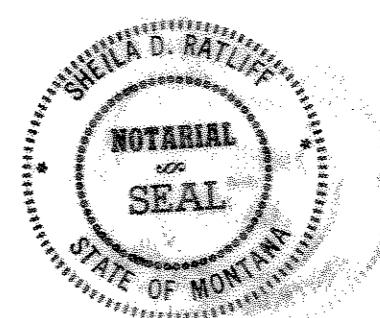
IN WITNESS WHEREOF, the undersigned has caused this consent and release to be executed and acknowledged. This consent is made pursuant to Section 76-3-612(1), M.C.A.

First Interstate Bank
 By: [Signature]
 Title: Vice President

STATE OF MONTANA)
) :ss
 County of Yellowstone)

On this 14TH day of March, 2005, before me, a Notary Public in and for the State of Montana, personally appeared [Signature], known to me to be the person who signed the foregoing instrument as [Signature] of First Interstate Bank, and who acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

[Signature]
 Notary Public in and for the State of Montana
 Printed Name Sheila D. KATLIEF
 Residing at Billings, MT
 My commission expires 1-03-15-2008



CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) :ss
 County of Yellowstone)

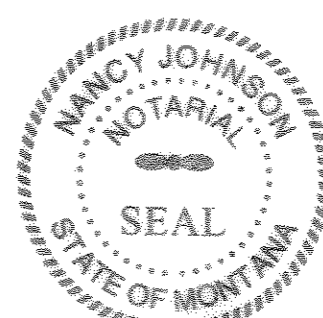
The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of February, 2005, a survey was performed under his supervision of a tract of land to be known as VINTAGE ESTATES SUBDIVISION, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that the monuments found and set are of the character and occupy the positions shown thereon and that the gross area is 2,171,603 acres and the net area is 1,532,477 acres.

ENGINEERING, INC.
 By: [Signature]
 Montana Registration No. 8377-S



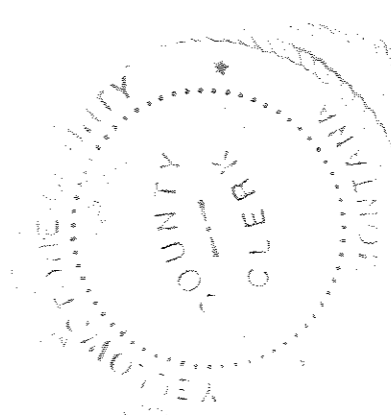
Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 14TH day of March, 2005.

[Signature]
 Notary Public in and for the State of Montana
 Printed Name Nancy Johnson
 Residing at Billings, Montana
 My commission expires 9 Sep 2008



SUBDIVISION IMPROVEMENT AGREEMENT

Document No. 3329142
 Restrictions on Transfers - 3329143



July 18, 2014

Ms. Juliet Spalding
City of Billings Planning Department
2825 3rd Avenue North, 4th Floor
Billings, MT 59102

Reference: Modified Subdivision Improvement Agreement
Vintage Estates Subdivision
Project No. 79017.25

Dear Ms. Spalding:

This letter is to explain the reason for revising the Subdivision Improvements Agreement (SIA) recorded with Vintage Estates Subdivision. The traffic study originally submitted with the original SIA was re-examined using the actual traffic data for Grand Avenue. This was done to better determine at what point the Grand Avenue left turn lane would be required for Vintage Estates Subdivision. The modified SIA redefines the timing for when the Grand Avenue left turn lane will be required. The proposed revisions to the SIA would be to include the Grand Avenue turn lane improvements with the Phase IV of the Subdivision, or providing a cash-in-lieu contribution if the turn lane is constructed by a City of Billings project. We have discussed this topic with the City of Billings Traffic Department and they agree with the recommendation to make the Grand Avenue turn lane a requirement of the Phase IV improvements of Vintage Estates Subdivision. Please review the modified SIA and let me know if you have any questions or if you need any additional information, please contact me at 406/656-5255.

Sincerely,



Gary T. Owen, PE
Project Manager

GTO/hg

Enc.

P:79017_25_Spalding_Modified_SIA_Ltr_071814_SC



1300 North Transtech Way
Billings, Montana 59102
Phone 406.656.5255
Fax 406.656.0967
www.sandersonstewart.com

Return to:
Sanderson Stewart.
1300 North Transtech Way
Billings, MT 59102

MODIFICATION OF SUBDIVISION IMPROVEMENTS AGREEMENT VINTAGE ESTATES SUBDIVISION

This Modification of Subdivision Improvements Agreement (this "Modification") is made this _____ day of _____, 20__, by and between **VINTAGE ESTATES, LLC**, whose address for the purpose of this agreement is PO Box 20875, Billings, MT 59104 hereinafter referred to as "Subdivider," and the **CITY OF BILLINGS**, Billings, Montana, hereinafter referred to as "City".

RECITALS

WHEREAS, the plat of Vintage Estates Subdivision (the "Subdivision"), located in the City of Billings, Yellowstone County, Montana, is subject to the terms of that certain Subdivision Improvements Agreement by and between the Subdivider and City recorded April 15, 2005, under Document No. 3329141, in the office of the Yellowstone County Clerk and Recorder (the "Agreement"); and

WHEREAS, the Agreement has been previously modified and recorded April 3, 2013, under Document No. 3662867, in the office of the Yellowstone County Clerk and Recorder; and

WHEREAS, pursuant to Section 5. H of the Agreement, the Agreement may be modified in writing and executed in the same manner as the Agreement.

AGREEMENT

The parties hereby agree as follows:

1. Amendment. Section 3. A. 1. b; Section 4. C; and Section 4. D; of the Agreement shall be deleted and replaced with the following:

3. Subdivider hereby agrees to construct the following improvements as required in conformance with City of Billings Subdivision Regulations:

A. STREETS

1. *Street Construction*

- b. According to the *Billings Urban Area 2000 Transportation Plan*, Grand Avenue is classified as a principal arterial. The Subdivider and City agree that the development of existing Tracts 1 and 2 of Certificate of Survey No. 1877 would trigger improvements to the south half of the Grand Avenue right-of-way. These improvements include curb and gutter on the south side of the right-of-way adjacent to the property, 5-foot wide boulevard walk along the south side of Grand Avenue adjacent to the Subdivision and paving necessary to construct a westbound left-turn lane at the primary access on Grand Avenue. The improvement plans and specifications will be approved by the City Engineer and be in accordance with City of Billings requirements. Because of the uncertain grade information along Grand Avenue, these improvements may not be constructed at this time but shall, in this event, be secured by a suitable financial guarantee as may be approved by the City of Billings. The financial guarantee shall be submitted at the time of ~~Phase II~~ ~~Phase III~~ Phase IV improvements. The developer shall build a westbound left turn lane as part of ~~Phase I~~ ~~Phase III~~ Phase IV improvements or provide a cash-in-lieu contribution as a part of Phase IV improvements if the westbound left turn lane is constructed by a separate future City of Billing project. In addition, the developer would be responsible for 1.9 percent of the cost to construct a westbound right-turn lane at the Grand Avenue-54th Street West intersection and 1.2 percent of the cost of intersection improvements at the 54th Street West-Rimrock Road intersection. These costs shall be \$3,040.00 and \$1,800.00, respectively, and shall be submitted at the time of Phase II improvements.

4. PHASING

- C. The Phase III improvements shall be constructed utilizing a private contract. The Phase III improvements shall include construction of those portions of Beringer Way, Vineyard Way, Riesling Lane, Beringer Lane, and Vineyard Circle and Cabernet Lane adjacent to Phase III lots, including all necessary utilities within said streets. In addition, a westbound left turn lane shall be installed as part of Phase III improvements. Phase III will also include additional stormwater retention area as defined within an approved stormwater management report.
- D. The Phase IV improvements shall be constructed utilizing a private contract. The Phase IV improvements shall include construction of those portions of Beringer Way, Vineyard Way, Riesling Lane, Beringer Lane, and Vineyard Circle adjacent to Phase IV lots, including all necessary utilities within said streets. In addition, a westbound left-turn lane shall be installed as part of Phase IV improvements, or provide a cash-in-lieu contribution as a part of Phase IV improvements if the westbound left turn lane is constructed by a separate future City of Billing project.
2. Ratification. But for the amendment expressly made in this Modification, Subdivider and City hereby ratify and confirm the provisions of the Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and official seals on the date first above written.

“SUBDIVIDER”

VINTAGE ESTATES, LLC.

By: _____

Its: _____

STATE OF MONTANA)
 : ss
County of Yellowstone)

On this ____ day of _____, 20__, before me, a Notary Public for the State of Montana, personally appeared _____, known to me to be the _____ of VINTAGE ESTATES LLC., who executed the foregoing instrument and acknowledged to me that he/she executed the same.

Notary Public in and for the State of Montana
Printed Name: _____
Residing at: _____
My commission expires: _____

“CITY”

CITY OF BILLINGS, MONTANA

By: _____
Mayor

Attest: _____
City Clerk

STATE OF MONTANA)
 :SS
County of Yellowstone)

On this _____ day of _____, 20__, before me, a Notary Public for the State of Montana, personally appeared _____ and _____, known to me to be the Mayor and City Clerk, respectively, of the City of Billings, Montana whose names are subscribed to in the foregoing instrument in such capacity and acknowledged to me that they executed the same on behalf of the City of Billings, Montana.

Notary Public in and for the State of Montana
Printed Name: _____
Residing at: _____
My commission expires: _____

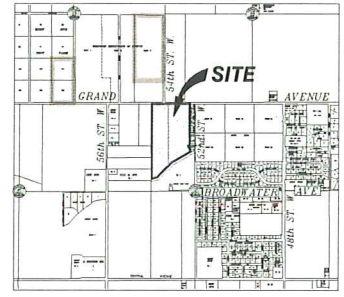
Approved as to Form:

City Attorney

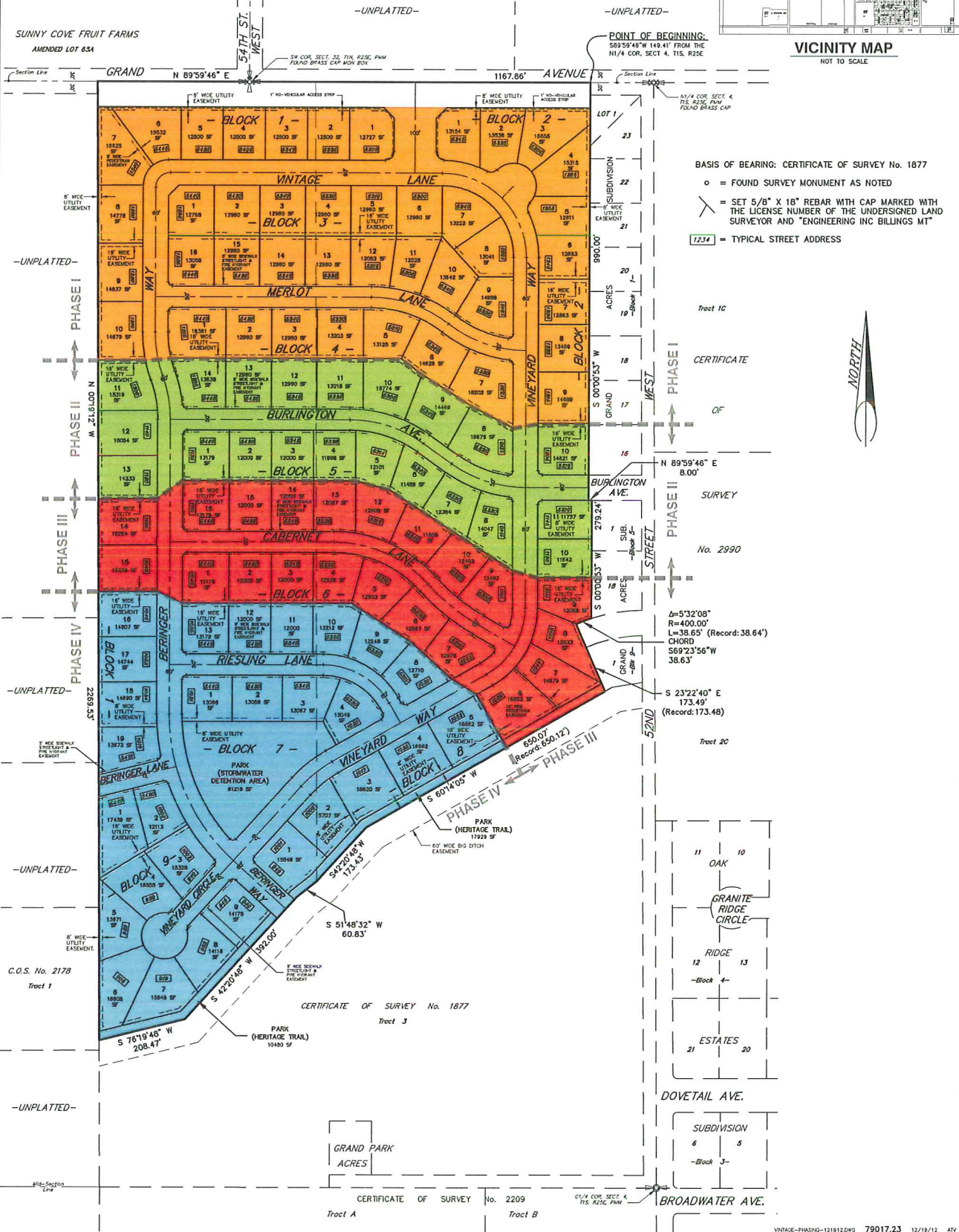
PHASING EXHIBIT FOR
VINTAGE ESTATES SUBDIVISION
 BEING TRACTS 1 AND 2 OF CERTIFICATE OF SURVEY No. 1877
 SITUATED IN THE NW 1/4 OF SECTION 4 T. 1 S. R. 25 E. P.M.M.
 YELLOWSTONE COUNTY MONTANA

PREPARED FOR : VINTAGE ESTATES LLC
 PREPARED BY : SANDERSON STEWART
 SCALE : 1" = 100'

DECEMBER, 2012
 BILLINGS MONTANA



VICINITY MAP
 NOT TO SCALE



Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Draft 2015 Unified Planning Work Program (UPWP)

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

Department: Planning & Community Services

PROBLEM/ISSUE STATEMENT

The Planning Division is presenting the Draft 2015 Unified Planning Work Program (UPWP) for the Billings Metropolitan Planning Organization for City Council review and recommendation to the Billings Policy Coordinating Committee (PCC). The UPWP is primarily for the purpose of programming the federal dollars Billings receives from the Federal Highway Administration (FHWA) for transportation planning. These funds are passed through the Montana Department of Transportation (MDT). All planning activities are included in the UPWP so that it represents a comprehensive document of the urban transportation planning program. This UPWP proposes planning activities for Federal Fiscal Year 2015, which runs from October 1, 2014, through September 30, 2015.

This UPWP corresponds directly with the Planning Division's annual work plan. The significant changes in this year's program include upgrading computer hardware and software, replacing aged traffic count equipment, undertaking a Zimmerman Trail Bicycle-Pedestrian Access Study, a Downtown Rail Corridor study, and a West End Traffic Study. The Transit section is Chapter II of the UPWP. The document is consistent with past programs in its content and format.

ALTERNATIVES ANALYZED

The Council may:

- Accept the program (recommended) and instruct Mayor Hanel, or a designee, to give a positive recommendation to PCC; or
- Reject the plan and instruct Mayor Hanel, or a designee, to give a negative recommendation to PCC. Rejection of the UPWP would mean a significant reduction in funding to complete planning activities in Billings and Yellowstone County; or
- Make amendments to the program document and instruct Mayor Hanel, or a designee, to give a positive recommendation with amendments to PCC

The PCC meeting is scheduled for August 26th.

FINANCIAL IMPACT

Approval of the 2015 UPWP allows the City to access Federal funds for transportation planning in the community. Federal and local funds are combined to provide most of the planning work done by the Planning Division for the City and the County. If the UPWP is not approved, there would be a significant loss of resources for community planning. The breakdown of funding sources for FY2015 is provided below:

- \$ 183,000 Planning Dept. Fee Revenue (City of Billings)
- \$ 50,000 Planning Dept. Fee Revenue (Yellowstone County)
- \$ 405,000 Yellowstone County Planning Levy
- \$1,249,011 Federal Planning (PL) Allocation

\$1,887,011 Total Program (UPWP)

RECOMMENDATION

Staff recommends that the City Council approve the Draft 2015 UPWP and instruct the Council's representative to carry that recommendation to the PCC meeting on August 26th.

APPROVED BY CITY ADMINISTRATOR

Draft 2015 UPWP

Billings Urban Area

Unified Planning Work Program

(UPWP)

Federal Fiscal Year

DRAFT

2015

Prepared By:

Billings/Yellowstone County Planning Division
2825 3rd Avenue North, 4th Floor
Billings, Montana 59101

In Cooperation With:

Montana Department of Transportation
Federal Highway Administration
Federal Transit Administration



UNIFIED PLANNING WORK PROGRAM

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INTRODUCTION

The Billings Urban Area planning process is organized and conducted in a cooperative, coordinated, and comprehensive manner. The Yellowstone County Board of Planning, as the designated Metropolitan Planning Organization (MPO), is charged with the responsibility of administering the planning process. Under federal regulations, an MPO must be established for urban areas with populations greater than 50,000 in order to receive federal funds for construction projects and transportation planning. This document, the Billings Urban Area Unified Planning Work Program (UPWP), and a companion document, the Prospectus, is the foundation upon which the planning process is based.

The UPWP is developed each year, and once adopted and approved by FHWA and FTA, is in effect from October 1 to September 30. The UPWP contains a task by task discussion of projects, which are to be undertaken during the program year. It also contains appropriate funding information, staffing information, and a schedule for each project. The UPWP undergoes a comprehensive review at the local, state, and federal levels each year.

This year, Federal Fiscal Year 2015, the format for work program activities conforms to Federal Transit Administration (FTA) Circular 8100.1C, specifically Chapter IV. The Montana Department of Transportation and the Yellowstone County Board of Planning have mutually agreed upon use of this format.

The UPWP is a detailed description of projects, which occur on a routine basis. Once adopted, the document is only amended if there is a change in the planning process. The UPWP also contains information pertaining to the organization of the planning process, agencies involved, and agreements between agencies involved in the process.

Cost overrun guidelines have been established by the Montana Department of Transportation, and agreed to by the Yellowstone County Board of Planning. Those guidelines will determine the allowable overruns for any work program element. Overruns that surpass those outlined in the guidelines will require a UPWP amendment.

This document includes two chapters, Highway and Transit. Each chapter contains individual work elements. These work elements describe work the planning and transit staff will undertake in the program year as well as work accomplished in the past year. Also included is a breakdown of funding sources which include, Planning (PL) funds and Local (City & County) funds which are used to provide funding for non PL eligible activities.

DATES OF LOCAL APPROVAL

TAC -7/17/14

PLANNING BOARD -8/12/14

COUNTY COMMISSION -8/12/14

CITY COUNCIL -8/25/14

PCC -8/26/14

CHAPTER I

YELLOWSTONE COUNTY BOARD OF PLANNING

SECTION I UNIFIED PLANNING WORK PROGRAM

41.11.100 PROGRAM SUPPORT & ADMINISTRATION

100 PROGRAM ADMINISTRATION (4301)
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OBJECTIVE

- To administer the area-wide planning process.
- To support the Board of Planning and other Boards, Commissions, and the City Council and County Commissioners in their decision-making activities in the planning process.
- To engage in administrative and financial actions related to identified planning activities and to prioritize those activities.
- To enhance staff skills and maintain staff exposure to the "state-of-the-art" in planning methodology and computer software.
- To maintain contact with, provide input to, and receive feedback from various local, state and federal agencies, committees and groups during the planning process.

ACCOMPLISHMENTS - FISCAL YEAR 2014

Ensured conformance with federal, state, and local administrative and regulatory requirements, as well as maintenance of planning operations.

Members of the planning staff attended various professional meetings, workshops, and conferences at which planning, transportation, transit, bicycle/pedestrian and related topics were presented and discussed.

Specifically, the City-County Planning Division (Planning Division) and members of other local, state and federal departments and agencies actively participated in a diverse set of local meetings, including the Billings Technical Advisory Committee (TAC), Policy Coordinating Committee (PCC), Billings & Yellowstone County Zoning Commissions and Boards of Adjustment, Board of Planning, City Annexation Committee, City Development Process Review Committee, Community Development Board, Traffic Control Board, Bicycle and Pedestrian Advisory Committee, Historic Preservation Board, Billings Livability Partnership and others. The Alternative Modes Coordinator (now being called the Bicycle-Pedestrian Coordinator) position was reestablished in the Planning Division as a city staff position and is responsible for grant writing for the Division. The CTEP program was administered from this work element by Planning Division staff and coordination of TA Program applications and local approvals will be administered through this work element going forward.

Planning staff received updates in computer software programs for the geographic information system and its application to mapping data layers such as streets, land use, address, ownerships and environmental data. Staff regularly utilizes an application tracking and project management software system that integrates the existing City building permit, finance and land management software, as well as coordinated subdivision and development project reviews across City and County departments. The aerial photography coverage was updated in Fall 2014. Staff also updated the City

Annexation Policy and Limits of Annexation Map, and assisted in updates to the City's Capital Improvement Program. Implementation of the City's Complete Streets Policy is ongoing with the development of a Complete Streets Benchmark Report to be published every three years.

PROPOSED ACTIVITIES - FISCAL YEAR 2015

All administrative functions of the Planning Division will be performed under this work element. Program management activities will include, but not be limited to the following:

1. Correspondence
2. Public Relations
3. Employee Guidance, Supervision, and Training
4. Program Organization and Management
5. Consultant Liaison Activities
6. Staff Meetings
7. Negotiations
8. Preparation of Contracts
9. Staff Training
10. Performance Monitoring
11. Office equipment acquisition
12. Budget Management and Administration

PL Eligible Activities

- As per the MPO's public participation plan and ongoing public outreach efforts, the planning staff will make available the documents and guidelines for transportation planning activities to the community, as well as keep abreast of federal and state requirements as they relate to the overall planning processes. These activities may include distribution of the Billings Area Bikeway and Trail Master Plan to community organizations or individuals, distribution of the current Billings Area Tour Map for bicycle and pedestrian users and visitors, distribution and explanation of the latest Billings Urbanized Area Traffic Count Map, explanation and distribution of the MPO's public participation plan to groups involved or interested in transportation planning processes in the community, and explanation and information dissemination of the TA program to possible project applicants in the community.
- Staff will update the PL & Memorandum of Agreement as necessary to meet the requirements of MAP 21.
- Quarterly progress and expenditure reports will be prepared and transmitted to the Montana Department of Transportation (MDT) in order to maintain federal funding support.
- The FY 2015 UPWP will be continually appraised and monitored in terms of content and budget allocations and will be revised when deemed necessary.
- The Fiscal Year 2016 UPWP will be developed under this work element.
- The Board of Planning, Board of County Commissioners and City Council will be kept informed of the activities of the staff and its progress in completing the approved UPWP.
- All planning staff will participate in recognized and approved training programs in order to improve staff skills and capabilities. Planning expertise will be maintained through enrollment in appropriate planning and transportation-related courses at area colleges, workshops, seminars, webinars and conferences.
- Staff will adapt software programs to effectively utilize traffic data and continue computer-training programs.
- The use of PL funds for out-of-state travel and/or registration fees for the above or other purposes will continue to be subject to prior approval of MDT.
- The TA Program administration will be funded through this work element.

- Moving Ahead for Progress in the 21st Century (MAP-21) legislation will be reviewed to become familiar with changes affecting the metropolitan planning process as well as any continuing resolutions extending MAP-21 or new introduced legislation.
- The Bicycle-Pedestrian Coordinator was reestablished as a City staff position and is being proposed to move to full time status. The position will be funded out of several work elements (100, 200 and 300).
- The Transportation Planning Coordinator (Planner II) and Zoning Coordinator (Planner II) positions have been moved to Senior Planner status in the Man Month Table.
- Grant writing services will continue to be incorporated within the Bicycle-Pedestrian Coordinator position. Bicycle-Pedestrian activities in this work element will include:
 - Work field inspections, handle complaints and investigate problem areas of the trail system.
 - Presentations as needed.

Locally Funded Activities

- General administrative activities will include maintenance of files, library documents, daily correspondence and preparation of necessary periodic reports.
- Interagency committee participation is included in this work element.
- All staff members will continue to participate in and encourage increased cooperation between state and local agencies, departments and governing bodies.
- The Planning Division will serve both as a coordinator of and a participant in meetings and committees.
- Planning Division involvement will include participation with such agencies as the Housing Authority, Big Sky Economic Development Authority (BSEDA), Air Pollution Control Board, RiverStone Health (formerly the City-County Health Department), legislative study committees, and other agencies.
- Staff will also continue a summer intern program as interest and needs arise; oversight of these individual(s) will take place in this work element.

STAFFING

26 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY

The Planning Division will be responsible for administering the area-wide planning process for the City and County.

PRODUCT

- An ongoing administrative program focused primarily at effective and expeditious implementation of this UPWP.
- The continual enhancement of the Planning Division staff skills and knowledge.
- Maintenance of a coordinated, comprehensive, and cooperative planning process that is endorsed and supported by the local community.

FUNDING SCHEDULE - ADMINISTRATION

FUNDS PROGRAMMED - FISCAL YEAR 2014

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	\$156,750	\$128,250	\$285,000
TOTAL	\$156,750	\$128,250	\$285,000

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	55	45	100

FUNDS PROGRAMMED - FISCAL YEAR 2015

FUNDING SOURCE

AGENCY	PL*	LOCAL	TOTAL
MPO	\$161,150	\$131,850	\$293,000
TOTAL	\$161,150	\$131,850	\$293,000**

*The matching ratio is Federal PL--86.58% and State match-13.42%.

**Two computers (Planning Technician-Modeling \$2,000 and Presentation Computer \$2,000) and Adobe Package and Community (\$2,000) will be purchased through this element.

OBJECTIVE

- To coordinate the dissemination of information and exchange of ideas between planning agencies and the interested public, decision-makers, and other departments, agencies, and organizations as related to the Billings MPO.

ACCOMPLISHMENTS - FISCAL YEAR 2014

Members of the planning staff were involved in a wide range of service tasks. Planning services included presentations related to roadways and alternative transportation, responding to citizen inquiry and complaints regarding streets, subdivision layout, site distance, zoning request, conformance with the 2014 Transportation Plan Update and the Billings Area Bikeway and Trail Master Plan, Yellowstone County and City of Billings 2008 Growth Policy, West Billings Plan, and various neighborhood and community plans.

Staff presented transportation planning information to its organization and agency partners as needed for educational and decision making purposes. Planning staff also shared information with the community and stakeholders throughout the development of several planning efforts including the Hospitality Corridor Planning Study, Exposition Gateway Concept Plan and the Billings North Bypass Final EIS. The Billings MPO hosted 30 webinars covering a variety of topics including transportation and mobility related topics.

PROPOSED ACTIVITIES - FISCAL YEAR 2015

PL Eligible Activities

- Staff will continue to organize a very successful series of webinars and “brown bag lunch” seminars on a wide range of planning topics, including multi-modal transportation planning and funding, collaborative community planning techniques and planning for sustainability as well as various Institute of Transportation Engineers, Pro Bike/Pro Walk, Sustainable Communities, and Federal Highway Administration webinars.
- Staff is also targeting webinars which educate the public on the transportation planning process and funding as related to the operation of the MPO.

Locally Funded Activities

- Staff will continue to develop and use website tools to enable citizens to access information on upcoming planning activities, board and commission meetings, and recent land use applications, as well as interact with various planning processes through email notification and online comment programs. Staff will look at implementing citizen access to the ImageSilo software for access to historical data related to transportation, zoning and other planning applications.
- Continue increasing community awareness of the interrelationships between land use development and transportation needs through dissemination of information and drafting of planning documents that incorporate both elements together.

STAFFING

3.5 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY

As Assigned.

PRODUCT

- A responsive and flexible planning process utilizing staff capable of providing short-term findings and recommendations, as well as ongoing customer service to the public on all levels of planning projects and regulations.

FUNDING SCHEDULE - SERVICE

FUNDS PROGRAMMED - FISCAL YEAR 2014

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	\$16,000	\$16,000	\$32,000
TOTAL	\$16,000	\$16,000	\$32,000

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	50	50	100

FUNDS PROGRAMMED - FISCAL YEAR 2015

FUNDING SOURCE

AGENCY	PL*	LOCAL	TOTAL
MPO	\$17,000	\$17,000	\$34,000
TOTAL	\$17,000	\$17,000	\$34,000

*The matching ratio is Federal PL--86.58% and State match-13.42%.

102 CITIZEN INVOLVEMENT (4303)

OBJECTIVE

- To solicit information concerning community values and goals and to receive community input into the development of plans and projects.

ACCOMPLISHMENTS - FISCAL YEAR 2014

Numerous meetings with service clubs, civic groups, and professional organizations were attended by staff members to discuss all facets of local planning. The Planning Board used extensive public input to review and receive comments on a wide range of planning issues throughout the City and County. Meetings of neighborhood task force organizations and neighborhood advisory committees were also attended as requested to answer questions and review long-range planning issues, particularly related to transportation planning and projects, as well as code enforcement complaints. Projects specifically related to citizens and citizen boards included the 2014 Long Range Transportation Plan, the Hospitality Corridor Plan, Highway 3 Corridor Study and the ZooMT to Riverfront Park Non-Motorized Access Planning Study. Staff, in coordination with other agencies participated in the implementation of the EBURD Master Plan which included converting 1-way streets to 2-ways with multi-modal amenities, and implementing a form-based code for the EBURD. Projects identified in the South Billings Master Plan were prioritized and scheduled through a series of public meetings. Three of the top four projects focus on improved roadways and bicycle and pedestrian facilities.

PROPOSED ACTIVITIES - FISCAL YEAR 2015

PL Eligible Activities

- Outreach to the public and all affected jurisdictions for ongoing transportation projects, including but not limited to Bench Boulevard North, North Billings Bypass, Zimmerman Trail reconstruction, short-term rail traffic mitigation projects in downtown Billings, the 2014 Long Range Transportation Plan, the Highway 3 Corridor Study and the Zoo MT to Riverfront Park Non-Motorized Access Planning Study.
- The staff will continue to support the Bicycle and Pedestrian Advisory Committee. The Committee is responsible for forwarding recommendations to the Planning Board and governing bodies on bicycle safety, trails, bike lanes, pedestrian safety and access, and other matters. The group will be involved in the nomination and review of TA Program eligible project, bicycle and pedestrian signing and safety projects, grant applications for non-motorized transportation projects, and community education and outreach on bicycle and pedestrian safety within the MPO.
- TAC and PCC meetings will be held and meeting information disseminated as necessary.
- Staff will continue to update and maintain the MPO's website to provide the most current up to date information to the community.
- Staff will implement web-based public engagement software (Mind Mixer) that uses social media and conventional web-based interfaces to engage the public in MPO community planning projects and processes.

Locally Funded Activities

- Meetings with various citizen groups will be coordinated and attended for the purpose of soliciting information and ideas on a broad range of planning issues within the Billings Urban Area and throughout Yellowstone County.
- Some of the specific projects that will include community participation include the ZooMT to Riverfront Park Non-Motorized Access Planning Study, the Highway 3 Corridor Study, the North Billings By-Pass, and the 2014 Long Range Transportation Plan.
- Community participation using new tools and techniques will also be included in all planning studies proposed within this document.

STAFFING

4.0 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY

City/County Planning

PRODUCT

- A comprehensive and coordinated solicitation and collection of public opinions in order to accurately reflect the preferences and priorities of the citizens within the Billings Urban Area.

FUNDING SCHEDULE - CITIZEN INVOLVEMENT

FUNDS PROGRAMMED - FISCAL YEAR 2014

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	\$22,000	\$22,000	\$44,000
TOTAL	\$22,000	\$22,000	\$44,000

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	50	50	100

FUNDS PROGRAMMED - FISCAL YEAR 2015

FUNDING SOURCE

AGENCY	PL*	LOCAL	TOTAL
MPO	\$28,000	\$28,000	\$56,000**
TOTAL	\$28,000	\$28,000	\$56,000**

*The matching ratio is Federal PL--86.58% and State match-13.42%.

** Mind Mixer Program - \$10,000

41.12.200 GENERAL DEVELOPMENT & COMPREHENSIVE PLANNING

200 Community Planning (4304)

OBJECTIVE

- To maintain records and make projections of population and dwelling unit data, land use information, employment data, and to maintain adequate financial records, files and reports.
- To provide current, accurate information pertaining to the quantity of residential, commercial, industrial, and public land in the MPO and across the County.
- To summarize and analyze development trends and to provide visual information to the City Council, County Commission, Planning Board and the public during the public input process for transportation and land-use decision making.
- To recommend implementation of the goals, policies, and strategies of the adopted 2008 Yellowstone County/City of Billings Growth Policy.
- Implementation of the 2014 Billings Urban Area Transportation Plan.

ACCOMPLISHMENTS - FISCAL YEAR 2014

The 2010 Census and most recent American Community Survey (ACS) data has been updated and placed in various databases as it has become available. Data gathered and updated included annual information related to population estimates for city and counties within the State of Montana. This annual information is used by the public and public agencies for planning purposes. The ACS is accessed for review and dissemination, and updated information released by the US Census Bureau in regards to commuting patterns. Other data gathered includes:

- Building Permits, Demolition Permits, Electrical Permits, Subdivision Applications, Zoning Applications, Special Reviews, Variances, temporary use permits, sign permits, zoning compliance permits and zoning clarification documents, annexation data, population trends, land use trends, school enrollment, employment data and general economic indicators.

The planning staff continued to review the 2010 Census data and the 2012 ACS figures and estimates for population and demographic data. Staff attended a 3-day workshop on using and understanding the census data. This workshop will help staff assist the community in accessing and understanding the data. The Census information was made available to various local agencies and organizations and to the general public. This data was used for developing reports, grant applications and planning documents such as the 2014 Long Range Transportation Plan, the 2014 Recreational Trails Grant Application, and the Billings Area Bikeway and Trail Master.

Several datasets, including the general land use map of the County were updated so as to maintain an inventory of existing conditions. This information was utilized in various planning studies and provided to other departments and the general public. Zoning data developed in element 204 for the entire City and County zoning jurisdictions was provided to neighborhood task force groups and others as requested. Numerous other special purpose maps were prepared for meeting purposes including bicycle trail maps, annexation maps, estimated development density maps and tables for the Limits of Annexation Map area, and other project influence areas. Natural resource, 2010 Census, and jurisdictional boundary information was updated or developed. Traffic count station locations were geo-positioned and linked with the City-County traffic count matrix. The City also completed new aerial imagery of the land inside the City Limits and along the fringe areas and it will be loaded into the City's GIS base map for use in application reviews, transportation planning efforts, and general customer inquiries.

Ongoing review and implementation of sub-area neighborhood and transportation plans, and other planning documents was carried out by staff.

PROPOSED ACTIVITIES - FISCAL YEAR 2015

PL Eligible Activities

- The web-based GIS software will be upgraded and expanded to ensure compatibility with available datasets and utilize the existing data sets more effectively. Since the City is in the process of converting to a new electronic project tracking and management system, staff is researching the future connection between this system and GIS. The GIS will be utilized to develop a series of maps, including existing and proposed pedestrian trail routes and projects in the community, maps to implement the 2014 Long Range Transportation Plan, the Hospitality Corridor Study and the Exposition Gateway Concept Plan, updates to a preferred growth area map in conjunction with the City's Limits of Annexation Map, mapping of focus areas for implementation of the City's Infill Development Policy, and others.
- The planning staff, under the direction of the Board of Planning, will continue to work on long-range planning projects according to the priorities established by both the City of Billings and Yellowstone County. In particular, the continuing implementation of the South Billings Master Plan, and completion of the ZooMT to Riverfront Park Non-Motorized Access Planning Study, and the Highway 3 Corridor Study. Staff is also preparing an update to the 2008 Growth Policy.
- Bicycle-Pedestrian activities in this work element will include:
 - Work with staff to insure a bike/pedestrian friendly community.
 - Review of proposed subdivision trail easements.

Locally Funded Activities

- Staff also will continue to work with the Big Sky Economic Development Authority (BSEDA) to implement the Master Plan for the East Billings Urban Renewal District (EBURD), the Hospitality Corridor Planning Study and the Exposition Gateway Concept Plan. The plans include detailed analysis of the transportation and land use connections in the area and promoting sustainable development projects.
- Staff plans to work with the City, County, BSEDA, and neighborhood groups to identify planning needs in various parts of the urbanized area.
- Continued maintenance and update of socio-economic and land use data for both transportation and comprehensive planning activities will continue in 2014, with 2010 Census information and the newly released 2014 American Community Survey data.
- Various GIS databases and layers will continue to be developed and centrally maintained, including information on neighborhoods, community assets, route planning, trail systems and transportation plans.

STAFFING

21 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY

City/County Planning

PRODUCT

- Various reports, files, and projections of socio-economic data necessary for current transportation and comprehensive planning activities, as well as support of City/County economic development activities.
- An ongoing GIS database/mapping system for the City of Billings and Yellowstone County.
- Ongoing updates to the preferred growth areas mapping and analysis for the City, implementation of the City Infill Development Policy, South Billings Master Plan, the ZooMT to Riverfront Park Planning Study, and the Highway 3 Corridor Study.

FUNDING SCHEDULE - COMMUNITY PLANNING

FUNDS PROGRAMMED - FISCAL YEAR 2014

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	\$55,500	\$129,500	\$185,000
TOTAL	\$55,500	\$129,500	\$185,000

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	30	70	100

FUNDS PROGRAMMED - FISCAL YEAR 2015

FUNDING SOURCE

AGENCY	PL*	LOCAL	TOTAL
MPO	\$57,900	\$135,100	\$193,000
TOTAL	\$57,900	\$135,100	\$193,000

*The matching ratio is Federal PL--86.58% and State match-13.42%.

OBJECTIVE

- To oversee, interpret and enforce current City and County zoning regulations.
- To effectively administer the regulations and provide efficient service to the elected officials and the public.
- To maintain current zoning and land use information for all zoned property within the jurisdiction of the Billings Metropolitan Planning Organization to use in long-range transportation planning studies, traffic analysis, and transportation projects.

ACCOMPLISHMENTS - FISCAL YEAR 2014

During the past year, all applications for zone changes, special reviews, variances, and planned developments were reviewed and processed by the planning staff. Reports and recommendations were prepared on each case to the various boards, commissions, and governing bodies. Digital photos are now incorporated into all zoning reports and Microsoft Power Point presentations are given to all boards and commissions. Staff is in the process of ongoing scanning of historic zoning files to the ImageSilo in preparation of future citizen access. All applications for building permits were also reviewed for compliance with City and County zoning regulations. Special zoning studies and ordinance updates were prepared as requested by the governing bodies. These included making a series of zoning code amendments to bring the regulations into compliance with changes in State Law and changes driven by community interests concerns.

Zoning information also was provided to the consultant team working on the North Bypass project as the EIS process was amended and road alignments through the zoning jurisdiction were reviewed. Staff also coordinated with the County GIS Department to ensure that all zone changes within the Billings MPO area were reflected on GIS online and printed maps to ensure land use information was current.

A significant amount of time was also spent assisting the public with general zoning questions. The status of all active zoning applications is now posted on the City/County Planning websites.

PROPOSED ACTIVITIES - FISCAL YEAR 2015**PL Eligible Activities**

- Zoning, Special Review, and Variance applications will be reviewed for land use compatibility, traffic, access, and overall site design. Traffic accessibility studies will be reviewed when required as part of certain zoning applications that include drive-thru services, high-traffic volume developments, projects that may be adjacent to arterial streets with limited access like Shiloh Road, Grand Avenue or King Avenue West, or may otherwise cause significant impacts to the local transportation system.
- Staff will continue to maintain its zoning maps and land use information so that it is applicable to long-range transportation planning efforts in the Billings MPO. This information is regularly applied to a variety of MPO functions, including corridor analysis efforts like those involved in the Billings Bypass project, specific road projects, TA program applications and non-motorized grant applications.

Locally Funded Activities

- Carrying out the day to day activities required to effectively administer the zoning regulations as well as ensure that land use information is current and available for all long-range transportation planning efforts, including Transportation Plan updates, specific road projects, corridor studies like the proposed Highway 3 corridor study, and the North Bypass EIS project.
- Activity in 2015 will include ordinance updates as required by State Law including language addressing Home Occupation licensing, or requested by the public or governing bodies.
- All zone change applications will be reviewed for compliance with local plans.
- Staff is preparing for an update to the existing Unified Zoning Code based on fulfilling policy goals set by the local governing body including Growth Policy, Neighborhood Plans, Complete Streets and Infill Policies.

STAFFING

10 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY

City/County Planning

PRODUCT

Effective zoning regulations and administration for the City of Billings and Yellowstone County.
Effective enforcement of the zoning regulations for Yellowstone County.

FUNDING SCHEDULE - ZONING ADMINISTRATION

FUNDS PROGRAMMED - FISCAL YEAR 2014

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	\$22,000	\$88,000	\$110,000
TOTAL	\$22,000	\$88,000	\$110,000

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	20	80	100

FUNDS PROGRAMMED - FISCAL YEAR 2015

FUNDING SOURCE

AGENCY	PL*	LOCAL	TOTAL
MPO	\$23,000	\$92,000	\$115,000
TOTAL	\$23,000	\$92,000	\$115,000

*The matching ratio is Federal PL--86.58% and State match-13.42%.

OBJECTIVE

- To maintain the current City and County subdivision regulations and ensure that they are updated when changes in State law occur.
- To effectively administer the regulations and provide efficient service to developers, engineers and surveyors, elected officials, and the community.
- To ensure that development is occurring with minimal negative impacts to the community and that subdivisions are designed to be safe and long lasting in the community.
- To evaluate traffic accessibility studies, general circulation data, and ensure conformity with the Functional Classification Map and associated elements of the Long Range Transportation Plan when a subdivision application is submitted.
- To collect, manage, and apply subdivision development information for long-range transportation planning activities for the MPO – including but not limited to updates to the transportation plan and maintenance of inputs for traffic modeling.

ACCOMPLISHMENTS - FISCAL YEAR 2014

The Board of Planning and the planning staff reviewed all preliminary major and minor plat applications. Numerous conceptual and pre-application meetings were coordinated and attended by staff. All final plats were reviewed and processed. Also, a significant amount of time was spent assisting the public with general subdivision questions. Updates to the City and County Subdivision Regulations due to Legislative changes were drafted and approved.

Staff collected and compiled information on the details of each new subdivision in terms of numbers of lots and land area slated for development. This information is integral to any transportation plan updates or long-range transportation planning efforts undertaken by the MPO in the community to determine population growth and location of residents and commercial services that affect the transportation system. This involved monthly subdivision activity reporting and periodic reviews of new development locations (which were recently needed for the revised EIS process for the North Bypass project here in Billings). This is also considered in relation to the CTEP/TA programs and when the MPO pursues grants for non-motorized transportation projects in the community.

PROPOSED ACTIVITIES - FISCAL YEAR 2015**PL Eligible Activities**

- Staff will review all subdivisions for compliance with the Billings Area Long Range Transportation Plan, and for conformity with the Billings Area Bikeway and Trail Master Plan, Lockwood Transportation Plan, Blue Creek Transportation Plan, and other neighborhood and community transportation plans as applicable.
- Staff also will continue to collect information on the details of each new subdivision as an integral data source for long-range transportation planning efforts undertaken by the MPO. The MPO expects to use this data in 2015 for a variety of projects, including a Highway 3 Corridor Study, the ZooMT to Riverfront Non-Motorized Feasibility Study, the continued alignment analysis for the Inner Belt Loop Phase II, and continued analysis for the North Bypass.

Locally Funded Activities

- All subdivision applications will be reviewed for compliance with local and state subdivision law.
- To carry out the day to day activities required to effectively administer the subdivision regulations, and to keep the regulations current.

STAFFING

11.5 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY

City/County Planning

PRODUCT

An effective subdivision review process with regard to local and state law, the Growth Policy, and the Billings Area Transportation Plan.

FUNDING SCHEDULE - SUBDIVISION ADMINISTRATION

FUNDS PROGRAMMED - FISCAL YEAR 2014

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	\$31,800	\$74,200	\$106,000
TOTAL	\$31,800	\$74,200	\$106,000

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	30	70	100

FUNDS PROGRAMMED - FISCAL YEAR 2015

FUNDING SOURCE

AGENCY	PL*	LOCAL	TOTAL
MPO	\$33,300	\$77,700	\$111,000
TOTAL	\$33,300	\$77,700	\$111,000

*The matching ratio is Federal PL--86.58% and State match-13.42%.

41.13.300 LONG RANGE TRANSPORTATION PLANNING

300 TRANSPORTATION SYSTEM DATA (4310)

OBJECTIVE

- To develop and maintain current transportation system data files and records.
- To provide transportation planning and data information to City and County staff, elected officials, developers, engineering firms, and the general public.

ACCOMPLISHMENTS - FISCAL YEAR 2014

The traffic count program for FY 2014 was completed. Travel times/delay/speed studies were completed, calculations computed, and level-of-service values determined. Staff participated in the update of the City of Billings Capital Improvement Program (CIP). Accident information was compiled and analyzed. Some the accident data was used in the drafting of the 2014 Long Range Transportation Plan. The staff also continued to utilize the trail scanners that were purchased and found new and better ways to both use the scanners in more trail locations in the community and display the data for various applications. Rails to Trails Conservancy chose Billings as a pilot city for two EcoCounters, these counters were placed on commuter trails within the City and are continuously transmitting real time data. Also, the City has modified two traffic signals so they have the capability of detecting bicycle traffic at intersections. The Seasonal Traffic Intern has been combined into the City Engineering (Contract Position). This was done as a cost saving measure and will allow more flexibility with MPO related duties as they are presented. A silo based data retention system was put into place. This system allows for digital data storage of all the traffic count information and will enable better staff, agency and public access to the information in 2015.

Staff completed the Hospitality Corridor Planning study and is currently overseeing the Highway 3 Corridor Study and the ZooMT to Riverfront Park Non-Motorized Feasibility Study. In addition to the planning studies, staff assisted the Lockwood community in public meetings to determine establishment of a Lockwood Pathway and Lighting district. Through public meetings leading to a community ballot issue, the community approved the mill levy establishing this district. Staff is will be assisting in the development of a path and lighting plan in FY 2015.

PROPOSED ACTIVITIES - FISCAL YEAR 2015

PL Eligible Activities

- The traffic count program for the Billings Urban Area as well as the Yellowstone County influence area will be conducted and the appropriate data recorded during FY 2015. All traffic count data will be submitted to the MDT by February 1, 2015.
- Accident data will be compiled and analyzed to determine high hazard locations.
- Staff will update, where appropriate, the City's Capital Improvement Program.
- The Contract Position with City Engineering will take on expanded duties of traffic modeling and traffic model upkeep and maintenance.
- Staff will collect and maintain bike/pedestrian information through the trail census and use of the trail-bike/pedestrian scanner.
- Additional integration of the Transportation Planner II position into the Division's transportation project work and familiarity with transportation planning issues will continue under the direction of the Transportation Planning Coordinator. This individual continues to be responsible for managing traffic data for studies and reference, administering the TA

Program, training for future modeling traffic conditions related to new developments and transportation system changes.

- The traffic count data silo will be maintained and access for other agencies and the public will be coordinated with the system.
- The MPO is proposing to buy new traffic count equipment. Staff will work with MDT on coordinating this.
- The Bicycle-Pedestrian Coordinator position will continue as a City staff position and is partially funded through this element as well as others in the UPWP. Duties will include but not limited to:
 - Maintain Bike/pedestrian data bases.
 - Maintain data base for easement acquisition.

STAFFING

13.5 Staff Months – City/County Planning

11.0 Staff Months - City Engineering (Contract Position)

FUNCTIONAL AGENCY RESPONSIBILITY

City/County Planning/MDT

PRODUCT

Documentation as necessary, support of transportation grant programs, transportation system modeling, updated Traffic Count Program, and research and integration of traffic information into planning projects and development review activities.

FUNDING SCHEDULE - TRANSPORTATION SYSTEM DATA

FUNDS PROGRAMMED - FISCAL YEAR 2014

FUNDING SOURCE			
AGENCY	PL	LOCAL	TOTAL
MPO	\$145,000	0	\$145,000
TOTAL	\$145,000	0	\$145,000

DISBURSEMENT PERCENTAGE			
AGENCY	PL	LOCAL	TOTAL
MPO	100	0	100

FUNDS PROGRAMMED - FISCAL YEAR 2015

FUNDING SOURCE			
AGENCY	PL*	LOCAL	TOTAL
MPO	\$175,000	0	\$175,000**
TOTAL	\$175,000	0	\$175,000**

*The matching ratio is Federal PL--86.58% and State match-13.42%.

**Buy New Traffic Counters - \$25,000.

301 TRANSPORTATION PLAN (4311)

OBJECTIVE

- Implement the Goals and Objectives in the 2014 Billings Long Range Transportation Plan.
- Develop (where necessary) and maintain data for the urban area in order to effectively monitor and evaluate the validity of the Transportation Plan.

ACCOMPLISHMENTS - FISCAL YEAR 2014

Staff completed the 2014 Long Range Transportation Plan with adoption by the Policy Coordinating Committee on July 15, 2014. Elements in the Plan include updated Goals and Objectives, an expanded Transit section, an analysis of the Railroad interface with the community, and a review of current projects listed in the 2009 Study. Staff worked with a project oversight committee to guide the progress of the plan through the transportation planning process.

Development projects were reviewed for compliance and alignment with the Transportation Plan as well as the Billings Area Bikeway and Trail Master Plan. Staff worked with TAC and PCC to develop new projects and establish timelines for existing projects identified in the Transportation and the Bikeway and Trail Master Plan.

PROPOSED ACTIVITIES - FISCAL YEAR 2015

PL Eligible Activities

- Staff will continue implementation of the goals and objectives in the Billings Area Bikeway and Trail Master Plan.
- Staff will implement components of the 2014 Transportation Plan.
- Staff will also integrate the 2014 Transportation Plan with the City's Capital Improvement Program to ensure consistency.
- Projects will continue to be reviewed for future implementation in the City's CIP and the MPO's TIP.

STAFFING

9.0 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY

City/County Planning

PRODUCT

- Implementation of transportation projects identified in the Billings Area Bikeway and Trail Master Plan, the Transportation Improvements Program, Transportation Plan and the Capital Improvements Program.

FUNDING SCHEDULE - TRANSPORTATION PLAN

FUNDS PROGRAMMED - FISCAL YEAR 2014

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	\$220,000	0	\$220,000
TOTAL	\$220,000	0	\$220,000

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	100	0	100

FUNDS PROGRAMMED - FISCAL YEAR 2015

FUNDING SOURCE

AGENCY	PL*	LOCAL	TOTAL
MPO	\$120,000	0	\$120,000
TOTAL	\$120,000	0	\$120,000**

*The matching ratio is Federal PL--86.58% and State match-13.42%.

302 PLANNING STUDIES (4312)

OBJECTIVE

- To update and develop site-specific plans and transportation studies where appropriate.

ACCOMPLISHMENTS - FISCAL YEAR 2014

- The Hospitality Corridor Study and the Exposition Gateway Concept Plan are two studies that were completed and formally adopted in Fiscal Year 2014. This was accomplished through coordination of funding from this program and other local partners. The study areas for both of these projects included the transportation corridor from the I-90 Lockwood Interchange to the Airport Road/Main Street Intersection and the land along this corridor. These studies were completed through a consultant contract in coordination with staff support.
- Staff assisted the East Billings Urban Renewal District (EBURD) management team in reviewing traffic data, road functional classification, and other transportation information to implement the Master Plan. Staff participated in discussions with the City, County, BSEDA, EBURD property owners, and others to formulate the process to complete the Hospitality Corridor Study and the Exposition Gateway Concept Plan.
- The Highway 3 Corridor Study started in Fiscal Year 2014. The Study will provide an access plan for the corridor between the intersection of 27th Street and Highway 3 and Apache Trail at Indian Cliffs Subdivision and Highway 3 northwest of Billings. The study will research the ability to improve the area with bike/pedestrian amenities along the rim-face which would include a parking plan and a detailed corridor storm water management plan. This study will address current vehicle and non-motorized traffic circulation and access along the corridor and plan for future changes to the corridor from traffic patterns and development activity.
- The other planning study initiated this year is the ZooMT to Riverfront Park Non-Motorized Feasibility Study. The study includes community involvement and information sharing within the proposal for alternate routes, access points, suggested pedestrian/bicycle amenities and potential way-finding locations. This study will address current motorized and non-motorized traffic circulation patterns and anticipated future changes to the corridor from land development activity.
- Discussions with MDT, the City, Burlington Northern Santa Fe (BNSF) and Montana Rail Link (MRL) continue on short-term recommendations for addressing traffic congestion due to increasing train traffic in the urban core of Billings. A standing committee to address this issue has been formed and meets monthly to review progress.

PROPOSED ACTIVITIES - FISCAL YEAR 2015

PL Eligible Activities

- Another new study that may begin in 2014 is a Non-Motorized Trail Feasibility Study for the development of a bicycle/pedestrian trail adjacent to Zimmerman Trail from Highway 3 to Rimrock Road. The increased bicycle and pedestrian traffic trying to access public land above and below the rimrocks in the Zimmerman Trail area, as well as the use by cyclists and pedestrians for commuting purposes in the area has demonstrated a need for a facility to safely convey pedestrians and cyclists up and down the rimrocks in this area.
- A Railroad Corridor Study is proposed to review the functionality of the existing underpasses at 13th Street and 21st Street in downtown Billings and to study the inclusion of two bicycle/pedestrian overpasses. This study will also review the potential for transportation connectivity with the abandoned 5th Street Right-of-Way.

- Staff is also proposing a West End Traffic Study that further identifies issues targeted in the 2014 LRTP which include traffic accessibility, dealing with increased subdivision activity, more detailed modeling process and road capacity.

Locally Funded Activities

- Staff will be involved in the coordination through completion of all planning studies undertaken. This includes contract negotiations, coordination of citizen advisory groups, public meetings, overseeing contract deliverables and project wrap-up.

STAFFING

6.5 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY

City/County Planning

PRODUCT

- Completed Urban Area-wide transportation studies

FUNDING SCHEDULE – PLANNING STUDIES

FUNDS PROGRAMMED - FISCAL YEAR 2014

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	\$78,000	\$52,000	\$130,000
TOTAL	\$78,000	\$52,000	\$130,000

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	60	40	100

FUNDS PROGRAMMED - FISCAL YEAR 2015

FUNDING SOURCE

AGENCY	PL*	LOCAL	TOTAL
MPO	\$140,400	\$93,600	\$234,000**
TOTAL	\$140,400	\$93,600	\$234,000**

*The matching ratio is Federal PL--86.58% and State match-13.42%.

**Estimates for the planning studies are \$40,000 for the Zimmerman Trail Bike/Pedestrian Access Study. \$75,000 is budgeted for a Downtown Rail Corridor Study and \$80,000 for a West End Traffic Study.

41.15.500 TRANSPORTATION IMPROVEMENT PROGRAM

500 TRANSPORTATION IMPROVEMENT PROGRAM (4313)
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OBJECTIVE

- To maintain a viable five-year program of transportation improvements for the Billings Urban Area.

ACCOMPLISHMENTS - FISCAL YEAR 2014

A Transportation Improvement Program (TIP) update was produced to reflect current project status. Determinations were prepared for conformity to the Clean Air Act. Compliance with the new requirements of the MAP-21 reauthorization was completed.

PROPOSED ACTIVITIES - FISCAL YEAR 2015

PL Eligible Activities

- The Transportation Improvement Program (TIP) will be updated as needed to reflect current project status. A certification statement will be included, as appropriate, to conform to the planning regulations. Based on the Transportation Plan, projects will be evaluated and ranked in accordance with the Priority Ranking Procedures, and in accordance with consistency/conformity procedures. Necessary data will be gathered from primary and secondary sources by the planning staff based upon the Memorandum of Understanding with the City of Billings Public Works Department, establishing areas of data responsibility. Conformity determinations will be prepared as necessary to ensure conformity with the Clean Air Act.

STAFFING

2.5 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY

City/County Planning

PRODUCT

- A current transportation improvement program which reflects conformity with FHWA, the Clean Air Act, and local priorities.

FUNDING SCHEDULE - TRANSPORTATION IMPROVEMENT PROGRAM

FUNDS PROGRAMMED - FISCAL YEAR 2014

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	\$28,000	0	\$28,000
TOTAL	\$28,000	0	\$28,000

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	100	0	100

FUNDS PROGRAMMED - FISCAL YEAR 2015

FUNDING SOURCE

AGENCY	PL*	LOCAL	TOTAL
MPO	\$29,000	0	\$29,000
TOTAL	\$29,000	0	\$29,000

*The matching ratio is Federal PL--86.58% and State match-13.42%.

41.16.600 SPECIAL PROJECTS

600 ENVIRONMENTAL CONSIDERATIONS (4314)

OBJECTIVE

- Maintain current records of monitored air pollution levels and obtain other environmental data as necessary within the Metropolitan Planning Area.
- Review proposed development and transportation system improvements with respect to environmental considerations within the MPO influence area.

ACCOMPLISHMENTS - FISCAL YEAR 2014

Air quality monitoring information was obtained from the County Air Pollution Control Board. Air quality mapping for the State Air Quality Bureau was revised. The Congestion Mitigation Air Quality (CMAQ) program was implemented. Staff continues to monitor carbon monoxide (CO) information in the Urbanized Area.

The Socio-Economic and Environmental (SEE) effects guidelines were used to review proposed developments and transportation system improvements.

PROPOSED ACTIVITIES - FISCAL YEAR 2015

PL Eligible Activities

- The planning staff will continue to utilize the SEE effects guidelines to evaluate all major development proposals in terms of transportation systems. This would include the CMAQ program.
- Work will continue to maintain the Billings air quality designation.
- Staff will continue to review the MOVES Program and others like it and their relationship to the MPO.

STAFFING

2.5 Staff Months – City/County Planning

FUNCTIONAL AGENCY RESPONSIBILITY

City/County Planning

PRODUCT

Current environmental data as necessary, as well as a comprehensive planning and transportation planning process which substantially addresses the socio-economic and environmental consequences associated with growth and development.

FUNDING SCHEDULE - ENVIRONMENTAL CONSIDERATIONS

FUNDS PROGRAMMED - FISCAL YEAR 2014

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	\$26,000	0	\$26,000
TOTAL	\$26,000	0	\$26,000

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	100	0	100

FUNDS PROGRAMMED - FISCAL YEAR 2015

FUNDING SOURCE

AGENCY	PL*	LOCAL	TOTAL
MPO	\$27,000	0	\$27,000
TOTAL	\$27,000	0	\$27,000

*The matching ratio is Federal PL--86.58% and State match-13.42%.

41.17.700 OTHER ACTIVITIES

700 CONTINGENCY (4315)

OBJECTIVE

- To provide for the accounting of available un-programmed funds in the current UPWP.

ACCOMPLISHMENTS - FISCAL YEAR 2014

N/A

PROPOSED ACTIVITIES - FISCAL YEAR 2015

PL Eligible Activities

- This work element will be utilized for accounting purposes only. No specific work activity will be charged to this work element.

STAFFING

N/A

FUNCTIONAL AGENCY RESPONSIBILITY

N/A

PRODUCT

N/A

FUNDING SCHEDULE - CONTINGENCY

FUNDS PROGRAMMED - FISCAL YEAR 2014

FUNDING SOURCE

AGENCY	PL	LOCAL	TOTAL
MPO	\$340,737	0	\$340,737
TOTAL	\$340,737	0	\$340,737

DISBURSEMENT PERCENTAGE

AGENCY	PL	LOCAL	TOTAL
MPO	100	0	100

FUNDS PROGRAMMED - FISCAL YEAR 2015

FUNDING SOURCE

AGENCY	PL*	LOCAL	TOTAL
MPO	\$500,011	0	\$500,011
TOTAL	\$500,011	0	\$500,011

*The matching ratio is Federal PL--86.58% and State match-13.42%.

SECTION II -- FUNDING

**TABLE I
FUNDING SUMMARY
FEDERAL FISCAL YEAR 2015**

WORK ELEMENT	FUNDING SOURCES FY 2015		
	PL*	LOCAL	EST. COST
100 Administration	\$161,150	\$131,850	\$293,000
101 Service	17,000	17,000	34,000
102 Citizen Involvement	28,000	28,000	56,000
200 Community Planning	57,900	135,100	193,000
204 Zoning	23,000	92,000	115,000
205 Subdivision	33,300	77,700	111,000
300 Transportation System	175,000	0	175,000
301 Transportation Plan	120,000	0	120,000
302 Planning Studies	140,400	93,600	234,000
500 T.I.P.	29,000	0	29,000
600 Environmental	27,000	0	27,000
700 Contingency	500,011	0	500,011
TOTAL	\$1,311,761.00	\$575,250	\$1,887,011

*The matching ratio is Federal PL--86.58% and State match-13.42%.

**TABLE II
FUNDING COMPARISONS**

WORK ELEMENT	FY 2015 ESTIMATED COST	FY 2014 ESTIMATED COST
100 Administration	\$293,000	\$285,000
101 Service	34,000	32,000
102 Citizen Involvement	56,000	44,000
200 Community Planning	193,000	185,000
204 Zoning Administration	115,000	110,000
205 Subdivision Administration	111,000	106,000
300 Transportation System Data	175,000	145,000
301 Transportation Plan	120,000	220,000
302 Planning Studies	234,000	130,000
500 T.I.P.	29,000	29,000
600 Environmental Considerations	27,000	27,000
700 Contingency	500,011	340,737
TOTAL	\$1,887,011	\$1,651,737

**TABLE III
FUNDING PERCENTAGES FEDERAL FISCAL YEAR 2015**

WORK ELEMENT	RECIPIENT	PL	LOCAL	TOTAL
100 Administration	MPO	55	45	100
101 Service	MPO	50	50	100
102 Citizen Inv.	MPO	50	50	100
200 Community Planning	MPO	30	70	100
204 Zoning Administration	MPO	20	80	100
205 Subdivision Admin.	MPO	30	70	100
300 Trans. System Data	MPO	100		100
301 Transportation Plan	MPO	100		100
302 Planning Studies	MPO	60	40	100
500 T.I.P.	MPO	100		100
600 Environmental	MPO	100		100
700 Contingency	MPO	100		100

**TABLE IV
STAFF MONTHS BY WORK ELEMENT FISCAL YEAR 2015**

WORK ELEMENT	DIRECTOR (Millar)	SENIOR PLANNER (TRANS.) (Walker)	PLANNER I (Vacant)	PLANNING MANAGER (Friday)	PLANNER II (Mattox)	CLERK (Deines)	PLANNER II (Spalding)	PLANNER I (Green)	SENIOR PLANNER (ZONING) (Cromwell)	Bicycle-Pedestrian Coordinator	TOTAL M.M.
100	7	1.5	2.5	5.5	.5	1.5	.5	.5	1	5.5	26
101	.5		1				.5	.5	1		3.5
102	.5		.5	.5	.5	.5	1	.5			4
200	1.5		5	2	1	2	1	5	1	2.5	21
204			.5	.5		.5	.5	2	6		10
205			.5	1		.5	7.5		2		11.5
300		2.5	.5	.5	5	2				3	13.5
301	.5	4		.5	2	2					9
302	.5	1		.5	1	1		2.5			6.5
500	.5	1			.5	.5					2.5
600		1	.5		.5	.5					2.5
TOTAL	11	11	11	11	11	11	11	11	11	11	110

*This table indicates approximately how many man months individual staff members work in each work element.

WORK ELEMENT	CITY TRAF. TECHNICIAN
300	11
TOTAL	11

SECTION III

INDIRECT COST PLAN

INTRODUCTION

The Office of Management and Budget Circular A-87 "Cost Principles for States and Local Governments" is used as governing criteria for establishing the allowed costs.

IDENTIFICATION OF COSTS

The costs are delineated below by type:

DIRECT	INDIRECT	BENEFITS
Salaries & Wages	Maintenance	FICA
Legal Notices	Reproduction	PERS
Travel	Supplies	Workmen's Compensation
Printing	Postage	Accident Insurance
Training	Subscriptions	Health Insurance
Consultants	Telephone	Sick Leave
Equipment	Utilities	Vacation
Mileage	Rent	Holidays
Moving/Interview	Audit	Maternity
	Messenger	Military
		Life Insurance
		Dental Insurance

ALLOCATION OF COSTS

Direct costs will be charged to the work program line item to which they apply.

An indirect cost rate of **12%** of the City and County's direct salaries and wages is proposed. The **12%** rate will be applied to the direct wages and salaries of each line item within the work program to cover all indirect expenses.

Benefits will be calculated at a rate of **49%** of the City and County's direct salaries and wages charged to each line item.

FUNDING SOURCES

The degree of participation by each funding agency is based on the pro-rations which have been determined for each line item. Each agency will be billed their share of the total charges made against each line item according to the approved pro-rations.

Funding sources and amounts contained in the UPWP are as follows:

Planning Dept. Fees (City of Billings)	\$183,000
Planning Dept. Fees (Yellowstone Co.)	\$50,000
Yellowstone County (Mill)	\$405,000
PL*	\$1,249,011
TOTAL	\$1,887,011

*The matching ratio is Federal PL--86.58% and State match-13.42%.

SUMMARY

The indirect cost rate is a predetermined fixed rate which is not subject to adjustment. The base period used in determining the rate is the period from July 1, 2013 through June 30, 2014. The calculated rate is applicable to the grant period, which is October 1, 2014 through September 30, 2015.

LIST OF ACRONYMS

ADA	American Disability Act
BSEDA	Big Sky Economic Development Authority
CAC	Citizen Advisory Committee
CMAQ	Congestion Mitigation Air Quality
CTEP	Community Transportation Enhancement Program
EBURD	East Billings Urban Renewal District
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
GIS	Geographic Information System
HPMS	Highway Performance Monitoring System
ISTEA	Intermodal Surface Transportation Efficiency Act
MAP-21	Moving Ahead for Progress in the 21 st Century
MDT	Montana Department of Transportation
MPO	Metropolitan Planning Organization
PCC	Policy Coordinating Committee
PEP	Private Enterprise Participation
PL	Planning Funds
SAFETEA-LU	Safe, Accountable, Flexible, Efficient Transportation Equity Act for the 21 st Century
TA	Transportation Alternative Program
TAC	Technical Advisory Committee
TDP	Transit Development Plan
TIP	Transportation Improvement Program
UPWP	Unified Planning Work Program
VMT	Vehicle Miles Traveled
YCBP	Yellowstone County Board of Planning

CHAPTER II
CITY OF BILLINGS TRANSIT DIVISION
SECTION I - UNIFIED PLANNING WORK PROGRAM

44.21.00 Program Support and Administration

44.21.01 Program Administration

OBJECTIVE

To provide program support, general administration, grant administration, and training in support of transit planning activities.

ACCOMPLISHMENTS FISCAL YEAR 2014

Conformance with federal, state, and local administrative requirements for maintenance of transit planning function, including continuing to maintain and update the Coordinated Transportation Plan. Attended training opportunities and enhanced knowledge and skills. Attended general transit-related meetings. Managed FTA Section 5303 grant activities, and prepared transit aspect of UPWP. Participated in TAC and other meetings.

PROPOSED ACTIVITIES FISCAL YEAR 2015

All administrative functions necessary in support of transit planning activities will be performed. Quarterly progress and expenditure reports will be prepared and transmitted to the Montana Department of Transportation, Urban Planning Division to maintain federal funding support. Furthermore, this UPWP will be revised when deemed necessary. The FY 2015 UPWP for transit planning activities will also be developed under this line item. The Coordinated Transportation Plan will be updated.

Staff participates in recognized and approved training programs in order to improve skills and capabilities. Planner will assimilate documents, regulations, and codes to keep abreast of federal, state, and local requirements as they relate to the transit planning process. To maintain interaction and feedback with appropriate citizen and professional groups, staff will participate with the TAC, Coordination Plan Committee, citizen advisory boards and others as needed. Grant administrative functions will also be performed.

STAFFING

482.0 Transit Planner Staff Hours
96.4 Administrative Support Staff Hours
96.4 Transit Manager Staff Hours

674.8 Total Staff Hours

FUNCTIONAL AGENCY RESPONSIBILITY

City Transit Division

PRODUCT

An ongoing administrative program to carry out the transit planning function.

FEDERAL PROGRAM PARTICIPATION

Federal Transit Act Section 5303 Metropolitan Planning Grant

FUNDING SCHEDULE - 44.21.01

Expenditures	Local	FTA	Total
Programmed FY 14	\$5,544	\$22,178	\$27,722
Estimated FY 2015	\$8,699	\$34,796	\$43,495

44.24.00

Short Range Transportation Planning

44.24.01

New Transportation Service Evaluation and Analysis

OBJECTIVE

To facilitate considerations of means to ensure that citizens will have acceptable public transportation alternatives in the future, including during times of constrained financial resources.

ACCOMPLISHMENTS FISCAL YEAR 2014

Updated projections of future revenues and expenses. Assisted with annual and out-year budget and financial resources analysis, including multi-year spreadsheets. Arranged for a variety of on-going data gathering and analysis efforts to monitor system. Identified the operating and capital needs required to ensure reliable fleet and effective system functioning and assisted with preparation of related grant applications, grant revisions, and budget documents. Worked with Consultants and Planning Department on updating the transit section of the Long Range Transportation Plan. Conducted passenger mile counts for NTD purposes. Considered farebox and other revenue changes. Performed general planning for system improvements, including route changes, schedule changes, and locations for amenities such as bus shelters. Performed general transit planning.

PROPOSED ACTIVITIES FISCAL YEAR 2015

Continuation of activities undertaken in FY 2014 including, research to determine if there is any possibility for additional service hours or additional routes for the system in the future. Assisting with financial analysis and planning; and assessing future capital and operating requirements. Consider any possibly needed service modifications, with assistance of consultant as appropriate, including means to continue addressing needs with fewer resources. Continue planning efforts regarding public and stakeholder involvement and input opportunities.

STAFFING

793.46 Transit Planner Staff Hours

158.69 Administrative Support Staff Hours

198.37 Transit Manager Staff Hours

1,150.52 Total Staff Hours

PRODUCT

Identification of and plans for efficient and effective transit service for the future, such as financial and capital analyses and possible system modifications.

FUNCTIONAL AGENCY RESPONSIBILITY

City Transit Division

FEDERAL PROGRAM PARTICIPATION

Federal Transit Act Section 5303 Metropolitan Planning Grant

FUNDING SCHEDULE - 44.24.01

Expenditures	Local	FTA	Total
Programmed FY 14	\$11,885	\$47,541	\$59,426
Estimated FY 2015	\$14,477	\$57,908	\$72,385

44.24.00

Short Range Transportation Planning

44.24.02

Current Service Enhancement

OBJECTIVE

To improve service and ridership in existing transit system.

ACCOMPLISHMENTS FISCAL YEAR 2014

Worked with operational staff in reviewing and implementing system improvements to existing routes and services and to assess system functioning. Assisted in assessing upcoming operational needs. Continued to develop Marketing Enhancement Programs. Attended to regulatory documents as required for continued funding. Provided monthly ridership (including wheelchair and bike rack use) analysis, assessed ridership trends, and prepared other information on system functioning as requested. Analyzed internal administrative functioning including further implementation of computerization and/or technology improvements. Monitored GPS and CCTV data to analyze possible improvements to routes and schedules. Prepared National Database reports.

PROPOSED ACTIVITIES FISCAL YEAR 2015

Continuation of activities undertaken in FY 2014. Assist in identification and implementation of means to improve current service, including analyzing the routes and schedules with the use of GPS and CCTV data. Creating GTFS (General Transit Feed Specification) data in house for integration with Google Transit which will allow riders to utilize Google's Trip Planning services free of charge. Researching the feasibility of real time GPS tracking on the buses, allowing riders to determine where the bus is in real time. Researching the use of electronic fare boxes to assist in tracking ridership numbers for determining the effectiveness of current routes. This element may also include activities such as assisting with marketing to attract and educate "choice riders" and senior riders on how to read the schedules and use transit; and to enhance public image of existing system and services as well as analyses of internal functions and operations. Maintain monthly ridership figures and summary figures for effective decision-making. Complete National Transit Database reports. Other tasks may include monitoring public reaction to modified routes, schedules and marketing efforts, and assist in assessing budgetary needs.

STAFFING

805.52 Transit Planner Staff Hours

161.10 Administrative Support Staff Hours

161.10 Transit Manager Staff Hours

1,127.72 Total Staff Hours

FUNCTIONAL AGENCY RESPONSIBILITY

City Transit Division

PRODUCT

Information relating to existing service/system enhancement, such as analyses of system functions and budget alternatives.

FEDERAL PROGRAM PARTICIPATION

Federal Transit Act Section 5303 Metropolitan Planning Grant.

FUNDING SCHEDULE - 44.24.02

Expenditures	Local	FTA	Total
Programmed FY 14	\$11,569	\$46,274	\$57,843
Estimated FY 2015	\$14,036	\$56,146	\$70,182

44.25.00

Transportation Improvement Program

44.25.01

T.I.P.

OBJECTIVE

To maintain a viable five year program of transit improvements for the Billings Urban Area.

ACCOMPLISHMENTS FISCAL YEAR 2014

The TIP was updated to reflect current project status and include upcoming projects. Information was provided to MPO to assist in community-wide Section 5310 project prioritization for inclusion in TIP. STIP process was monitored especially with regard to the grants.

PROPOSED ACTIVITIES FISCAL YEAR 2015

City Transit Division will develop information on the operating and capital projects for which MET Transit and MET Special Transit plan to pursue federal grant assistance for inclusion in the TIP to be prepared by the MPO. Monitor inclusion of TIP in STIP to ensure ability to obtain federal Sections 5307, 5310 & 5339 grant assistance.

STAFFING

178.0 Transit Planner Staff Hours
35.6 Administrative Support Staff Hours
35.6 Transit Manager Staff Hours

249.2 Total Staff Hours

FUNCTIONAL AGENCY RESPONSIBILITY

City Transit Division will provide transit-related information to the County Planning Department for the MPO's inclusion in the TIP document.

PRODUCT

A current TIP as necessary for FTA grant approvals.

FEDERAL PROGRAM PARTICIPATION

Federal Transit Act Section 5303 Metropolitan Planning Grant.

FUNDING SCHEDULE - 44.25.01

Expenditures	Local	FTA	Total
Programmed FY 14	\$1,642	\$6,568	\$8,210
Estimated FY 2015	\$3,102	\$12,407	\$15,509

44.26.00 Implementation of Americans with Disabilities Act (ADA)

44.26.15 Implementation of Americans with Disabilities Act (ADA)

OBJECTIVE

To ensure optimal use of City of Billings funds in meeting elderly and disabled transportation needs for both specialized and fixed route transportation in accordance with Federal Americans with Disabilities Act (ADA) regulations.

ACCOMPLISHMENTS FISCAL YEAR 2014

Continued implementation of the paratransit Eligibility Certification process and familiarizing elderly and disabled citizens with use of fixed route system as appropriate. Continued monitoring of transit system's compliance with the ADA regulations and assisted with related community relations. Assessed financial functioning of paratransit service. Monitored procedures and policies involving lift-equipped fixed-route service and other accessibility features and requirements. Assisted in assessment of future vehicle needs and relevant procurement of vehicles as related to best serving elderly and disabled citizens. Assisted with continued integration of the paratransit function within the City's MET Transit System. Assisted in efforts to develop and resolve operational policy issues and to improve MET Special Transit's efficiency & cost-effectiveness, including monitoring implementation of Paratransit Scheduling software. Continue to coordinate transportation services among transit providers, social service agencies and the general public to provide an overall strategy to enhance transportation access, minimize duplication of services and facilitate the most appropriate cost-effective transportation possible with available resources.

PROPOSED ACTIVITIES FISCAL YEAR 2015

Continuation of activities undertaken in FY 2014. Plan additional sensitivity training for MET operators and other employees. Maintain positive relationship with disabled and elderly community and continued identification of means to address transit and special transportation needs, including assisting in efforts to assess both short and long term paratransit needs of the community and organizational and fiscal means to address those needs. Monitor and assess means to improve efficiency and effectiveness of paratransit service, including the update of the current paratransit software system. Continue to facilitate effective service provision and usage of lift-equipped fixed-route service. Participate on resource advisory groups.

STAFFING

495.00 Transit Planner Staff Hours
 99.00 Administrative Support Staff Hours in support of Planner
624.00 Paratransit Coordinator Staff Hours
218.47 Clerical Staff Hours in support of Paratransit Coordinator
99.00 Transit Manager Staff Hours

1,535.47 Total Staff Hours

FUNCTIONAL AGENCY RESPONSIBILITY

City Transit Division

PRODUCT

Continued community consensus on how ADA regulations related to transit is to be complied with by the City of Billings. Continued community consensus on how to address specialized and lift-equipped and other transit needs of the community's disabled citizens through City funding.

FEDERAL PROGRAM PARTICIPATION

Federal Transit Act Section 5303 Metropolitan Planning Grant.

FUNDING SCHEDULE - 44.26.15

Expenditures	Local	FTA	Total
Programmed FY 14	\$15,044	\$60,177	\$75,221
Estimated FY 2015	\$17,287	\$69,150	\$86,437

SECTION II FUNDING

**Table 4
Funding Summary and Staff Months by Element - City Transit Division
Federal Fiscal Year 2015**

Work Element	Funding Source			Disbursement Percentage		Staff Hours
	City	FTA	Total Amount	City	FTA	
44.21.01	\$8,699	\$34,796	\$43,495	20	80	674.8
44.24.01	\$14,477	\$57,908	\$72,385	20	80	1,150.52
44.24.02	\$14,036	\$56,146	\$70,182	20	80	1,127.72
44.25.01	\$3,102	\$12,407	\$15,509	20	80	249.2
44.26.15	\$17,287	\$69,150	\$86,437	20	80	1,535.47
SUB TOTAL	\$57,601	\$230,407	\$288,008	20	80	4,737.71
TOTAL	\$57,601	\$230,407	\$288,008	20	80	4,737.71

ALLOCATION OF COSTS

Expenditures identified include direct costs, benefits at the rate of 49% of direct salary or wages, and indirect costs at the rate of 12% of direct salary or wages. These rates for benefits and indirect costs were approved in a March 12, 2014 letter from the MDT Urban Planning Section.

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Donation by IAFF Local 521 for Public Education Supplies

PRESENTED BY: Paul Dextras, Fire Chief

Department: Fire

PROBLEM/ISSUE STATEMENT

Public education is an important fire prevention tool. Funding to purchase fire safety promotional items is limited. The IAFF Local 521 proposes to donate \$750 to purchase public education material. Items that are purchased contain fire safety messages and help educate children of the danger of fire. By Council policy, the City Council must approve all donations of more than \$500.

ALTERNATIVES ANALYZED

The City Council may accept or not accept the \$750.00 donation from IAFF, Local 521.

FINANCIAL IMPACT

Accepting this donation will allow the Fire Department to purchase additional public education / fire safe items.

RECOMMENDATION

Staff recommends that the City Council accept the \$750.00 donation from IAFF Local 521 for the purchase of fire safety/public education supplies.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Amended Lot 4A, Block 2, Goodman Subdivision, 4th Filing: Preliminary Plat Approval Extension Request

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

Department: Planning & Community Services

PROBLEM/ISSUE STATEMENT

Amended Lot 4A, Block 2, Goodman Subdivision, 4th Filing is a proposed subdivision that would create 2 lots from a 0.77 acre lot at the southeast corner of 41st Street West and Avenue C. The property is owned by Randall Swenson, Jeff Muri, LLC, and Bearcreek Investments, LLC. City Council granted conditional approval of the preliminary plat of Amended Lot 4A, Block 2, Goodman Subdivision, 4th Filing on August 22, 2011. Section 23-303(I) of the City Subdivision Regulations stipulates that the conditional approval of preliminary plats shall be in force for not more than three years, unless a request for an extension is received and approved by City Council. The City Council may issue more than one extension.

The three-year preliminary plat approval period for this subdivision will expire August 22, 2014. The subdivider has requested an extension to the preliminary plat approval for an additional three years to allow the ability to customize the new lot line once a purchaser is lined up. The subdivider's request letter and staff analysis can be found as attachments to this report. If the request is granted the new expiration would be August 22, 2017.

ALTERNATIVES ANALYZED

The City Council may:

- Approve the request to extend the preliminary plat approval for three years; or
- Deny the request to extend the preliminary plat approval for three years.

FINANCIAL IMPACT

Platting two lots that are currently vacant and reselling them to private individuals would increase the tax revenues for the City. Allowing the subdivider up to three additional years to prepare the final plat documents for approval and recording should not have any direct financial impact to the City.

RECOMMENDATION

Planning staff recommends that the City Council approve the request for an extension of the preliminary plat approval date for Amended Lot 4A, Block 2, Goodman Subdivision, 4th Filing for three years, and set the new expiration date to August 22, 2017.

APPROVED BY CITY ADMINISTRATOR

Request for Preliminary Plat extension

Preliminary Plat

Extension request review Criteria

August 4th, 2014

Planning & Community Services Department
%Juliet Spalding
2825 3rd Ave. N, 4th Floor
Billings, MT 59101

RE: Preliminary plat extension; Lot 4A, Bk 2, Goodman Sub, 4th filing

Dear Juliet,

Billings City Council conditionally approved a preliminary minor plat of Amended Lot 4A, Block 2, Goodman Subdivision, 4th filing on August 22, 2011. That conditional approval was good for 3 years. At that time, we thought we knew exactly what we wanted for a new lot layout. Since then, circumstances have changed and we are not certain of exactly how we want the new lots arranged. We are still interested in pursuing a final plat of this minor subdivision, but until we are sure of the exact lot layout desired, we wish to wait on creating the final plat. We are therefore requesting a three year extension of the preliminary plat approval.

Sincerely,



Randall Swenson



PRELIMINARY PLAT OF
 AMENDED PLAT OF Lot 4A, of the
 AMENDED PLAT OF LOT 4, BLOCK 2,
 GOODMAN SUBDIVISION, FOURTH
 FILING

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE
 25 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

JUNE, 2011

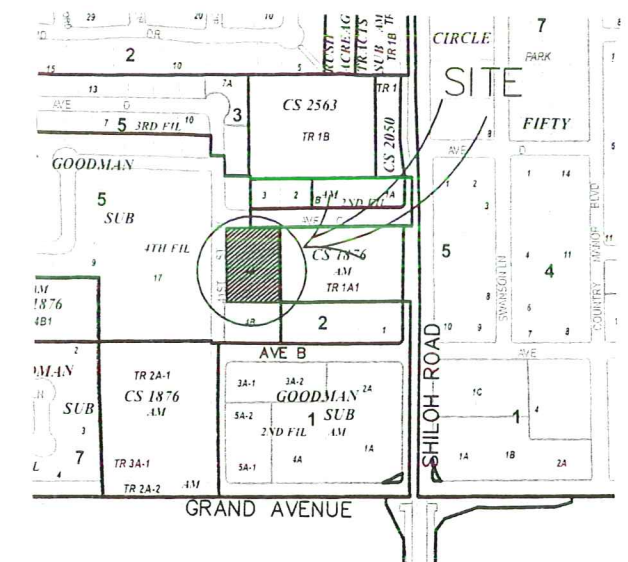
SURVEYED FOR: RANDALL D. SWENSON, JEFF MURI, LLC &
 BEARCREEK INVESTMENTS, LLC

SURVEYED BY: EGGART ENGINEERING COMPANY

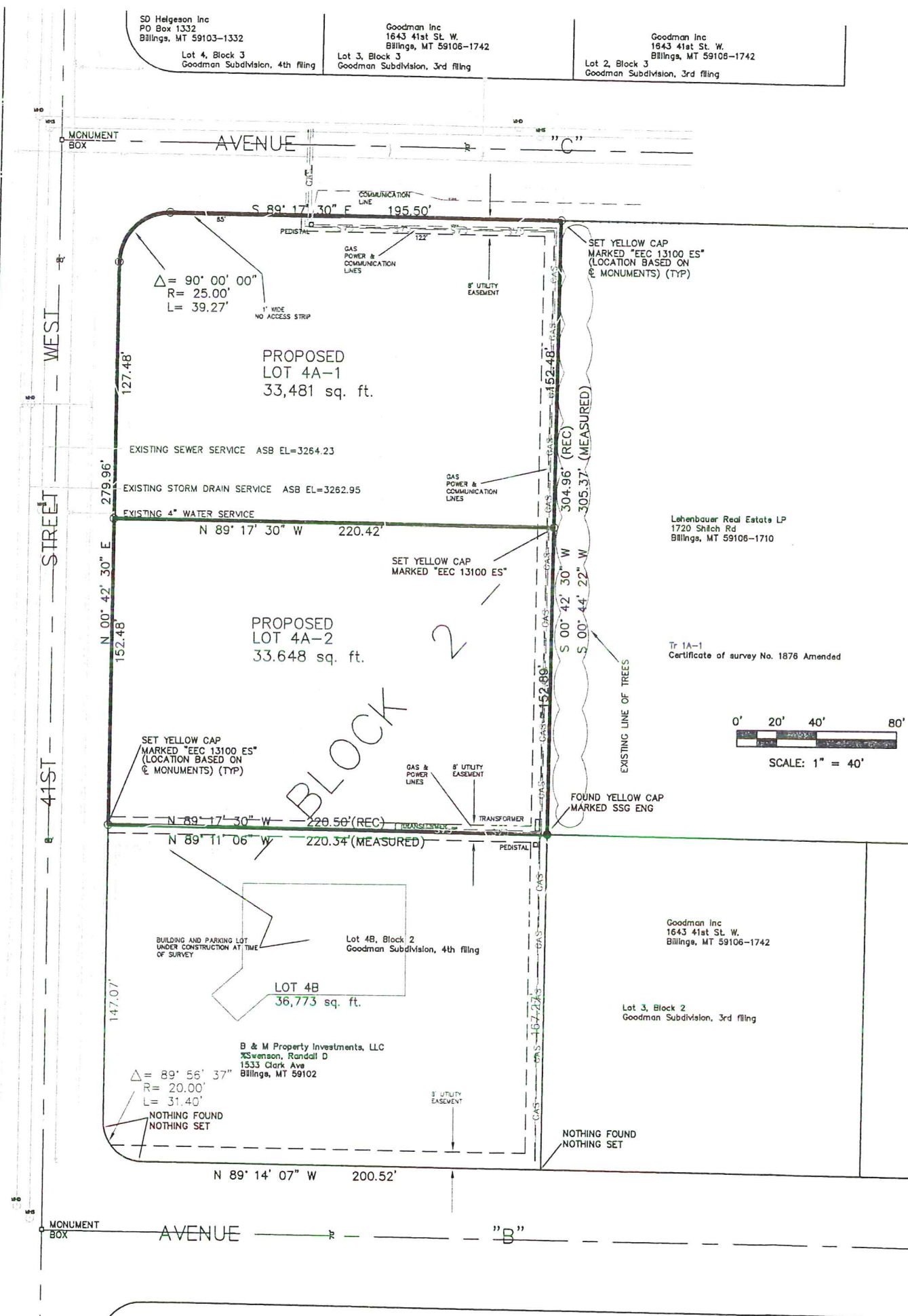
SUBDIVISION DETAILS:

GROSS AREA: 1.54 ACRES
 NET AREA: 1.54 ACRES
 ROAD AREA: 0.00 ACRES
 NUMBER OF LOTS: 2
 MAXIMUM LOT SIZE: .77 ACRES
 MINIMUM LOT SIZE: .77 ACRES
 PARK DEDICATION: 0.00 ACRES
 EXISTING LAND USE: RESIDENTIAL PROFESSIONAL
 PROPOSED LAND USE: RESIDENTIAL PROFESSIONAL
 ZONING: RESIDENTIAL PROFESSIONAL

VICINITY MAP



CLERK AND RECORDER FILING INFORMATION



SD Helgeson Inc
 PO Box 1332
 Billings, MT 59103-1332
 Lot 4, Block 3
 Goodman Subdivision, 4th filing

Goodman Inc
 1643 41st St. W.
 Billings, MT 59106-1742
 Lot 3, Block 3
 Goodman Subdivision, 3rd filing

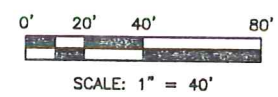
Goodman Inc
 1643 41st St. W.
 Billings, MT 59106-1742
 Lot 2, Block 3
 Goodman Subdivision, 3rd filing

Goodman Inc
 1643 41st St. W.
 Billings, MT 59106-1742

Lot 17, Block 5
 Goodman Subdivision, 4th filing

Lehnbauer Real Estate LP
 1720 Shiloh Rd
 Billings, MT 59106-1710

Tr 1A-1
 Certificate of survey No. 1876 Amended



Lot 4B, Block 2
 Goodman Subdivision, 4th filing
 LOT 4B
 36,773 sq. ft.

Goodman Inc
 1643 41st St. W.
 Billings, MT 59106-1742

Lot 3, Block 2
 Goodman Subdivision, 3rd filing

B & M Property Investments, LLC
 Swenson, Randall D
 1533 Clark Ave
 Billings, MT 59102

King of Glory Lutheran Church Inc.
 4125 Grand Ave.
 Billings, MT 59106

Tr 2A-1
 Certificate of survey No. 1876 Amended

Preliminary Plat Approval Extension Request—Review Criteria

Amended Lot 4A, Block 2, Goodman Subdivision, 4th Filing

When considering a request for an extension of the preliminary plat approval period, the City Council may use the following criteria to evaluate the request. Below each criterion, staff has provided some information for Council to consider.

1. *Changes to the subdivision regulations since the original approval and whether the subdivision as originally approved is essentially compliant with the new regulations;*

The preliminary plat for Amended Lot 4A, Block 2, Goodman Subdivision, 4th Filing was conditionally approved in 2011. Since that time, only minor changes to the City Subdivision Regulations have been made, and none of the amendments will cause this proposal to be out of compliance.

2. *Progress to date in completing the subdivision as a whole and any phases;*

The proposed subdivision is a simple lot split of an lot that already has all public improvements in place.

3. *Phasing of the subdivision and the ability for the existing development to operate without the delayed development;*

The subdivider has not proposed to phase this subdivision as all adjacent public improvements have already been completed.

4. *Dependence of infrastructure development on the subdivision;*

There are no additional public improvements required to serve the proposed subdivision. Delay of the subdivision will therefore not have any impact on infrastructure development needs for the surrounding neighborhood.

5. *Duration of the requested extension;*

The subdivider has requested an additional three years in order to ensure that the new lot dimensions can be customized to meet a future purchaser. It is likely that with continued growth in the immediate area the subdivision will become more marketable as a result.

6. *Demonstrated ability of the subdivider to complete the subdivision.*

There are no public improvements required with this subdivision. Completing the final documents for final plat approval should require limited resources once the developer is ready to move forward.

7. *Such other factors or criteria as deemed material in the discretion of the governing body.*

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: High Sierra Subdivision, 8th Filing -- Preliminary Major Plat

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

Department: Planning & Community Services

PROBLEM/ISSUE STATEMENT

On June 2, 2014, subdivider, High Sierra II, Inc., applied for preliminary major plat approval for High Sierra Subdivision, 8th Filing. The proposed subdivision creates 94 lots for single-family residences on a 26-acre parcel of land. This proposal is part of the previously approved master plan of High Sierra Subdivision, 5th -12th Filings, which includes a total of approximately 1,375 lots platted from 400 acres in multiple filings. The subject property is generally located north of Benjamin Boulevard, on both sides of High Sierra Boulevard in the northwest Billings Heights. The property is zoned Residential-7,000-Restricted (R-70-R). The subdivider has requested a variance from Section 23-406.A.6. of the City Subdivision Regulations to allow a dead-end street (Vera Cruz Circle) to be longer than 600 feet in length. An explanation of this variance request and the staff analysis can be found in the Attachments to this report. The Yellowstone County Board of Planning conducted a public hearing on this proposal and forwarded a recommendation at its July 22nd 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 August 25, 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: North of Benjamin Boulevard in the Heights

Legal Description: Lot 2A, Block 1 of Marisela Subdivision, Amended

Subdivider/Owner: High Sierra II, Inc.

Engineer and Surveyor: Sanderson Stewart

Existing Zoning: R-70-R

Existing land use: Dry-land agricultural

Proposed land use: Single-Family Residential

Gross/Net area: 26.06 acres / 19.9 acres

Proposed number of lots: 95 (1 lot is unbuildable and will be merged with a future filing)

Lot size: Max: 14,939 square feet

Min.: 7,041 square feet

Parkland requirements: 2.19 acres of parkland required; a combination of land and cash in lieu of land dedication is proposed.

Variance requested: A variance to allow a dead-end street to be 670 feet in length instead of the required 600-foot maximum.

STAKEHOLDERS

A public hearing was held at the July 22, 2014, Yellowstone County Board of Planning meeting. Three neighboring property owners spoke and inquired about the proposal, and the developer and his engineer provided information regarding the questions of the neighbors and Board. Discussion was focused around the storm water management plan for the subdivision and the parkland and trail connections proposed.

Neighboring developer, Ron Hill asked questions regarding how storm water will be managed for this filing and subsequent filings of High Sierra Subdivision as some of his property to the south currently gets runoff from this property during large storm events. The representing Engineer indicated that an overall storm water master plan has been completed for the High Sierra Subdivision Master Plan (5th through 12th Filings), adopted in 2008. The plan shows storm water being directed to and captured in street storm sewer inlets and piped to a series of storm water detention basins to the north. Current issues with drainage will be solved as land grading occurs on a filing-by-filing basis to redirect the water as needed. The final storm water master plan will be reviewed for compliance with the most current City and State storm water management requirements. It was pointed out that storm water eventually outfalls to Five Mile Creek and the BBWA, as it has historically done on this property.

Another neighbor who lives on Benjamin Boulevard asked for clarification on the future sidewalk/trail connection that he was told would be provided at the end of the cul-de-sac on which he lives. The subdivider assured him that this is still planned as shown on the Master Plan and that it would be installed with the filing to the north as a sidewalk connection once those lots adjacent are platted. The neighbor seemed satisfied with the explanation.

The Planning Board then had discussion about the need for neighborhood parkland in the subdivision, as multiple filings have been platted yet no parkland has been dedicated. The subdivider indicated that the adopted Master Plan shows several park areas that will be dedicated and developed, but that the order of platting has not included the parkland as of yet. He indicated that the order of platting has been dictated by the ability to engineer the water and

sewer facilities. He also indicated he intends to not only dedicate the future parkland but also build the parks, and that there needs to be a critical mass of homes before it is viable to build a park. However, due to the Planning Boards concerns, the subdivider proposed to dedicate at this time the 1.75 acre park to the north of Cortez Avenue adjacent to the 8th Filing lots. Because this dedication was not reflected on the preliminary plat as presented, it is recommended as a condition of approval that the 1.75 acre park be dedicated to the City on the final plat.

After taking the public testimony, the Planning Board voted unanimously to support the proposal and recommend conditional approval of the preliminary plat of the subdivision to the City Council.

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 High Sierra Subdivision, 8th Filing, including the variance from Section 23-406(A)(6), BMCC to allow a dead-end street longer than 600 feet, and adoption of the Findings of Fact to the City Council.

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 provide for the installation of utilities, utility easements shall be shown on the final plat as requested by the affected public and private utility companies. 2. To ensure conformance with zoning, Lot 33, Block 5 shall be aggregated with the adjacent land to the north, at the time of final plat recording. 3. To provide for the installation of utilities and mitigate impacts on local services, recordable easement documents shall be provided with the final documents for the off-site temporary storm detention basins and swales, and for the temporary turnarounds at both ends of Cortez Avenue. 4. To mitigate impacts on local services, the 1.7528-acre park shown on the adopted Master Plan adjacent to the 8th Filing, north of Cortez Avenue shall be dedicated to the City of Billings on the final plat, and shall be counted as partial satisfaction of the parkland dedication requirements for the 8th Filing.

5. 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.

6. 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

Master Plan

Findings of Fact

Variance Request

Mayors Letter



PRELIMINARY PLAT OF HIGH SIERRA SUBDIVISION, EIGHTH FILING

BEING LOT 2A, BLOCK 1 OF AMENDED PLAT OF LOT 2, BLOCK 1 AND
LOTS 2 & 3, BLOCK 2 OF MARISELA SUBDIVISION
SITUATED IN THE N1/2 OF SECTION 17, T. 1 N., R. 26 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

MAY, 2014

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA

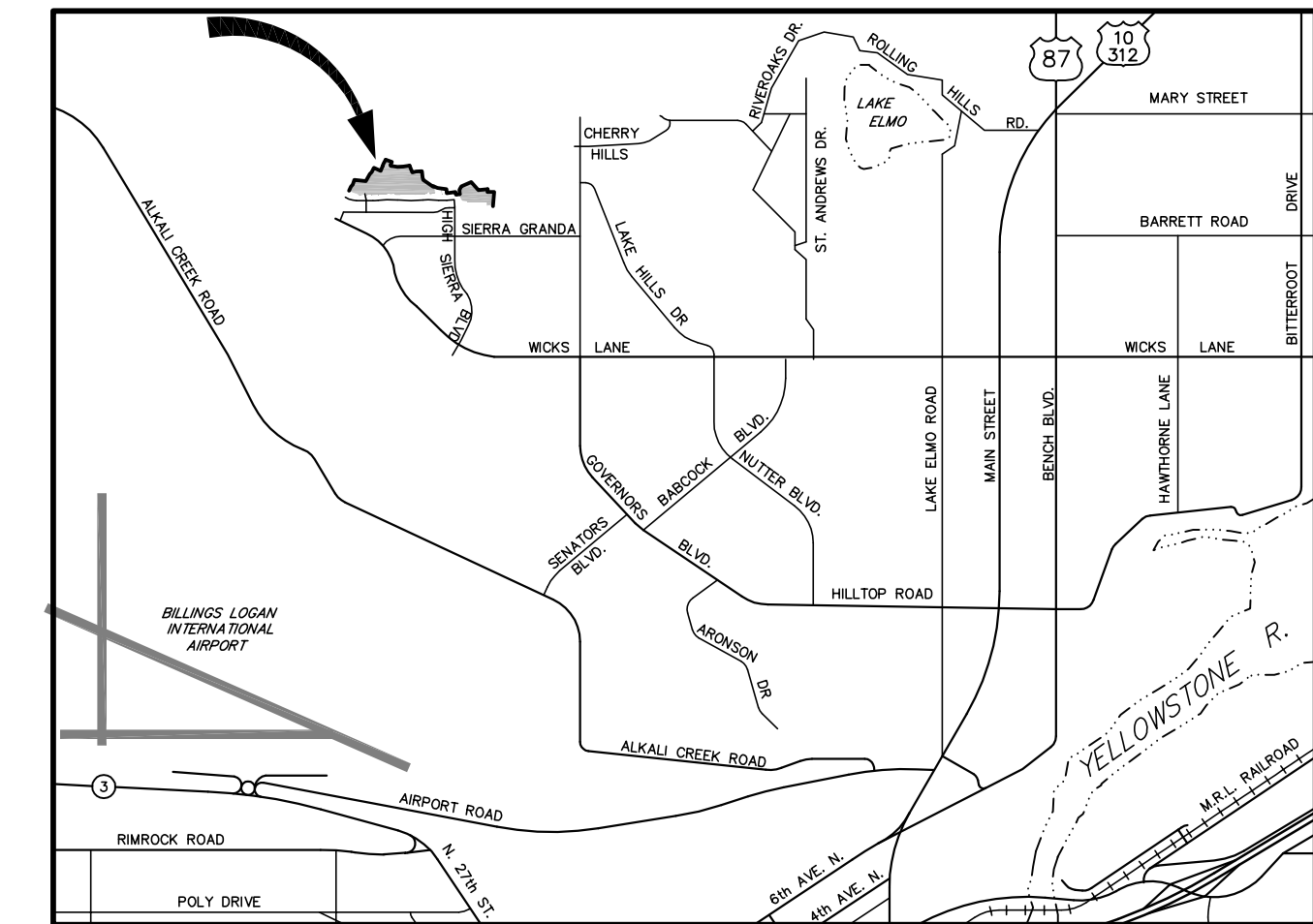
PLAT DATA

GROSS AREA = 26.067 AC
NET AREA = ±19.932 AC
NUMBER OF LOTS = 95*
*(94 buildable lots & 1 non-conforming lot-Lot 33, Block 5)

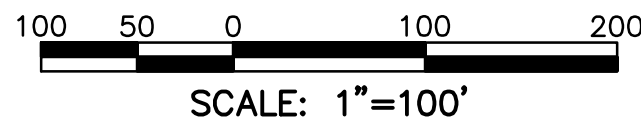
MINIMUM LOT SIZE = ±7,041 SF
MAXIMUM LOT SIZE = ±14,939 SF
LINEAL FEET OF STREETS = ±4,524
PARKLAND REQUIREMENT = ±2.192 AC
PARKLAND DEDICATION = CASH-IN-LIEU
EXISTING ZONING = R-7000 RESTRICTED

SURROUNDING ZONING:
NORTH = R-7000R
SOUTH = R-7000R/R-9600
EAST = R-7000R
WEST = R-7000R

EXISTING LAND USE = VACANT
PROPOSED LAND USE = RESIDENTIAL DEVELOPMENT

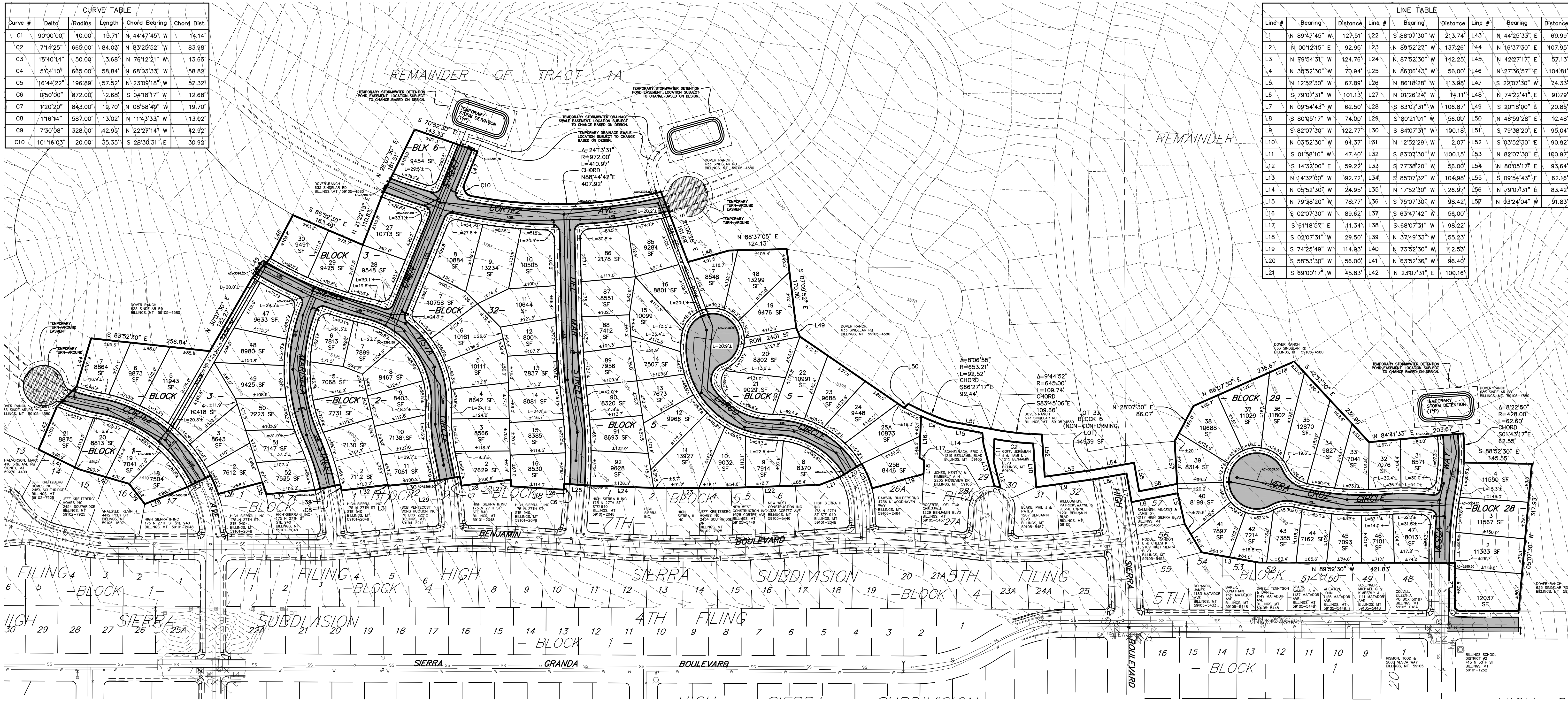


VICINITY MAP
NOT TO SCALE



Curve #	Delta	Radius	Length	Chord Bearing	Chord Dist.
C1	90°00'00"	10.00'	15.71'	N 44°47'45" W	14.14'
C2	71°42'25"	665.00'	84.03'	N 83°25'52" W	83.98'
C3	15°40'14"	50.00'	13.68'	N 76°12'21" W	13.63'
C4	5°04'10"	665.00'	58.84'	N 68°03'33" W	58.82'
C5	16°44'22"	196.89'	57.52'	N 23°09'18" W	57.32'
C6	0°50'00"	872.00'	12.68'	S 04°18'17" W	12.68'
C7	1°20'20"	843.00'	19.70'	N 08°58'49" W	19.70'
C8	1°16'14"	587.00'	13.02'	N 11°43'33" W	13.02'
C9	7°30'08"	328.00'	42.95'	N 22°27'14" W	42.92'
C10	101°16'03"	20.00'	35.35'	S 28°30'31" E	30.92'

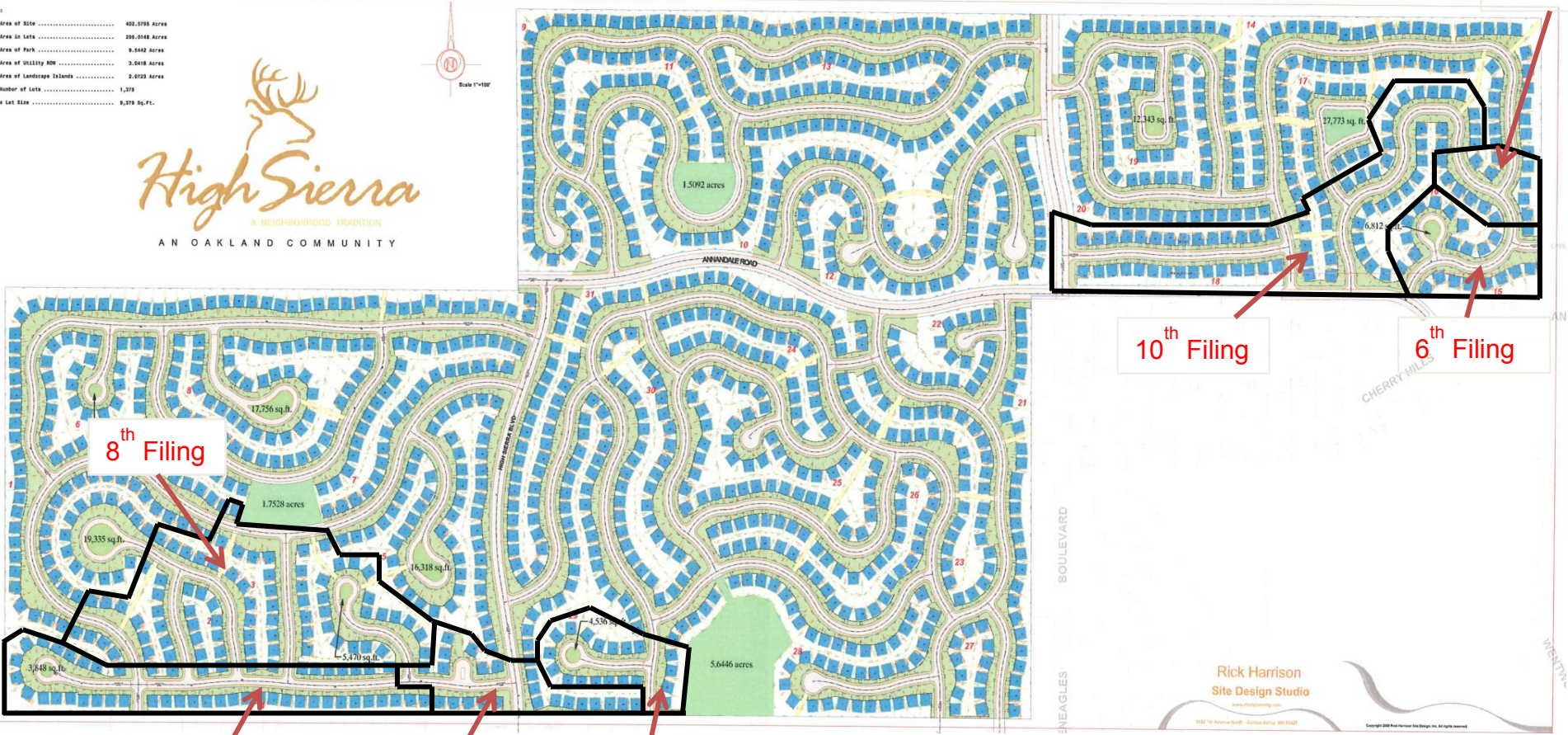
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N 89°47'45" W	127.51'	L22	S 88°07'30" W	213.74'	L43	N 44°25'33" E	60.99'
L2	N 00°12'15" E	92.95'	L23	N 89°52'27" W	137.26'	L44	N 16°37'30" E	107.85'
L3	N 79°54'31" W	124.76'	L24	N 87°52'30" W	142.25'	L45	N 42°27'17" E	57.13'
L4	N 30°52'30" W	70.94'	L25	N 86°06'43" W	58.00'	L46	N 27°36'57" E	104.61'
L5	N 12°52'30" W	67.89'	L26	N 86°18'28" W	113.98'	L47	S 22°07'30" W	74.33'
L6	S 79°07'31" W	101.13'	L27	N 01°26'24" W	14.11'	L48	N 74°22'41" E	91.79'
L7	N 09°54'43" W	62.50'	L28	S 83°07'31" W	106.87'	L49	S 20°18'00" E	20.85'
L8	S 80°05'17" W	74.00'	L29	S 80°21'01" W	56.00'	L50	N 46°59'28" E	12.48'
L9	S 82°07'30" W	122.77'	L30	S 84°07'31" W	100.18'	L51	S 79°38'20" E	95.04'
L10	N 03°52'30" W	94.37'	L31	N 12°52'29" W	2.07'	L52	S 03°52'30" E	90.92'
L11	S 01°58'10" W	47.40'	L32	S 83°07'30" W	100.15'	L53	N 82°07'30" E	100.97'
L12	S 14°32'00" E	59.22'	L33	S 77°38'20" W	56.00'	L54	N 80°05'17" E	93.64'
L13	N 14°32'00" W	92.72'	L34	S 85°07'32" W	104.98'	L55	S 09°54'43" E	62.16'
L14	N 05°52'30" W	24.95'	L35	N 17°52'30" W	26.97'	L56	N 79°07'31" E	83.42'
L15	N 79°38'20" W	78.77'	L36	S 75°07'30" W	98.42'	L57	N 03°24'04" W	91.83'
L16	S 02°07'30" W	89.82'	L37	S 63°47'42" W	56.00'			
L17	S 61°18'57" W	11.34'	L38	S 68°07'31" W	98.22'			
L18	S 02°07'31" W	11.34'	L39	N 37°49'33" W	55.23'			
L19	S 74°25'49" W	114.93'	L40	N 73°52'30" W	112.53'			
L20	S 58°53'30" W	56.00'	L41	N 63°52'30" W	96.40'			
L21	S 89°00'17" W	45.83'	L42	N 23°07'31" E	100.16'			



ATTACHMENT: 2008 High Sierra Master Plan

Legend:

Total Area of Site	420.5795 Acres
Total Area in Lots	226.0148 Acres
Total Area of Park	9.8642 Acres
Total Area of Utility ROW	3.0418 Acres
Total Area of Landscape Islands	2.0723 Acres
Total Number of Lots	1,378
Average Lot Size	9,378 Sq. Ft.



7th Filing

5th Filing

8th Filing

8th Filing

10th Filing

6th Filing

9th Filing

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Site Design Studio
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FINDINGS OF FACT – High Sierra Subdivision, 8th Filing

The Planning staff has prepared on behalf of the Yellowstone County Board of Planning the Findings of Fact for the preliminary plat of High Sierra Subdivision, 8th Filing and has provided them for review by the City Council, as follows:

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 used for dryland pasture by the Dover Ranch operation to the north. It, along with approximately 375 additional acres, was annexed by the City and rezoned for single-family residential uses in 2007. It is adjacent to similar residential uses to the south and east and will provide community housing in an area that is not particularly productive for agriculture. It should not have a negative effect on the agricultural industry.

The BBWA irrigation canal is located approximately 3/4 mile northeast of the property. This subdivision does not contain any ditches or water shares, and therefore will not have an effect on agricultural water user facilities

2. Effect on local services

- a. **Utilities** –Water services to the subject property are provided by the City of Billings. There are existing 8-inch mains in Cortez Avenue, Marisela Street, Sierra Vista Circle, Del Mar Street, Largo Circle and Vesca Way that will be extended to serve the new lots. Several of the mains will be looped using utility right-of-way corridors where streets do not connect. The improvements are subject to the review and approval of the City during the time of construction. As proposed, the City Public Works Department finds that the water main extensions are acceptable.

Sanitary sewer service will be provided by connecting to existing 8-inch sewer mains in Largo Circle and Vesca Way. Extensions to the other streets will be made directly or through platted utility rights-of-way. As proposed, the City of Billings Public Works Department finds the sewer main extension to be acceptable.

MDU will provide gas services, and both Northwestern Energy and Yellowstone Valley Electric Cooperative will provide electric services to the subdivision. Easements will need to be shown on the face of the plat that are acceptable to these utility providers (**Condition #1**).

- b. **Storm water** – A storm water master plan was reviewed in June 2008 for this proposal. In general, storm drains and piping will be installed to carry water to the north to detention ponds located north of the overall master planned area (area covering High Sierra Subdivision 5th-12th filings). In order to secure these areas, easements shall be shown on the final plat and recordable easement documents shall accompany the final plat documents (**Condition #3**). This and all other drainage improvements shall satisfy

the criteria set forth by the most-current *City of Billings Stormwater Management Manual* and will be subject to review and approval by the Engineering Division. Additionally, a Storm Water Pollution Prevention Plan (SWPPP) will be required of the developer and construction contractors prior to site disturbance to ensure that storm drain facilities are not compromised during site and home construction.

- 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 proposed subdivision will be accessed by extensions of existing streets that were platted and built in the 7th filing. These include Cortez Ave., Marisela St., Sierra Vista Circle, Del Mar St., Largo Circle and Vera Cruz Circle, and Vesca Way. These local streets will be built to City standards at 34 feet wide, with curb, gutter and boulevard-style sidewalks, all within 56-foot rights-of-way. A variance has been requested to allow Vera Cruz Circle to extend beyond the 600-foot maximum length until a future extension of Vesca Way is made. Staff’s analysis and recommendation on this variance request are found in Attachment A.

A Traffic Impact Study (TIS) was completed for the entire High Sierra Subdivision master plan area at the time of the 5th Filing in June of 2008. This study was updated to analyze the specific impacts of the 8th Filing in May of 2014. Three area intersections were identified as being affected by the High Sierra Subdivision; Wicks Lane/Gleneagles Boulevard, Wicks Lane/Fantan Street, and Wicks Lane/St. Andrews Drive. Based on the updated findings, it was determined that the developer shall contribute 2.10%, 2.34%, and 1.86%, respectively, toward the total cost of the improvements planned for these three intersections. As indicated in the Subdivision Improvement Agreement (SIA), those contributions shall be calculated and made prior to final plat approval.

- e. **Emergency services** – The Billings Police and Fire Departments will respond to emergencies within the proposed subdivision. The nearest fire station is located at 1601 St. Andrews Drive (Station #6). The subdivision is located within the ambulance service area of American Medical Response (AMR).
- f. **Schools** –School District #2 provides educational services to elementary through high school students. Eagle Cliff Elementary School, Castle Rock Middle School, and Skyview High School will serve the children in this subdivision. A previous response from the district’s facilities director indicated that Eagle Cliff and Skyview still have capacity for additional students. However, Castle Rock is currently overcrowded. School District #2 is currently working on a redistricting project that will redistribute middle school students among Castle Rock and the new middle school under construction on Bench Blvd. and Barrett Rd. This process is expected to be completed by the end of 2015, and will alleviate this overcrowding issue.
- g. **Parks and Recreation** – The parkland dedication requirement for this subdivision amounts to 2.19 acres (11% of the net area of 19.9 acres). The subdivider originally proposed to provide cash in lieu of parkland for this filing of the subdivision. At the

request of the Planning Board the subdivider has agreed to provide a 1.75-acre parkland dedication adjacent to the north Cortez Avenue as shown on the Master Plan. The remainder of the required parkland will be provided by a cash in lieu contribution at the time of the final plat approval (**Condition #4**).

- h. Mail Delivery** - The United States Postal Service will provide postal service to the subdivision. With previous filings the developer provided centralized delivery facilities and the same is proposed for this filing. The developer will consult with the USPS prior to placement of the centralized mail boxes.

3. Effect on the natural environment

The subject property is relatively level prairie land adjacent to urban development on its south and east sides. A geotechnical evaluation was done for the subject area in June of 2008, to investigate soil, rock, and groundwater conditions and provide recommendations to support design and construction of foundation and drainage elements. An update was completed in June of 2014. The updated study indicated that the area is characterized by soft lean clay and loose silty sand, underlain by weathered sandstone or weathered shale bedrock. Foundation construction is permissible on this type of bedrock or over-excavation and placement of compacted structural fill can be used alternatively. The City Building Official has reviewed this geotechnical report, and made notes on its recommendations that will be enforced at the time of building permit issuance and subsequent inspections.

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 and antelope in the area, which may cause damage to landscaping. This subdivision should have a minimal effect on wildlife and wildlife habitat, as it is in an area that is rapidly urbanizing.

5. Effect on the public health, safety and welfare

The subdivision is located in an area with no known natural hazards. Fire hydrants will be constructed to meet fire department requirements. Sidewalks will offer a safe place for pedestrians to walk. Storm water will be directed to detention ponds via storm sewer lines installed in the streets. The effects on public health and safety should be minimal.

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 Bikeway 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: Contiguous development focused in and around existing population centers separated by open space. (p.6)
- c. Goal: Affordable housing for all income levels dispersed throughout the City. (p. 6)
- d. Goal: More housing and business choices within each neighborhood. (p. 6)

2. Urban Area Transportation Plan 2009 Update

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

3. Billings Area Bikeway and Trail Master Plan (BABTMP)

The proposed subdivision lies within the jurisdiction of the BABTMP. The Plan identifies a primary bikeway along High Sierra Blvd. The developer previously constructed and striped a bike lane along the subdivision’s High Sierra Blvd. frontage in accordance with the plan.

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 conforms to the design standards specified in the local subdivision regulations with one exception. A variance has been requested to allow Vera Cruz Circle to extend beyond the 600-foot maximum length until a future extension of Vesca Way is made. Staff’s analysis and recommendation on this variance request are found in Attachment A. 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 located within the R-70-R zoning district. All development shall comply with the standards set forth in Section 27-308, BMCC. Lot 33, Block 5 is a non-conforming lot that the subdivider proposes to aggregate with the property adjacent to the north concurrent with final plat recording (**Condition #2**). Final zoning compliance on the residential lots will be determined at the time of the building permit.

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 shall provide utility easements as requested by the City, MDU and YVEC on the face of the plat (**Condition #1**).

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 eight local streets to be dedicated to the public as shown on the plat.

CONCLUSIONS OF FINDINGS OF FACT

- The preliminary plat of High Sierra Subdivision, 8th Filing does not create any adverse impacts that warrant denial of the subdivision.
- The proposed subdivision conforms to several goals and policies of the 2008 Growth Policy Update and does not conflict with the Transportation or Bikeway and Trail Plans.
- The proposed subdivision complies with state and local subdivision regulations, local zoning, 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, August 25, 2014.

Thomas W. Hanel, Mayor

ATTACHMENT: High Sierra Subdivision, 8th Filing Variance Request

As stated in the Subdivision Improvements Agreement, the subdivider requests a temporary variance from Section 23-406(A)(6), BMCC for the length of the cul-de-sac for Vera Cruz Circle. According to City Code, the maximum length for a deadend street is 600 feet. The total distance from the intersection of Vesca Way and Matador Avenue to the end of the cul-de-sac on Vera Cruz Circle is approximately 670 feet. In the future, when additional filings of High Sierra Subdivision are constructed, Vesca Way will connect to the north, thus making the cul-de-sac length for Vera Cruz Circle approximately 410 feet.

The criteria used for evaluating subdivision variance requests are as follows (Section 23-1101.A., BMCC):

1. The granting of the variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties;
2. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, an undue hardship to the owner would result if the strict letter of the regulation was enforced;
3. The variance will not result in an increase in taxpayer burden;
4. The variance will not in any manner place the subdivision in nonconformance with any adopted zoning regulations or Growth Policy; and
5. The subdivider must prove that the alternative design is equally effective and the objectives of the improvements are satisfied.

Planning, Fire, and Engineering staffs have reviewed the variance request based on the above criteria. They have found that allowing Vera Cruz Circle to extend beyond 600 feet as measured from the nearest through street intersection would not be detrimental to public health and safety, would not increase taxpayer burden, and would not be nonconforming with zoning or the Growth Policy. Additionally, the High Sierra Subdivision has an approved master plan which will create street connections in the future rendering the variance temporary in nature. Staff is therefore recommending approval of the variance request from Section 23-406(A)(6), BMCC.

August 26, 2014

Gary Oakland, President
High Sierra II, Inc.
175 North 27th Street, Suite 900
Billings, MT 59101

Dear Property Owners:

On August 25, 2014, the Billings City Council conditionally approved the preliminary plat of High Sierra Subdivision, 8th Filing, subject to the following conditions of approval:

1. To provide for the installation of utilities, utility easements shall be shown on the final plat as requested by the affected public and private utility companies.
2. To ensure conformance with zoning, Lot 33, Block 5 shall be aggregated with the adjacent land to the north, at the time of final plat recording.
3. To provide for the installation of utilities and mitigate impacts on local services, recordable easement documents shall be provided with the final documents for the off-site temporary storm detention basins and swales, and for the temporary turnarounds at both ends of Cortez Avenue.
4. To mitigate impacts on local services, the 1.7528-acre park shown on the adopted Master Plan adjacent to the 8th Filing, north of Cortez Avenue shall be dedicated to the City of Billings on the final plat, and shall be counted as partial satisfaction of the parkland dedication requirements for the 8th Filing.
5. 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.
6. 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

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: High Sierra Subdivision, 9th Filing -- Preliminary Major Plat

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

Department: Planning & Community Services

PROBLEM/ISSUE STATEMENT

On June 2, 2014, subdivider, High Sierra II, Inc., applied for preliminary major plat approval for High Sierra Subdivision, 9th Filing. The proposed subdivision creates 13 lots for single-family residences on a 3.7-acre parcel of land. This proposal is part of a larger approved master plan of High Sierra Subdivision which includes a total of approximately 1,375 lots platted from 400 acres in multiple filings. The subject property is generally located north of Annandale Road, west of Greenbriar Road in the northwest Billings Heights. The property is zoned Residential-9600 (R-96) and Residential-7,000-Restricted (R-70-R). The Yellowstone County Board of Planning conducted a public hearing on this proposal and forwarded a recommendation at its July 22nd 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 August 25, 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: North of Annandale Road in the Heights

Legal Description: Lot 3A, Block 2 of Marisela Subdivision, Amended

Subdivider/Owner: High Sierra II, Inc.

Engineer and Surveyor: Sanderson Stewart

Existing Zoning: R-96 and R-70-R

Existing land use: Dry-land agricultural

Proposed land use: Single-Family Residential

Gross/Net area: 3.7 acres / 2.8 acres

Proposed number of lots: 13

Lot size: Max: 11,513 square feet

Min.: 8,043 square feet

Parkland requirements: 0.316 acres of parkland required; cash in lieu of land dedication is proposed.

STAKEHOLDERS

A public hearing was held at the July 22, 2014, Yellowstone County Board of Planning meeting. Two neighboring property owners spoke and inquired about the proposal, and the developer and his engineer provided information regarding the questions of the neighbors and Board. Discussion was focused around the storm water management plan for the subdivision and the expected timing of development.

A neighbor to the east who owns an adjacent lot on Lake Heights Road asked questions regarding how storm water will be managed for this filing and subsequent filings of High Sierra Subdivision as his lot (Lot 8, Block 64, Lake Hills Subdivision, 25th Filing) gets runoff from this property during large storm events. The subdivider's engineer indicated that an overall storm water master plan has been completed for the High Sierra Subdivision Master Plan (5th through 12th Filings), adopted in 2008. The plan shows storm water being directed to and captured in street storm sewer inlets and piped to a series of storm water detention basins to the north. Current issues with drainage will be solved as the proposed "Centinella Circle" will be cut lower than the surrounding areas, in order to intercept the storm water currently flowing toward the neighbor's property and direct it to the proposed detention pond to the north. The final storm water master plan will be reviewed for compliance with the most current City and State storm water management requirements. It was pointed out that storm water eventually outfalls to Five Mile Creek and the BBWA, as it has historically done on this property.

Another neighbor asked for clarification on the expected build-out timing of this filing and the continuation of Centinella Circle to the north. The subdivider indicated that the 6th and 9th Filing improvements will be installed under the same private contract within a year and any further development will depend on the market for such lots.

After taking public testimony, the Planning Board voted unanimously to support the proposal and recommend conditional approval of the preliminary plat of the subdivision to the City Council.

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 High Sierra Subdivision, 9th Filing, and adoption of the Findings of Fact to the City Council.

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 provide for the installation of utilities, utility easements shall be shown on the final plat as requested by the affected public and private utility companies.
2. To provide for the installation of utilities and mitigate impacts on local services, recordable easement documents shall be provided with the final documents for the off-site temporary storm detention basins and swales, and for the temporary turnarounds at the ends of Bonito Circle and Centinella Circle.
3. To mitigate impacts to public health, safety and welfare, Centinella Circle shall be renamed to a name acceptable to City Fire and County GIS in the final documents and on the final plat.
4. 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.
5. 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
Master Plan
Findings of Fact
Mayor's Letter

PRELIMINARY PLAT OF
HIGH SIERRA SUBDIVISION, NINTH FILING

BEING LOT 3A, BLOCK 2 OF AMENDED PLAT OF LOT 2, BLOCK 1 AND
 LOTS 2 & 3, BLOCK 2 OF MARISELA SUBDIVISION
 SITUATED IN THE SW1/4 OF SECTION 9, T. 1 N., R. 26 E., P.M.M.,
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

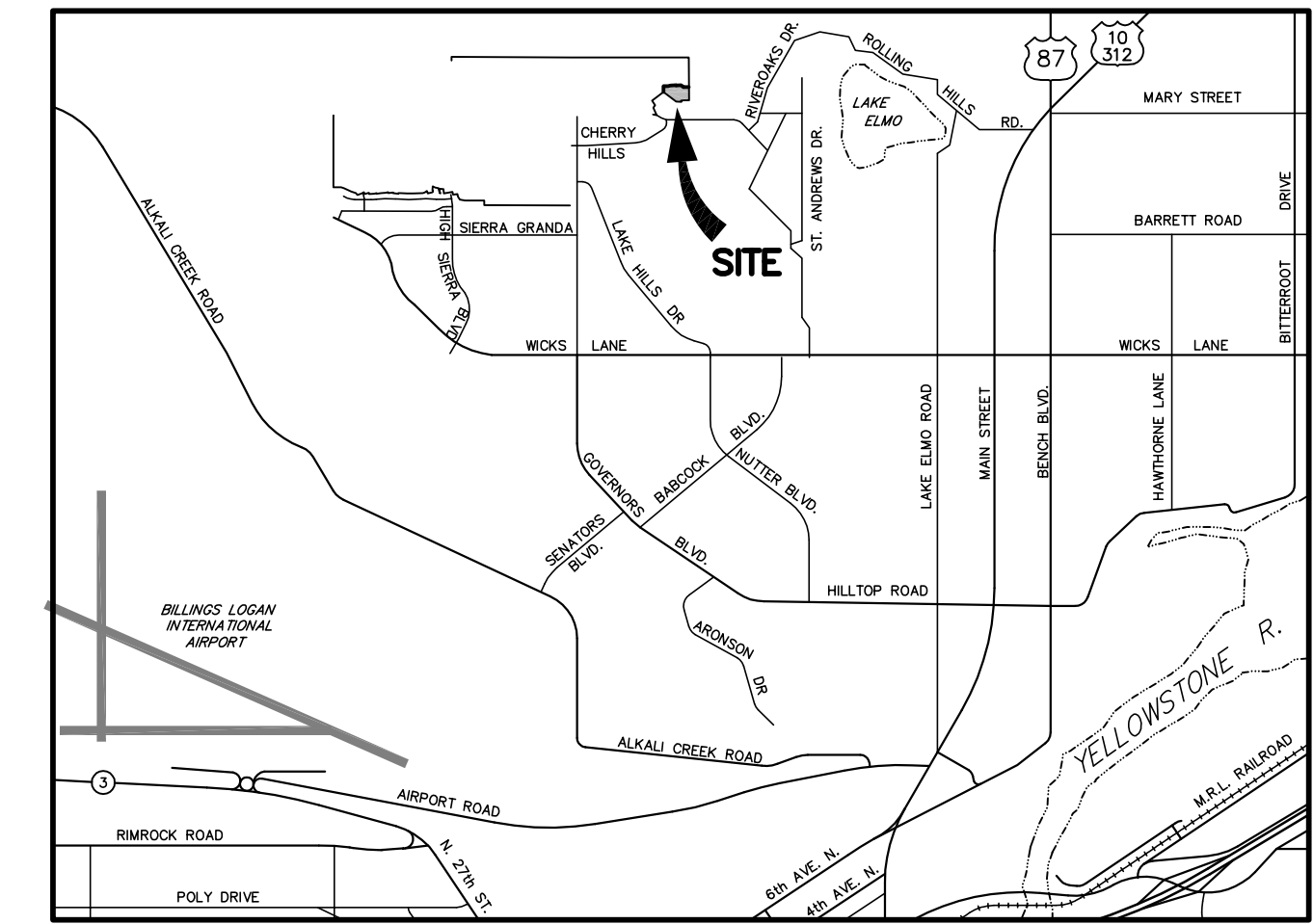
JUNE, 2014

PREPARED BY : SANDERSON STEWART

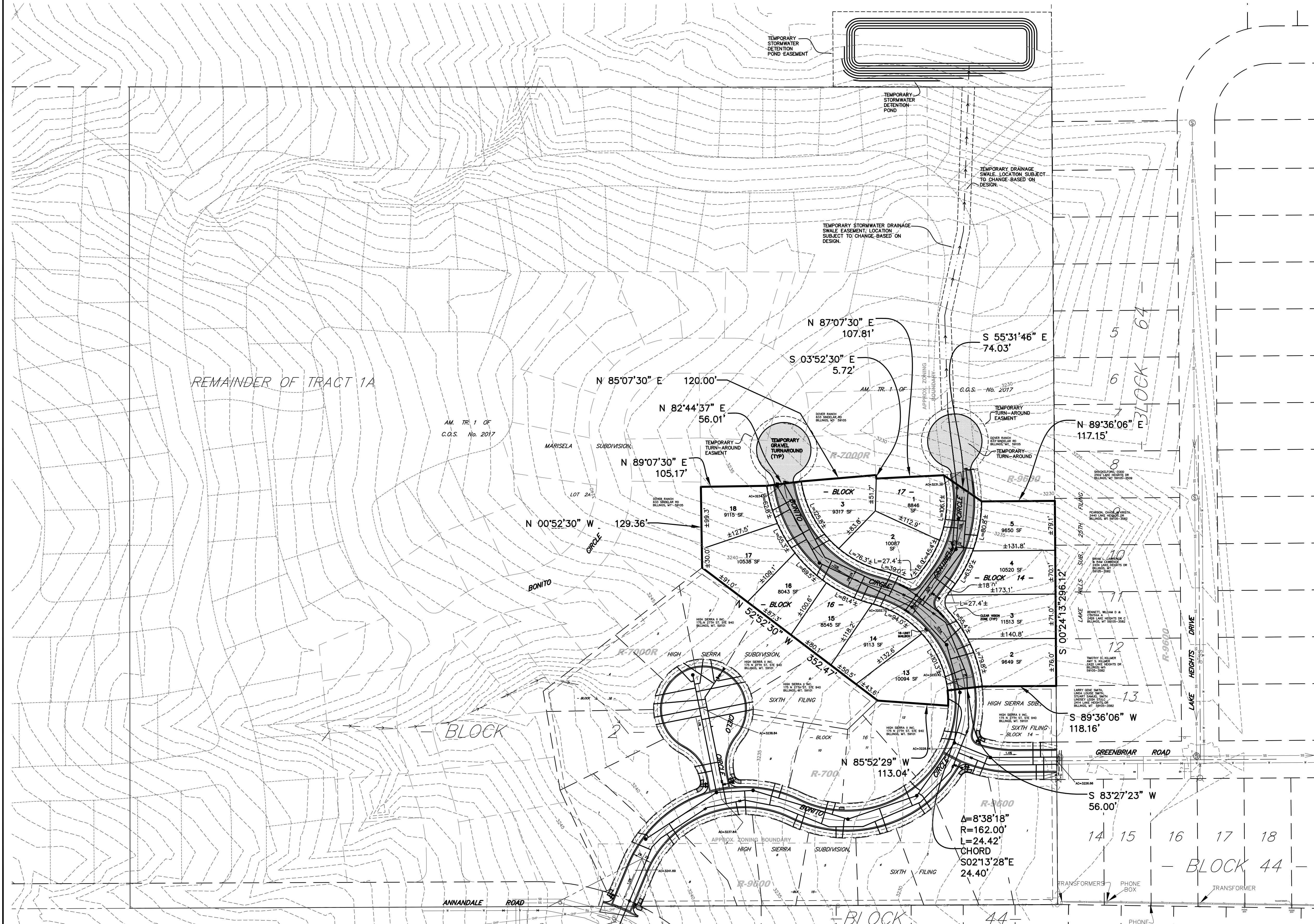
BILLINGS, MONTANA



80 40 0 80 160
 SCALE: 1"=80'



VICINITY MAP
 NOT TO SCALE



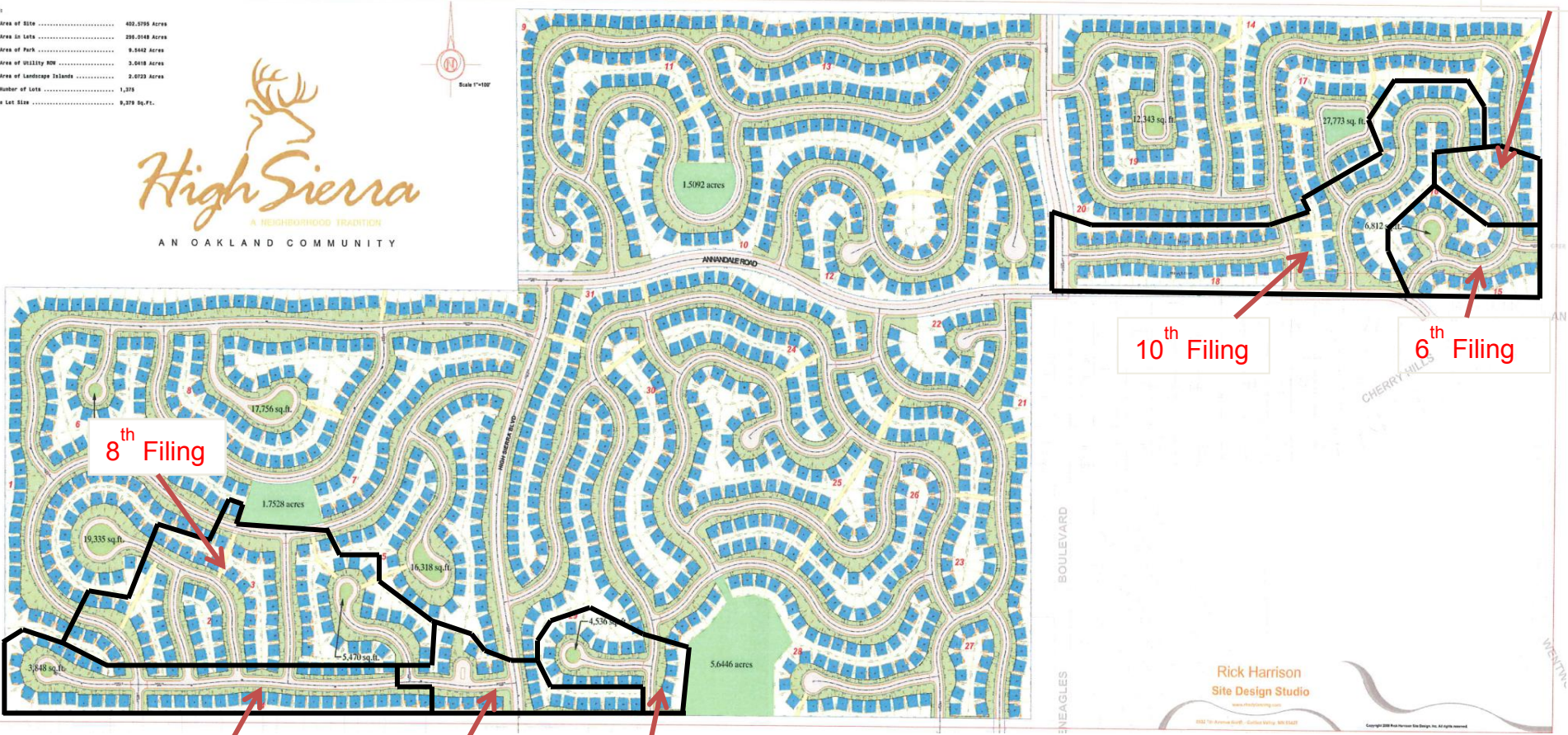
PLAT DATA

GROSS AREA	=	3.702 AC
NET AREA	=	±2.832 AC
NUMBER OF LOTS	=	13
MINIMUM LOT SIZE	=	±8,043 SF
MAXIMUM LOT SIZE	=	±11,513 SF
LINEAL FEET OF STREETS	=	±650
PARKLAND REQUIREMENT	=	±0.316 AC
PARKLAND DEDICATION	=	0 AC - CASH-IN-LIEU
EXISTING ZONING	=	R-7000 RESTRICTED/ R-9600
SURROUNDING ZONING:		
NORTH	=	R-7000R/R-9600
SOUTH	=	R-7000R/R-9600
EAST	=	R-9600
WEST	=	R-7000R
EXISTING LAND USE	=	VACANT
PROPOSED LAND USE	=	RESIDENTIAL DEVELOPMENT

ATTACHMENT: 2008 High Sierra Master Plan

Legend:

Total Area of Site	420.5795 Acres
Total Area in Lots	226.0148 Acres
Total Area of Park	9.8642 Acres
Total Area of Utility ROW	3.0418 Acres
Total Area of Landscape Islands	2.0723 Acres
Total Number of Lots	1,378
Average Lot Size	9,378 Sq. Ft.



7th Filing

5th Filing

8th Filing

8th Filing

10th Filing

6th Filing

9th Filing

Rick Harrison
Site Design Studio
www.rickharrison.com

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FINDINGS OF FACT – High Sierra Subdivision, 9th Filing

The Planning staff has prepared on behalf of the Yellowstone County Board of Planning the Findings of Fact for the preliminary plat of High Sierra Subdivision, 9th Filing and has provided them for review by the City Council, as follows:

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 used for dryland pasture by the Dover Ranch operation to the north. It, along with approximately 375 additional acres, was annexed by the City and rezoned for single-family residential uses in 2007. It is adjacent to similar residential uses to the south and east and will provide community housing in an area that is not particularly productive for agriculture. It should not have a negative effect on the agricultural industry.

The BBWA irrigation canal is located approximately 1/2 mile northeast of the property. This subdivision does not contain any ditches or water shares, and should not have an effect on agricultural water user facilities.

2. Effect on local services

- a. **Utilities** –Water services to the subject property are provided by the County Water District of Billings Heights (CWDBH). There is an existing 8-inch main in Bonito Circle that will be extended to serve the new lots. Pressurized fire hydrants will also be extended. The improvements are subject to the review and approval of the CWDBH and the City Fire Department during the time of construction. As proposed, the CWDBH finds that the water main extensions are acceptable.

Sanitary sewer service will be provided by the City of Billings by connecting to the existing 8-inch sewer main in Bonito Circle. As proposed, the City of Billings Public Works Department finds the sewer main extension to be acceptable.

MDU will provide gas services, and Yellowstone Valley Electric Cooperative will provide electric services to the subdivision. Easements will need to be shown on the face of the plat that are acceptable to these utility providers (**Condition #1**).

- b. **Storm water** – A storm water master plan was reviewed in June 2008 for this proposal. In general, storm drains and piping will be installed to carry water to the north to detention ponds located north of the overall master planned area (area covering High Sierra Subdivision 5th-12th filings). In order to secure these areas, easements shall be shown on the final plat and recordable easement documents shall accompany the final plat documents (**Condition #2**). This and all other drainage improvements shall satisfy the criteria set forth by the most-current *City of Billings Stormwater Management Manual* and will be subject to review and approval by the Engineering Division. Additionally, a Storm Water Pollution Prevention Plan (SWPPP) will be required of the developer and

construction contractors prior to site disturbance to ensure that storm drain facilities are not compromised during site and home construction.

- 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 proposed subdivision will be accessed by an extension of the existing street Bonito Circle which has intersections with both Annandale Road and Greenbriar Road. The Bonito Circle extension and the new local street, Centinella Circle, will be built to City standards at 34 feet wide, with curb, gutter and boulevard-style sidewalks, all within 56-foot rights-of-way. Both streets will end with a temporary turnaround and will be extended further in future filings of the subdivision. Since the proposed turnarounds are located off the subject property it is recommended that recordable easement documents accompany the final plat documents (**Condition #2**).

A Traffic Impact Study (TIS) was completed for the entire High Sierra Subdivision master plan area at the time of the 5th Filing in June of 2008. This study was updated to analyze the specific impacts of the 9th Filing in May of 2014. Three area intersections were identified as being affected by the High Sierra Subdivision; Wicks Lane/Gleneagles Boulevard, Wicks Lane/Fantan Street, and Wicks Lane/St. Andrews Drive. Based on the updated findings, it was determined that the developer shall contribute 0.32%, 0.29%, and 0.25%, respectively, toward the total cost of the improvements planned for these three intersections. As indicated in the Subdivision Improvement Agreement (SIA) those contributions shall be calculated and made prior to final plat approval.

- e. **Emergency services** – The Billings Police and Fire Departments will respond to emergencies within the proposed subdivision. The nearest fire station is located at 1601 St. Andrews Drive (Station #6). The subdivision is located within the ambulance service area of American Medical Response (AMR). In order to avoid street name confusion during an emergency dispatch situation, City Fire and County GIS have requested that “Centinella Circle” be renamed as it is too similar to Sentinel Court. This is recommended as a condition of final approval (**Condition #3**).
- f. **Schools** –Independent School District provides educational services to elementary students, while School District #2 provides service to middle and high school students (Castle Rock Middle School, and Skyview High School). Independent School District superintendent commented that there is capacity at the school for more students, however no busing service will be provided. A response from the principal at Skyview indicated that there is still capacity for additional high school students. However, Castle Rock is currently overcrowded. School District #2 is currently working on a redistricting project that will redistribute middle school students among Castle Rock and the new middle school under construction on Bench Blvd. and Barrett Rd. This process is expected to be completed by the end of 2015, and will alleviate this overcrowding issue.
- g. **Parks and Recreation** – The parkland dedication requirement for this subdivision amounts to 0.316 acres (11% of the net area of 2.8 acres). The subdivider proposes to

provide cash in lieu of parkland for this filing of the subdivision. The nearest park to this property is Sally Ann Park, located to the north and east of the property adjacent to the proposed detention pond. This City park is not yet developed.

- h. Mail Delivery** - The United States Postal Service will provide postal service to the subdivision. With previous filings, the developer provided centralized delivery facilities and the same is proposed for this filing. The developer will consult with the USPS prior to placement of the centralized mail boxes.

3. Effect on the natural environment

The subject property is relatively level prairie land adjacent to urban development on its south and east sides. A geotechnical evaluation was done for the subject area in June of 2008, to investigate soil, rock, and groundwater conditions and provide recommendations to support design and construction of foundation and drainage elements. An update was completed in June of 2014. The updated study indicated that the area is characterized by soft lean clay and loose silty sand, underlain by weathered sandstone or weathered shale bedrock. Foundation construction is permissible on this type of bedrock or over-excavation and placement of compacted structural fill can be used alternatively. The City Building Official has reviewed this geotechnical report, and made notes on its recommendations that will be enforced at the time of building permit issuance and subsequent inspections.

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 and antelope in the area, which may cause damage to their landscaping. This subdivision should have a minimal effect on wildlife and wildlife habitat, as it is in an area that is rapidly urbanizing.

5. Effect on the public health, safety and welfare

The subdivision is located in an area with no known natural hazards. Fire hydrants will be constructed to meet fire department requirements. Sidewalks will offer a safe place for pedestrians to walk. Storm water will be directed to detention ponds to the north of the subdivision. The effects on public health and safety should be minimal.

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 Bikeway 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: Contiguous development focused in and around existing population centers separated by open space. (p.6)
- c. Goal: Affordable housing for all income levels dispersed throughout the City. (p. 6)
- d. Goal: More housing and business choices within each neighborhood. (p. 6)

2. Urban Area Transportation Plan 2009 Update

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

3. Billings Area Bikeway and Trail Master Plan (BABTMP)

The proposed subdivision lies within the jurisdiction of the BABTMP. The Plan does not identify any facilities in this area.

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 conforms to 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 located within the R-96 and R-70-R zoning district. All development shall comply with the standards set forth in Section 27-308, BMCC. Final zoning compliance will be determined at the time of the building permit.

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 shall provide utility easements as requested by the City, MDU and YVEC on the face of the plat (**Condition #1**).

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 the extension of Bonito Circle and the creation of Centinella Circle, both local streets to be dedicated to the public as shown on the plat.

CONCLUSIONS OF FINDINGS OF FACT

- The preliminary plat of High Sierra Subdivision, 9th Filing does not create any adverse impacts that warrant denial of the subdivision.
- The proposed subdivision conforms to several goals and policies of the 2008 Growth Policy Update and does not conflict with the Transportation or Bikeway and Trail Plans.
- The proposed subdivision complies with state and local subdivision regulations, local zoning, 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, August 25, 2014.

Thomas W. Hanel, Mayor

August 26, 2014

Gary Oakland, President
High Sierra II, Inc.
175 North 27th Street, Suite 900
Billings, MT 59101

Dear Property Owners:

On August 25, 2014, the Billings City Council conditionally approved the preliminary plat of High Sierra Subdivision, 9th Filing, subject to the following conditions of approval:

1. To provide for the installation of utilities, utility easements shall be shown on the final plat as requested by the affected public and private utility companies.
2. To provide for the installation of utilities and mitigate impacts on local services, recordable easement documents shall be provided with the final documents for the off-site temporary storm detention basins and swales, and for the temporary turnarounds at the ends of Bonito Circle and Centinella Circle.
3. To mitigate impacts to public health, safety and welfare, Centinella Circle shall be renamed to a name acceptable to City Fire and County GIS in the final documents and on the final plat.
4. 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.
5. 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

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: High Sierra Subdivision, 10th Filing -- Preliminary Major Plat

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

Department: Planning & Community Services

PROBLEM/ISSUE STATEMENT

On June 2, 2014, subdivider, High Sierra II, Inc., applied for preliminary major plat approval for High Sierra Subdivision, 10th Filing. The proposed subdivision creates 36 lots for single-family residences and one large lot for future development on a 19.56-acre parcel of land. This proposal is part of a larger approved master plan of High Sierra Subdivision which includes a total of approximately 1,375 lots platted from 400 acres in multiple filings. The subject property is generally located north of Annandale Road, west of Greenbriar Road in the northwest Billings Heights. The property is zoned Residential-7,000-Restricted (R-70-R). The Yellowstone County Board of Planning conducted a public hearing on this proposal and forwarded a recommendation at its July 22nd 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 August 25, 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: North of Annandale Road in the Billings Heights

Legal Description: Lot 2A, Block 2 of Marisela Subdivision, Amended

Subdivider/Owner: High Sierra II, Inc.

Engineer and Surveyor: Sanderson Stewart

Existing Zoning: R-70-R

Existing land use: Dry-land agricultural

Proposed land use: Single-Family Residential

Gross/Net area: 19.6 acres / 17.5 acres

Proposed number of lots: 37

Lot size: Max: 9.48 acres

Min.: 7,176 square feet

Parkland requirements: 0.877 acres of parkland required; cash in lieu of land dedication is proposed.

STAKEHOLDERS

A public hearing was held at the July 22, 2014, Yellowstone County Board of Planning meeting. Neighboring developer, Ron Hill, who owns property to the south, commented that he hoped most of the future residents of this subdivision would choose to drive east on Annandale Road, rather than south to Boca Raton and on to Clubhouse Way. He indicated that Clubhouse way is already heavily traveled and is narrower than Annandale Road. There was no other public comment.

After taking public testimony, the Planning Board voted unanimously to support the proposal and recommend conditional approval of the preliminary plat of the subdivision to the City Council.

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 High Sierra Subdivision, 10th Filing, and adoption of the Findings of Fact to the City Council.

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 provide for the installation of utilities, utility easements shall be shown on the final plat as requested by the affected public and private utility companies.
2. To provide for the installation of utilities and mitigate impacts on local services, recordable easement documents shall be provided with the final documents for the off-site temporary storm detention basins and swales, and for the temporary turnaround at the end of Calle Luna Circle.
3. 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.
4. 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

Master Plan

Findings of Fact

Mayor's Letter

PRELIMINARY PLAT OF HIGH SIERRA SUBDIVISION, TENTH FILING

BEING LOT 2A, BLOCK 2 OF AMENDED PLAT OF LOT 2, BLOCK 1 AND
LOTS 2 & 3, BLOCK 2 OF MARISELA SUBDIVISION

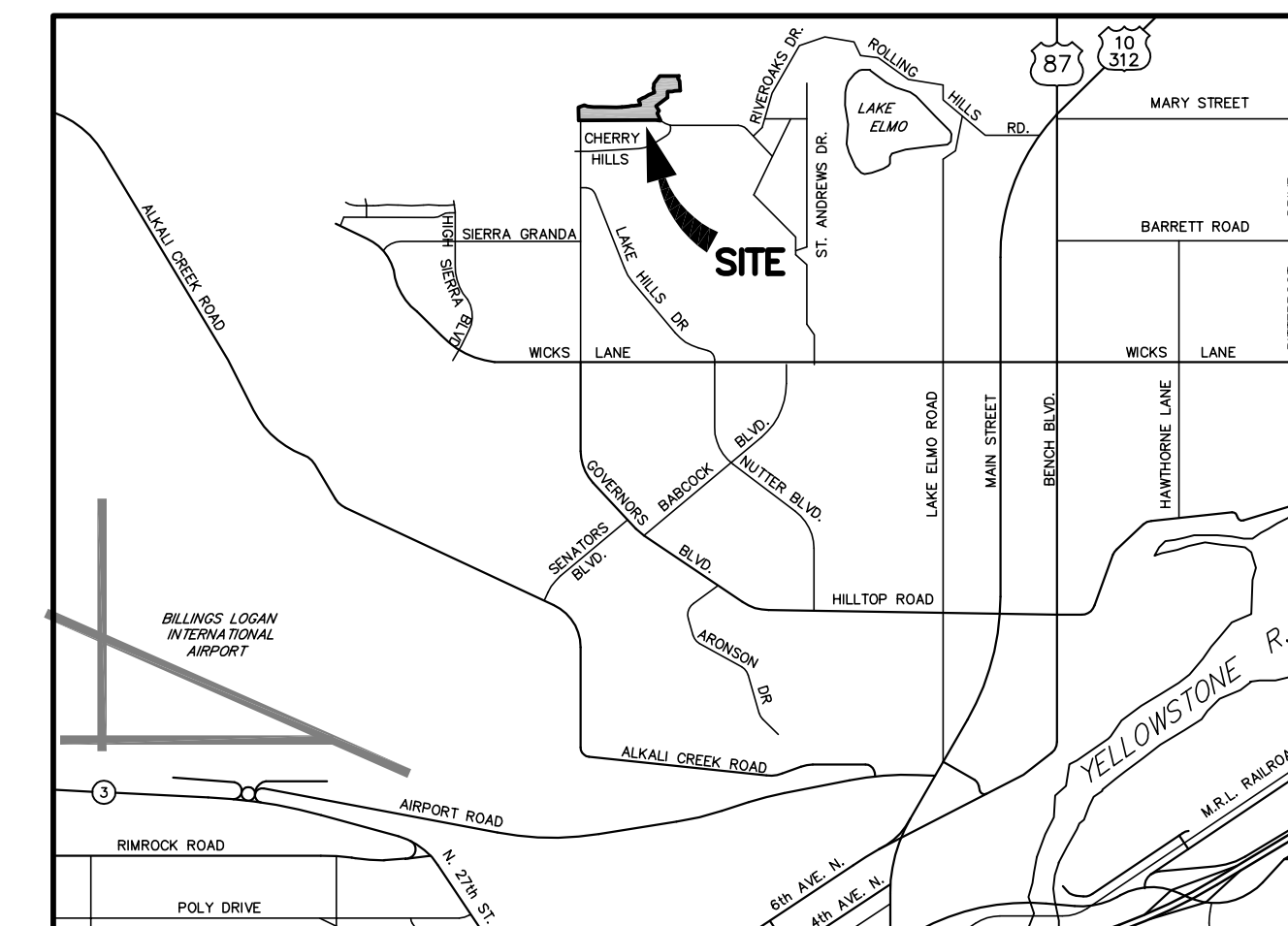
SITUATED IN THE SW1/4 OF SECTION 9, T. 1 N., R. 26 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HIGH SIERRA II, INC.

JUNE, 2014

PREPARED BY : SANDERSON STEWART

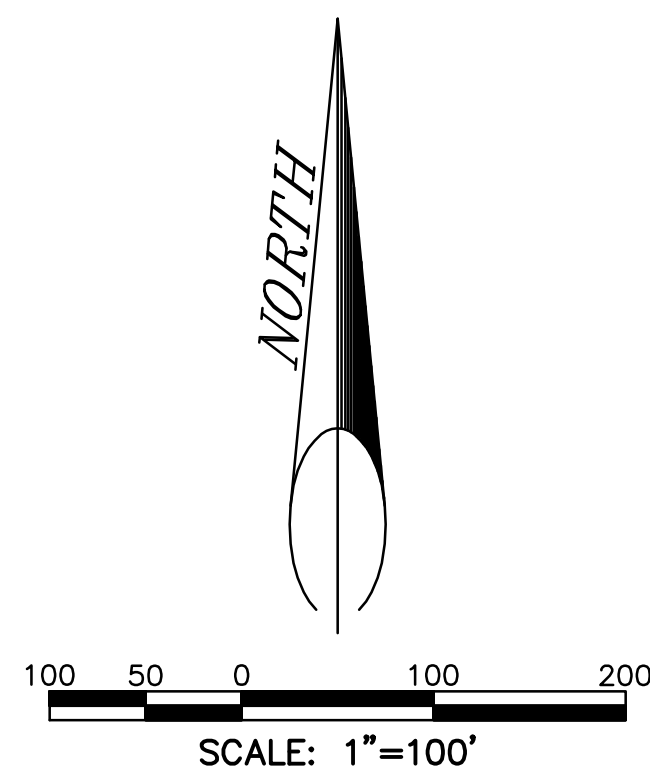
BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE

PLAT DATA

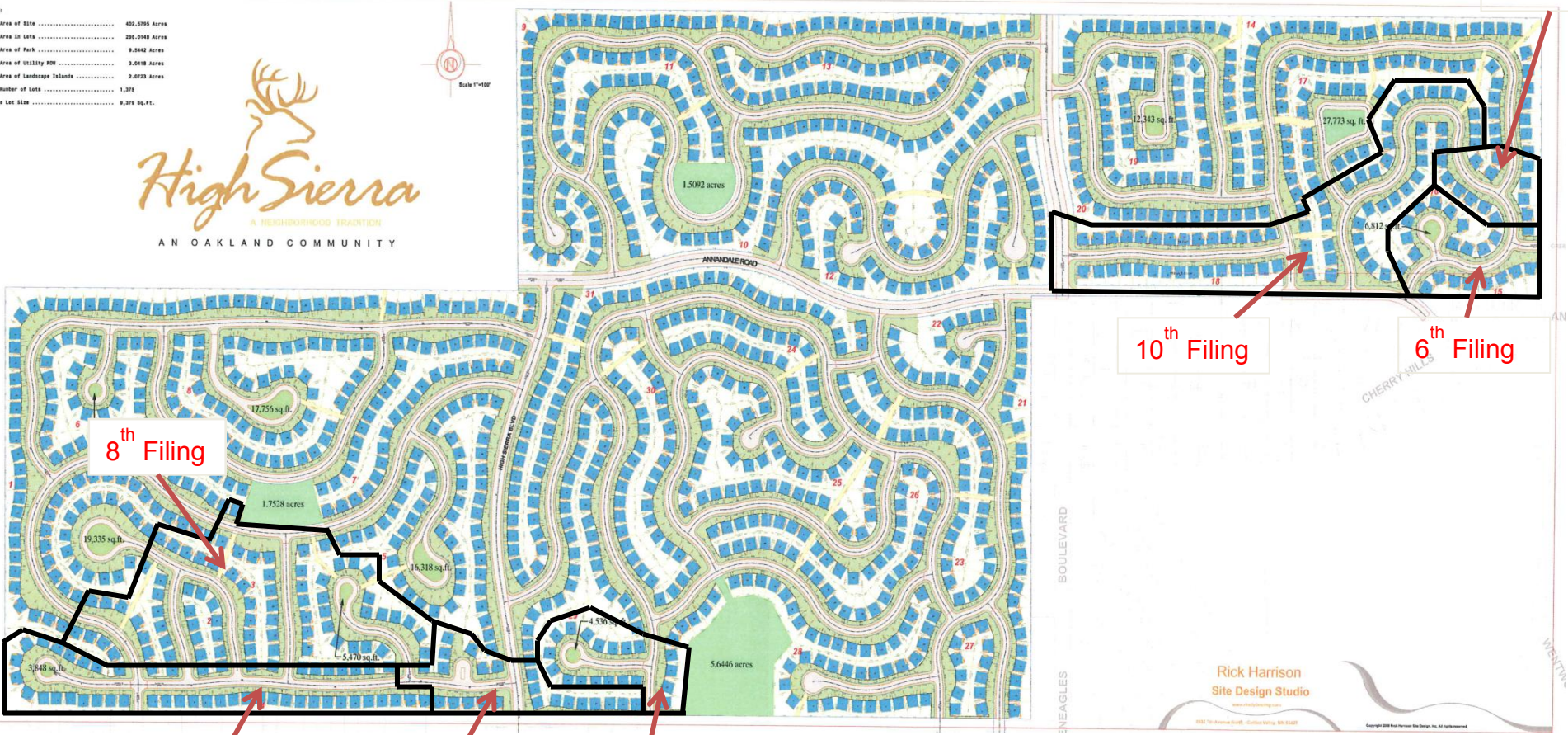
GROSS AREA	=	19.561 AC
NET AREA	=	±17.454 AC
NUMBER OF LOTS	=	37
MINIMUM LOT SIZE	=	±7,176 SF
MAXIMUM LOT SIZE	=	±412,811 SF
LINEAL FEET OF STREETS	=	±1,550
PARKLAND REQUIREMENT	=	±0.877 AC
PARKLAND DEDICATION	=	CASH-IN-LIEU
EXISTING ZONING	=	R-7000R
SURROUNDING ZONING:		
NORTH	=	R-7000R
SOUTH	=	R-7000R, R9600, COMMUNITY COMMERCIAL & R-6000R
EAST	=	R-7000R
WEST	=	R-7000R
EXISTING LAND USE	=	VACANT
PROPOSED LAND USE	=	RESIDENTIAL DEVELOPMENT



ATTACHMENT: 2008 High Sierra Master Plan

Legend:

Total Area of Site	420.5795 Acres
Total Area in Lots	226.0148 Acres
Total Area of Park	9.8642 Acres
Total Area of Utility ROW	3.0418 Acres
Total Area of Landscape Islands	2.0723 Acres
Total Number of Lots	1,378
Average Lot Size	9,378 Sq. Ft.



7th Filing

5th Filing

8th Filing

8th Filing

10th Filing

6th Filing

9th Filing

Rick Harrison
Site Design Studio
www.rickharrison.com

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FINDINGS OF FACT – High Sierra Subdivision, 10th Filing

The Planning staff has prepared on behalf of the Yellowstone County Board of Planning the Findings of Fact for the preliminary plat of High Sierra Subdivision, 10th Filing and has provided them for review by the City Council, as follows:

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 used for dryland pasture by the Dover Ranch operation to the north. It, along with approximately 375 additional acres, was annexed by the City and rezoned for single-family residential uses in 2007. It is adjacent to similar residential uses to the south, west, and east and will provide housing in an area that is not particularly productive for agriculture. It should not have a negative effect on the agricultural industry.

The BBWA irrigation canal is located approximately 3/4 mile northeast of the property. This subdivision does not contain any ditches or water shares, and therefore will not have an effect on agricultural water user facilities

2. Effect on local services

- a. **Utilities** –Water services to the subject property are provided by the County Water District of Billings Heights (CWDBH). There are existing 8-inch mains in Bonito Circle and Annandale Road that will be extended to serve the new lots. Pressurized fire hydrants will also be extended. The improvements are subject to the review and approval of the CWDBH and the City Fire Department during the time of construction. As proposed, the CWDBH finds that the water main extensions are acceptable.

Sanitary sewer service will be provided by the City of Billings by connecting to the existing 8-inch sewer main in Bonito Circle and the existing 10-inch main in Annandale Road. As proposed, the City of Billings Public Works Department finds the sewer main extension to be acceptable.

MDU will provide gas services, and Yellowstone Valley Electric Cooperative will provide electric services to the subdivision. Easements will need to be shown on the face of the plat that are acceptable to these utility providers (**Condition #1**).

- b. **Storm water** – A storm water master plan was reviewed in June 2008 for this proposal. In general, storm drains and piping will be installed to carry water to the north and east to detention ponds located within the overall master planned area (area covering High Sierra Subdivision 5th-12th filings). In order to secure these areas, easements shall be shown on the final plat and recordable easement documents shall accompany the final plat documents (**Condition #2**). This and all other drainage improvements shall satisfy the criteria set forth by the most-current *City of Billings Stormwater Management Manual* and will be subject to review and approval by the Engineering Division. Additionally, a

Stormwater Pollution Prevention Plan (SWPPP) will be required of the developer and construction contractors prior to site disturbance to ensure that storm drain facilities are not compromised during site and home construction.

- 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 proposed subdivision will be accessed by an extension of Bonito Circle to complete its loop back to Annandale Road. The Bonito Circle extension and the new local street, Calle Luna Circle, will be built to City standards at 34 feet wide, with curb, gutter and boulevard-style sidewalks, all within 56-foot rights-of-way. Calle Luna Circle will end with a temporary turnaround and will be extended further in future filings of the subdivision. Since the proposed turnarounds are located off the subject property it is recommended that recordable easement documents accompany the final plat documents **(Condition #2)**.

Annandale Road fronts the southern boundary of this subdivision. It is identified as a Minor Arterial on the transportation classification map and will therefore be built to an arterial standard. Only a small portion of Annandale will be built with this filing; only the frontage along Lots 32 & 33, Block 16. The remainder of Annandale will be built at a later date upon future development of Lot 39, Block 17.

A Traffic Impact Study (TIS) was completed for the entire High Sierra Subdivision master plan area at the time of the 5th Filing in June of 2008. This study was updated to analyse the specific impacts of the 10th Filing in May of 2014. Three area intersections were identified as being affected by the High Sierra Subdivision; Wicks Lane/Gleneagles Boulevard, Wicks Lane/Fantan Street, and Wicks Lane/St. Andrews Drive. Based on the updated findings, it was determined that the developer shall contribute 0.91%, 0.82%, and 0.72%, respectively, toward the total cost of the improvements planned for these three intersections. As indicated in the Subdivision Improvement Agreement (SIA) those contributions shall be calculated and made prior to final plat approval.

- e. **Emergency services** – The Billings Police and Fire Departments will respond to emergencies within the proposed subdivision. The nearest fire station is located at 1601 St. Andrews Drive (Station #6). The subdivision is located within the ambulance service area of American Medical Response (AMR).
- f. **Schools** –Independent School District provides educational services to elementary students, while School District #2 provides service to middle and high school students (Castle Rock Middle School, and Skyview High School). The Independent School District superintendent commented that there is capacity at the school for more students, however no busing service will be provided. A response from the principal at Skyview indicated that there is still capacity for additional high school students. However, Castle Rock is currently overcrowded. School District #2 is currently working on a redistricting project that will redistribute middle school students among Castle Rock and the new

middle school under construction on Bench Blvd. and Barrett Rd. This process is expected to be completed by the end of 2015, and will alleviate this overcrowding issue.

- g. Parks and Recreation** – The parkland dedication requirement for this subdivision amounts to 0.877 acres (11% of the net area of 17.45 acres minus area of Lot 39, Block 17). The subdivider proposes to provide cash in lieu of parkland for this filing of the subdivision. The nearest park to this property Sally Ann Park, to the north and east of the property adjacent to the proposed detention pond. This City park is not yet developed.
- h. Mail Delivery** - The United States Postal Service will provide postal service to the subdivision. With previous filings the developer provided centralized delivery facilities and the same is proposed for this filing. The developer will consult with the USPS prior to placement of the centralized mail boxes.

3. Effect on the natural environment

The subject property is relatively level prairie land adjacent to urban development on its south and east sides. A geotechnical evaluation was done for the subject area in June of 2008, to investigate soil, rock, and groundwater conditions and provide recommendations to support design and construction of foundation and drainage elements. An update was completed in June of 2014. The updated study indicated that the area is characterized by soft lean clay and loose silty sand, underlain by weathered sandstone or weathered shale bedrock. Foundation construction is permissible on this type of bedrock or over-excavation and placement of compacted structural fill can be used alternatively. The City Building Official has reviewed this geotechnical report, and made notes on its recommendations that will be enforced at the time of building permit issuance and subsequent inspections.

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 and antelope in the area, which may cause damage to their landscaping. This subdivision should have a minimal effect on wildlife and wildlife habitat, as it is in an area that is rapidly urbanizing.

5. Effect on the public health, safety and welfare

The subdivision is located in an area with no known natural hazards. Fire hydrants will be constructed to meet fire department requirements. Sidewalks will offer a safe place for pedestrians to walk. The effects on public health and safety should be minimal.

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 Bikeway 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)
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- d. Goal: More housing and business choices within each neighborhood. (p. 6)

2. Urban Area Transportation Plan 2009 Update

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

3. Billings Area Bikeway and Trail Master Plan (BABTMP)

The proposed subdivision lies within the jurisdiction of the BABTMP. The Plan shows future bike lanes along Annandale Road. These improvements will be addressed at the time of development of Lot 39, Block 17.

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 conforms to 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 located within the R-70-R zoning district. All development shall comply with the standards set forth in Section 27-308, BMCC. Final zoning compliance will be determined at the time of the building permit.

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 shall provide utility easements as requested by the City, MDU and YVEC on the face of the plat (**Condition #1**).

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 the extension of Bonito Circle and the creation of Calle Luna Circle, both local streets to be dedicated to the public as shown on the plat. Annandale Road also provides access and will be constructed to a minor arterial standard to its intersection with Bonito Circle, with this filing. The Annandale frontage for Lot 39, Block 17 will be developed in a future filing when this large lot is replatted.

CONCLUSIONS OF FINDINGS OF FACT

- The preliminary plat of High Sierra Subdivision, 10th Filing does not create any adverse impacts that warrant denial of the subdivision.
- The proposed subdivision conforms to several goals and policies of the 2008 Growth Policy Update and does not conflict with the Transportation or Bikeway and Trail Plans.
- The proposed subdivision complies with state and local subdivision regulations, local zoning, 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, August 25, 2014.

Thomas W. Hanel, Mayor

August 26, 2014

Gary Oakland, President
High Sierra II, Inc.
175 North 27th Street, Suite 900
Billings, MT 59101

Dear Property Owners:

On August 25, 2014, the Billings City Council conditionally approved the preliminary plat of High Sierra Subdivision, 10th Filing, subject to the following conditions of approval:

1. To provide for the installation of utilities, utility easements shall be shown on the final plat as requested by the affected public and private utility companies.
2. To provide for the installation of utilities and mitigate impacts on local services, recordable easement documents shall be provided with the final documents for the off-site temporary storm detention basins and swales, and for the temporary turnaround at the end of Calle Luna Circle.
3. 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.
4. 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

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Final Plat of Zeiler Subdivision

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

Department: Planning & Community Services

PROBLEM/ISSUE STATEMENT

The final plat for Zeiler Subdivision, is being presented to Council for approval. On June 25, 2014, the applicants agent submitted this plat and it was reviewed by staff as an expedited plat creating 2 lots from an un-platted parcel of land, Lot 1 is 56.6254 acres and Lot 2 is 4.1236 acres. Lot 2 has frontage on Mullowney Lane only while Lot 1 has frontage on Mullowney lane, at it's south east corner, and it also has frontage on South Frontage Road at the north west side of the lot. Lot 1 is currently farm land, Lot 2 has two homes on it with a few outbuildings. The proposed subdivision is in an 'L' shape and is south and west of the Emporium Restaurant, Cracker Barrel and Kelly Inn. The property is zoned Highway Commercial (HC). The owner is Elizabeth Zeiler and the representing agent is Sanderson Stewart. Upon City Council approval, these documents are appropriate as to form for filing with the Clerk and Recorder.

ALTERNATIVES ANALYZED

The City Council may approve or deny the final plat of Zeiler Subdivision. If the City Council chooses to deny the final plat, it must base the denial on the criteria outlined in MCA 76-3-611 and BMCC, Section 23-307.

FINANCIAL IMPACT

Should the City Council approve the final plat, the newly created lots may be developed which will increase tax revenues for the City.

RECOMMENDATION

Staff recommends that the City Council approve the final plat of Zeiler Subdivision.

APPROVED BY CITY ADMINISTRATOR

Final Plat

PLAT OF ZEILER SUBDIVISION

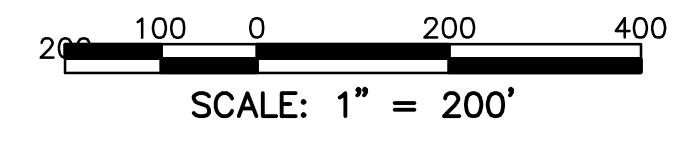
SITUATED IN THE SE 1/4 OF SECTION 18, T. 1 S., R. 26 E., P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : ELIZABETH A. ZEILER

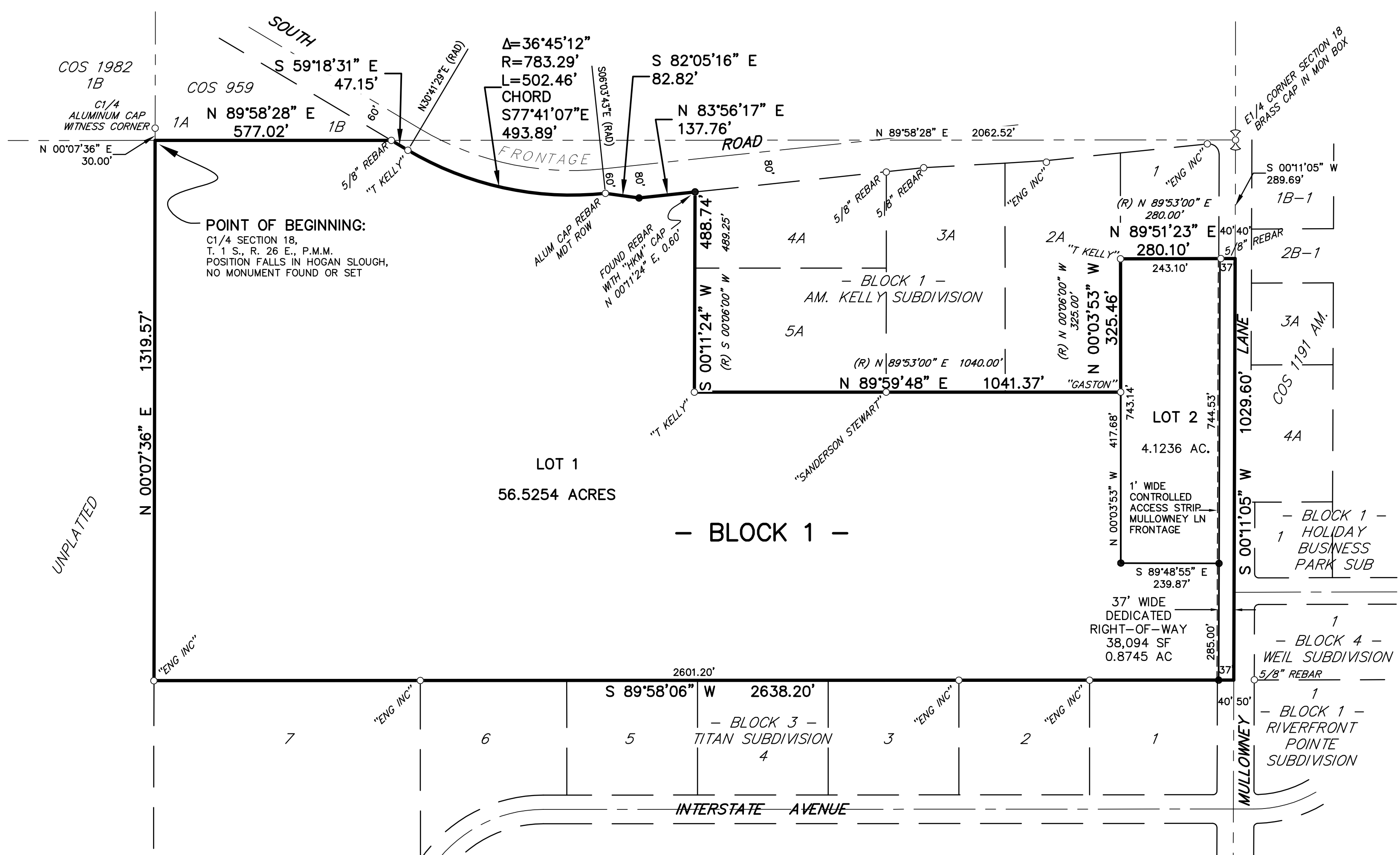
PREPARED BY : SANDERSON STEWART

JUNE, 2014

BILLINGS, MONTANA



VICINITY MAP
NOT TO SCALE



THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS; HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515.

DISTANCES ARE GRID, INTERNATIONAL FEET, GRID TO GROUND COMBINED FACTOR IS 1.0000022

THE CONVERGENCE ANGLE AT THE EAST 1/4 CORNER OF SECTION 18 AS SHOWN HEREON = 00°06'00"

- (R) RECORD PER PLAT OF KELLY SUBDIVISION.
- FOUND SURVEY MONUMENT AS NOTED.
- SET 5/8" REBAR MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".

NOTICE OF APPROVAL

STATE OF MONTANA)
) :ss
County of Yellowstone)

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

Date _____ President _____

Executive Secretary _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(2)(d), M.C.A., for the removal of sanitary restrictions since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this ____ day of _____, 20__.

City Engineer's Office _____

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting and find that said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit.

Examining Land Surveyor _____ Date _____

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney's office and is acceptable as to form.

DATED: _____

Reviewed by: _____

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
) :ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing plat of ZEILER SUBDIVISION and find that said plat conforms with the requirements of the laws of the State of Montana, and the requirements of The Yellowstone County Board of Planning. It is therefore approved and the dedication to public use of any and all lands shown on this plat as being dedicated to such use are accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this ____ day of _____, 20__.

CITY OF BILLINGS, MONTANA

By: _____ Mayor _____

Attest: _____ City Clerk _____

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) :ss
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That the undersigned owners of the following described tract of land do hereby certify that they have caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the SE 1/4 of Section 18, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Beginning at a point which is the Center 1/4 Corner of Section 18, T. 1 S., R. 26 E., P.M.M.; thence, from said Point of Beginning, along the south line of Tracts 1A and 1B in Certificate of Survey No 959 Amended, N 89°58'28" E a distance of 577.02 feet to a point on the south right-of-way line of the South Frontage Road; thence, along said south right-of-way line the following four courses and distances:

- S 59°18'31" E a distance of 47.15 feet,
- along a curve to the left with a radius of 783.29 feet a distance of 502.46 feet (chord bearing S 77°41'07" E, chord length 493.89 feet),
- S 82°05'16" E a distance of 82.82 feet and
- N 83°56'17" E a distance of 137.76 feet to a point which is the northwest corner of Lot 4A in Block 1 of Amended Kelly Subdivision; thence, along the west line of Lots 4A and 5A of Amended Kelly Subdivision, S 00°11'24" W a distance of 488.74 feet to the southwest corner of said Lot 5A; thence, along the south line of Lots 2A, 3A, and 5A in Block 1 of Amended Kelly Subdivision, N 89°59'48" E a distance of 1041.37 feet to the southeast corner of said Lot 2A; thence, along the east line of said Lot 2A, N 00°03'53" W a distance of 325.46 feet to the southwest corner of Lot 1 in Block 1 of Kelly Subdivision; thence, along the south line of said Lot 1, N 89°51'23" E a distance of 280.10 feet to a point on the east line of Section 18, T. 1 S., R. 26 E., P.M.M.; thence, along said east section line, S 00°11'05" W a distance of 1029.60 feet to a point on the prolongation of the north line of Block 3 of Titan Subdivision; thence, along the north line of said Block 3, S 89°58'06" W a distance of 2638.20 feet to the northwest corner of Lot 7 in said Block 3, said point being on the north-south midsection line of said Section 18; thence, along said north-south midsection line, N 00°07'36" E a distance of 1319.57 feet to the Point of Beginning; said described tract containing a gross area of 61.5235 acres and a net area of 60.6490 acres.

Pursuant to 76-3-621(3)(d) M.C.A. and City of Billings Subdivision Regulations there is no park requirement for this subdivision in which only one additional parcel is created.

Said tract to be known and designated as ZEILER SUBDIVISION and the land included in the Mallowney Lane right-of-way shown hereon is hereby granted and dedicated to the use of the public forever.

RAY ZEILER TESTAMENTARY FAMILY TRUST

By: _____ Elizabeth A. Zeiler, Trustee

Elizabeth A. Zeiler

STATE OF _____)
) :ss
County of _____)

On this ____ day of _____, 20__, before me, the undersigned Notary Public for the State of _____, personally appeared Elizabeth A. Zeiler known to me to be the person who signed the foregoing instrument individually and as Trustee of the Ray Zeiler Testamentary Family Trust and who acknowledged to me that she executed the same. Witness my hand and seal the day and year herein above written.

Signature of Notary _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b) / 76-3-207(3), M.C.A.

Date _____
Yellowstone County Treasurer

By: _____ Deputy

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) :ss
County of Yellowstone)

The undersigned, a Montana Registered Land Surveyor declares that during the month of June 2014, a survey was performed under his supervision of a tract of land to be known as ZEILER SUBDIVISION, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that the monuments found and set are of the character and occupy the positions shown hereon.

SANDERSON STEWART

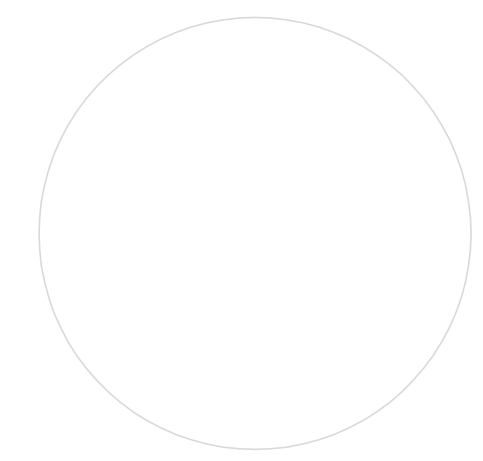
By: _____ Peter B. Knapp

Montana Registration No. 8377-S

Date: _____

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____



RESERVED FOR CLERK AND RECORDER

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Final Plat of Hogan Homestead Subdivision, Amended Lot 4, Block 3

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

Department: Planning & Community Services

PROBLEM/ISSUE STATEMENT

The final plat for Hogan Homestead Subdivision, Amended Lot 4, Block 3, is being presented to Council for approval. On March 11, 2014, the City Council conditionally approved the preliminary plat of this 2-lot subdivision. The subject property is generally located on the northeast corner of Creekside Road and Overland Avenue. The property is zoned Highway Commercial (HC) and is proposed for commercial development. The proposed subdivision is the location of the former Carmike Theater building. The owner is Veeder Homestead, LLC, f/k/a LADS Riverside LLC and the representing agent is Sanderson Stewart. Upon City Council approval, these documents are appropriate as to form for filing with the Clerk and Recorder.

ALTERNATIVES ANALYZED

The City Council may approve or deny the final plat of Hogan Homestead Subdivision, Amended Lot 4, Block 3. If the City Council chooses to deny the final plat, it must base the denial on the criteria outlined in MCA 76-3-611 and BMCC, Section 23-307.

FINANCIAL IMPACT

Should the City Council approve the final plat, the newly created lots will be developed which will increase tax revenues for the City.

RECOMMENDATION

Staff recommends that the City Council approve the final plat of Hogan Homestead Subdivision, Amended Lot 4, Block 3.

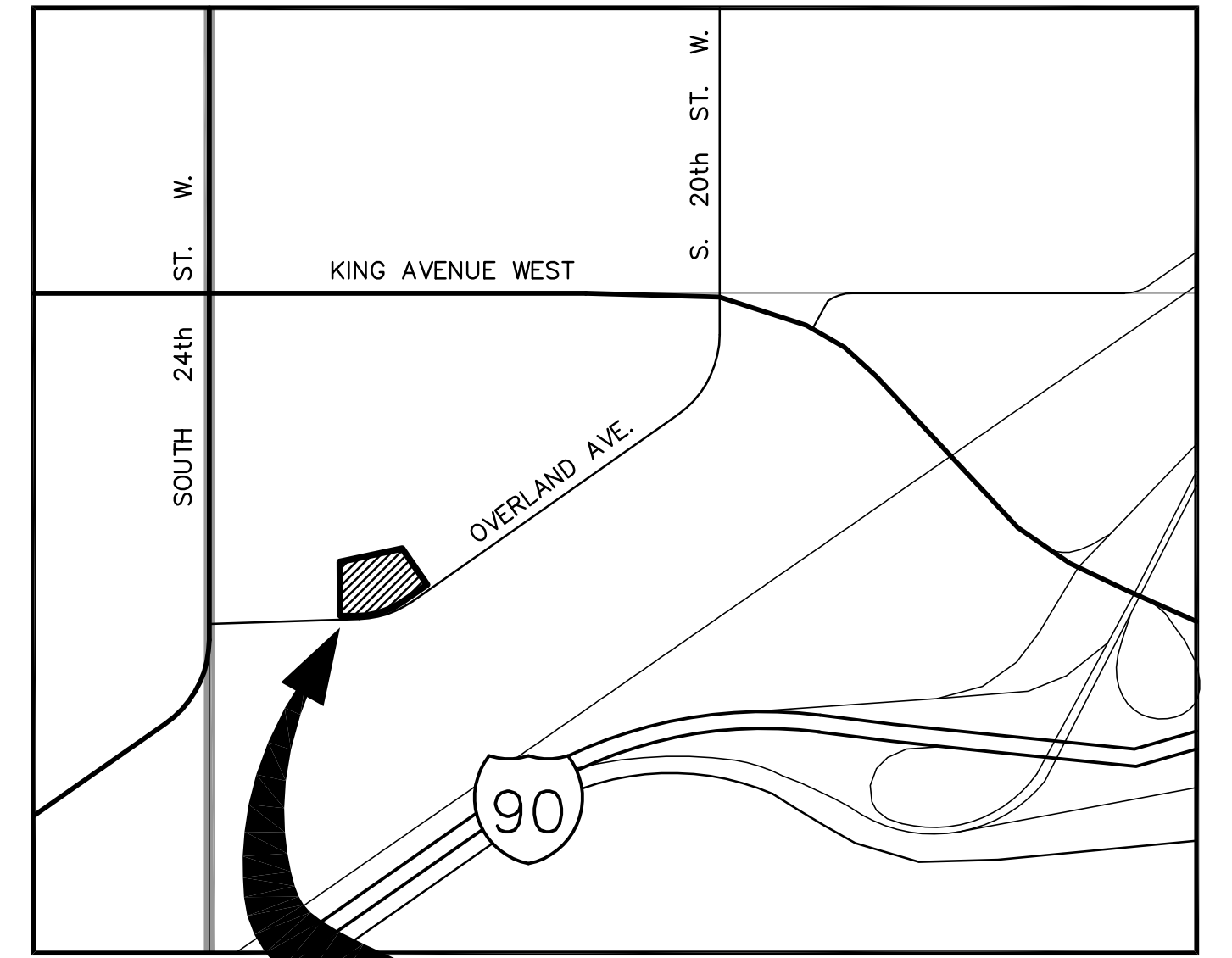
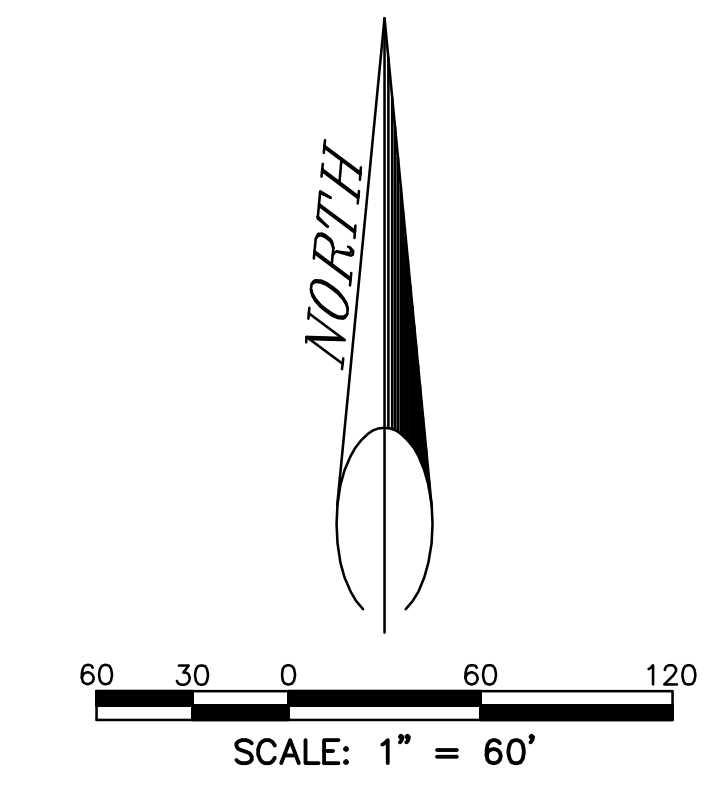
APPROVED BY CITY ADMINISTRATOR

Final Plat

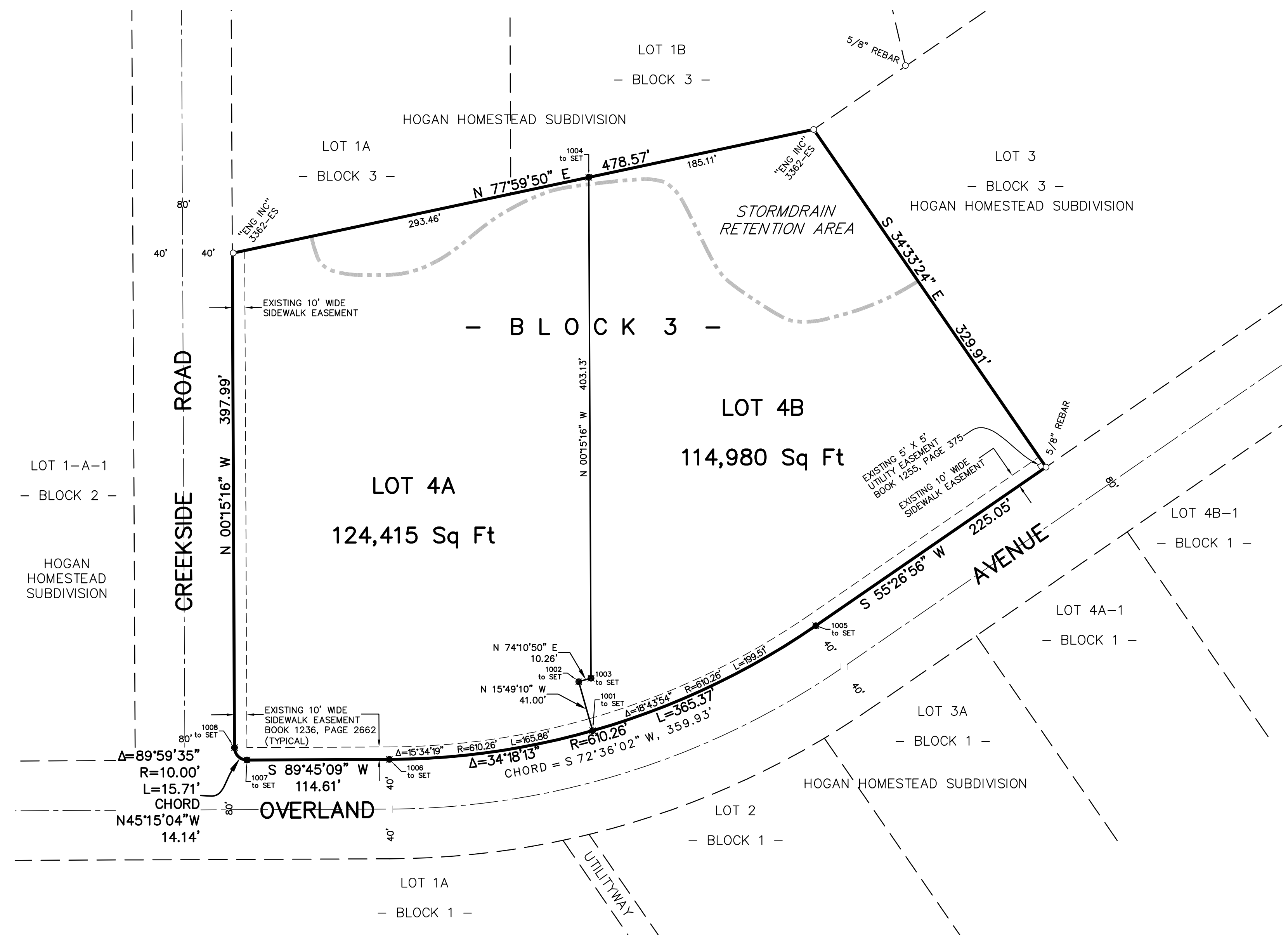
PLAT OF AMENDED LOT 4, BLOCK 3,
HOGAN HOMESTEAD SUBDIVISION
 SITUATED IN THE NW1/4 OF SECTION 18, T. 1 S., R. 26 E., P.M.M.
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : VEEDER HOMESTEAD, LLC
 PREPARED BY : SANDERSON STEWART

APRIL 2014
 BILLINGS, MONTANA



VICINITY MAP
 NOT TO SCALE



THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS, HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. DISTANCES ARE GRID, INTERNATIONAL FEET, GRID TO GROUND COMBINED FACTOR IS 1.0000017. THE CONVERGENCE ANGLE AT THE SOUTHEAST CORNER OF THIS AMENDED PLAT = -0°06'39"

- FOUND CORNER MONUMENT AS NOTED.
- SET 5/8" x 18" REBAR AND CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".
- CENTERLINE MONUMENT, BRASS CAP IN MONUMENT BOX.

NOTICE OF APPROVAL

STATE OF MONTANA)
) ss
 County of Yellowstone)

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

Date _____ President _____
 Executive Secretary _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(2)(d), M.C.A., for the removal of sanitary restrictions since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this ____ day of _____, 20____

 City Engineer's Office

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting and find that said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit.

Examining Land Surveyor _____ Date _____

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney's office and is acceptable as to form.

DATED: _____
 Reviewed by: _____

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) ss
 County of Yellowstone)

The undersigned, a Montana Registered Land Surveyor declares that during the month of April 2014, a survey was performed under his supervision of a tract of land to be known as AMENDED LOT 4, BLOCK 3, HOGAN HOMESTEAD SUBDIVISION, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that the monuments found and set are of the character and occupy the positions shown hereon and that the gross area is 239,395 square feet the net area is 239,395 square feet.

SANDERSON STEWART
 By: Peter B. Knapp
 Montana Registration No. 8377-S
 Date: _____

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) ss
 County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That Veeder Homestead LLC, formerly known as LADS Riverside LLC, the owner of the following described tract of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the NW1/4 of Section 18, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Lot 4 in Block 3 of Hogan Homestead Subdivision, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 1229748, containing a gross area of 239,395 square feet and a net area of 239,395 square feet.

Pursuant to 76-3-621(3)(b) M.C.A. and City of Billings Subdivision Regulations there is no park requirement for this NON-RESIDENTIAL SUBDIVISION.

The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever.

Said tract to be known and designated as AMENDED LOT 4, BLOCK 3, HOGAN HOMESTEAD SUBDIVISION, there is no public land dedication with this plat.

VEEDER HOMESTEAD LLC
 f.k.a. LADS Riverside LLC
 By: _____
 Title: _____

STATE OF MONTANA)
) ss
 County of Yellowstone)

On this ____ day of _____, 20____, before me, the undersigned Notary Public for the State of Montana, personally appeared _____, known to me to be the person who signed the foregoing instrument as _____ of Veeder Homestead LLC, formerly known as LADS Riverside LLC, and who acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.

Signature of Notary _____

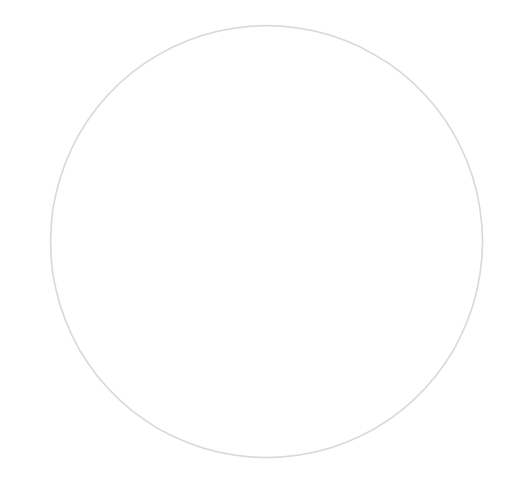
CONSENT TO PLATTING

Document No. _____

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

RESERVED FOR CLERK AND RECORDER



CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b) / 76-3-207(3), M.C.A.

Date _____
 Yellowstone County Treasurer
 BY: _____
 Deputy

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
) ss
 County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing plat of AMENDED LOT 4, BLOCK 3, HOGAN HOMESTEAD SUBDIVISION and find that said plat conforms with the requirements of the laws of the State of Montana, and the requirements of The Yellowstone County Board of Planning. It is therefore approved and the dedication to public use of any and all lands shown on this plat as being dedicated to such use are accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this ____ day of _____, 20__.

CITY OF BILLINGS, MONTANA
 By: _____ Mayor
 Attest: _____ City Clerk

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Final Plat of Winemiller Subdivision, Amended Lots 9 & 10

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

Department: Planning & Community Services

PROBLEM/ISSUE STATEMENT

The final plat for Winemiller Subdivision, Amended Lots 9 & 10, is being presented to Council for approval. On May 12, 2014, the City Council conditionally approved the preliminary plat of this 4-lot subdivision. The subject property is generally located on the east side of Main Street, south of Wicks Lane in the Heights. The property is zoned Highway Commercial and currently has the Lucky Diamond Casino and Pizza Hut located on it. Additional commercial development is proposed for the new lots. The owner is HOBS Partnership, and the representing agent is Sanderson Stewart. Upon City Council approval, these documents are appropriate as to form for filing with the Clerk and Recorder.

ALTERNATIVES ANALYZED

The City Council may approve or deny the final plat of Winemiller Subdivision, Amended Lots 9 & 10. If the City Council chooses to deny the final plat, it must base the denial on the criteria outlined in MCA 76-3-611 and BMCC, Section 23-307.

FINANCIAL IMPACT

Should the City Council approve the final plat, the newly created lots will be developed which will increase tax revenues for the City.

RECOMMENDATION

Staff recommends that the City Council approve the final plat of Winemiller Subdivision, Amended Lots 9 & 10.

APPROVED BY CITY ADMINISTRATOR

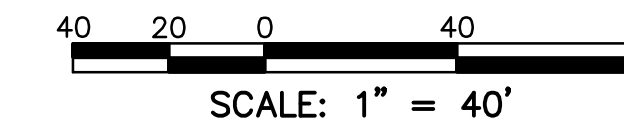
final plat

PLAT OF AMENDED LOTS 9 AND 10,
WINEMILLER SUBDIVISION

SITUATED IN THE NE1/4 OF SECTION 22, T. 1 N., R. 26 E., P.M.M.
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : HOBS PARTNERSHIP
 PREPARED BY : SANDERSON STEWART

JUNE 2014
 BILLINGS, MONTANA



THE BASIS OF BEARINGS FOR THIS SURVEY IS GEODETIC NORTH AT A POINT HAVING A POSITION OF 45°49'38.540"N LATITUDE AND 108°29'12.334"W LONGITUDE.
 DISTANCES ARE GRID, INTERNATIONAL FEET. GRID TO GROUND COMBINED FACTOR IS 1.0000011.
 THE CONVERGENCE ANGLE AT THE NORTHWEST CORNER OF THIS AMENDED PLAT = -0°00'41"

- FOUND SURVEY MONUMENT, REBAR WITH "SANDERSON STEWART GASTON" CAP OR AS NOTED.
- SET 5/8" REBAR MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".

NOTICE OF APPROVAL

STATE OF MONTANA)
) ss
 County of Yellowstone)
 This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

Date _____ President _____
 Executive Secretary _____

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(2)(d), M.C.A., for the removal of sanitary restrictions since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.
 IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this ____ day of _____, 20____.

 City Engineer's Office

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting and find that said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit.

 Examining Land Surveyor Date _____

CERTIFICATE OF CITY ATTORNEY

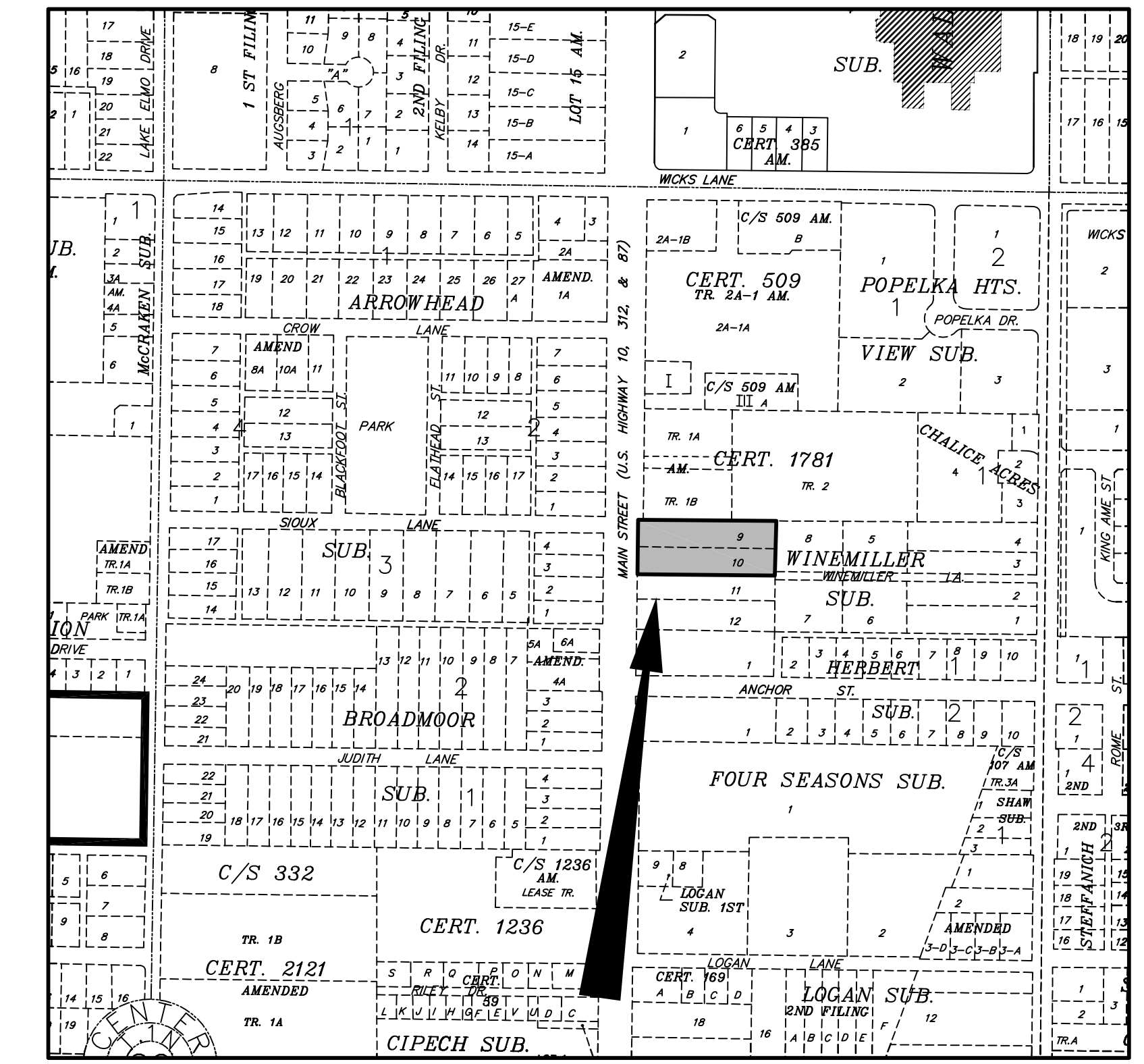
This document has been reviewed by the City Attorney's office and is acceptable as to form.
 DATED: _____
 Reviewed by: _____

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
) ss
 County of Yellowstone)
 We hereby certify that we have examined the annexed and foregoing plat of AMENDED LOTS 9 AND 10, WINEMILLER SUBDIVISION and find that said plat conforms with the requirements of the laws of the State of Montana, and the requirements of The Yellowstone County Board of Planning. It is therefore approved and the dedication to public use of any and all lands shown on this plat as being dedicated to such use are accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this ____ day of _____, 20__.

CITY OF BILLINGS, MONTANA
 By: _____ Mayor
 Attest: _____ City Clerk



VICINITY MAP
 NOT TO SCALE

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
) ss
 County of Yellowstone)
 KNOW ALL MEN BY THESE PRESENTS: That the undersigned owner of the following described tract of land, does hereby certify that they have caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the NE1/4 of Section 22, T. 1 N., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Lot 9 and Lot 10 in Winemiller Subdivision, according to the official plat on file in the Office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 417157, less those portions conveyed to the State of Montana for the benefit and use of its State Highway Commission by Bargain and Sale Deeds recorded under Document Nos. 885454 and 893044; containing a gross area of 63,931 square feet and a net area of 63,931 square feet.

Pursuant to 76-3-621(3)(b) M.C.A. and City of Billings Subdivision Regulations there is no park requirement for this NONRESIDENTIAL SUBDIVISION.

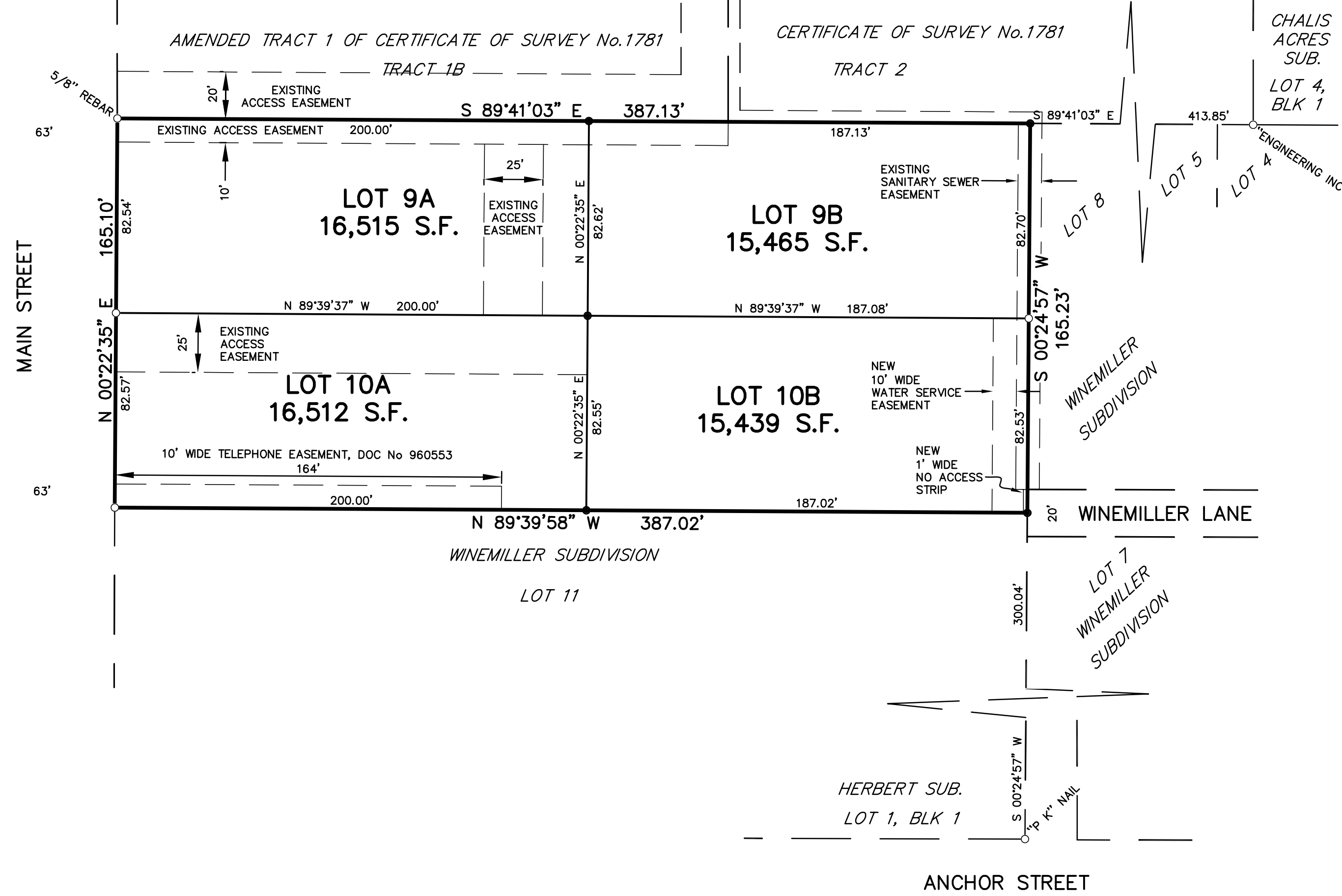
Said tract to be known and designated as AMENDED LOTS 9 AND 10, WINEMILLER SUBDIVISION; there is no public land dedication with this plat.

HOBS, a partnership
 By: _____
 Title: _____

HOBS PARTNERSHIP,
 a Montana partnership
 By: _____
 Title: _____

STATE OF MONTANA)
) ss
 County of Yellowstone)
 On this ____ day of _____, 20____, before me, the undersigned Notary Public for the State of Montana, personally appeared _____, known to me to be the person who signed the foregoing instrument as _____ of HOBS, a partnership and as _____ of HOBS PARTNERSHIP, a Montana partnership and who acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.

 Signature of Notary



CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b) / 76-3-207(3), M.C.A.
 Date _____
 Yellowstone County Treasurer
 BY: _____ Deputy

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
) ss
 County of Yellowstone)
 The undersigned, a Montana Registered Land Surveyor declares that during the month of June 2014, a survey was performed under his supervision of a tract of land to be known as AMENDED LOTS 9 AND 10, WINEMILLER SUBDIVISION, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that the monuments found and set are of the character and occupy the positions shown hereon and that the gross area is 63,931 square feet and the net area is 63,931 square feet.

SANDERSON STEWART
 By: _____ Peter B. Knapp
 Montana Registration No. 8377-S
 Date: _____

CONSENT TO PLATTING

Document No. _____

CONSENT TO PLATTING

Document No. _____

CONSENT TO PLATTING

Document No. _____

CONSENT TO PLATTING

Document No. _____

CONSENT TO PLATTING

Document No. _____

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

EASEMENT

Document No. _____

RESERVED FOR CLERK AND RECORDER

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Payment of Claims July 28, 2014

PRESENTED BY: Patrick M. Weber, Finance Director

Department: City Hall Administration

PROBLEM/ISSUE STATEMENT

Claims in the amount of \$3,101,547.17 have been audited and are presented for City Council payment approval. A complete listing of the claims dated July 28, 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 07-28

Check Date	Check	Name	Amount	Account	Item Desc
07/28/2014	777060	A & E Architects, PC	\$4,188.20	4980-55360-409390	New Library Building - Construction Management Services
07/28/2014	777061	Ace Electric Inc	\$15,370.91	5030-74910-409390	WO 13-17 WTP T2-1 and T2-2 Transformer Replacement
07/28/2014	777071	American Title & Escrow	\$2,500.00	2990-65550-407275	REHAB-ADDITIOANL ESCROW-MARSHALL-4529 VAUGHN
07/28/2014	777073	Anderson Service Inc	\$8,908.04	0100-51120-402320	10234
07/28/2014	777076	Billings Construction Supply, Inc	\$3,460.00	8730-51990-403590	WO 14-12 Slope Stabilization above 6th Ave North
07/28/2014	777077	Billings Depot Inc	\$5,366.67	6600-31100-405310	Rent
07/28/2014	777077	Billings Depot Inc	\$8,050.00	6700-31410-405310	Rent
07/28/2014	777086	Business Tax Section	\$101.29	5620-71200-409490	HVAC Equipment Repair & Replacement Project. 13 HVAC Units
07/28/2014	777086	Business Tax Section	\$155.26	5030-74910-409390	WO 13-17 WTP T2-1 & T2-2 Transformer Replacement
07/28/2014	777086	Business Tax Section	\$1,868.15	5130-85910-409340	WO 14-01 Sanitary Sewer Main Replacement Schedule 2
07/28/2014	777086	Business Tax Section	\$50.00	5030-00000-201100	WO 11-11 WTP Rapid Mixer System
07/28/2014	777086	Business Tax Section	\$281.66	5030-74910-409390	WO 12-42 WTP Laboratory Renovation
07/28/2014	777086	Business Tax Section	\$1,298.70	4160-00000-201100	WO 09-19 Zone 3 East Fox Reservoir Expansion
07/28/2014	777086	Business Tax Section	\$48.38	2050-31310-409310	WO 13-04 2013 ADA Ramp Replacement; Cancel 415.06 06/30/14
07/28/2014	777086	Business Tax Section	\$163.18	2100-31100-409311	WO 13-04 2013 ADA Ramp Replacement
07/28/2014	777086	Business Tax Section	\$4,820.42	5030-75910-409340	WO 08-25 Zone 3 Chapple Reservoir Expansion
07/28/2014	777086	Business Tax Section	\$1,977.30	2110-31320-403590	Slope stabilization above 6th Avenue North (2110)
07/28/2014	777086	Business Tax Section	\$1,665.80	8730-51990-403590	Slope stabilization above 6th Avenue North (8730)
07/28/2014	777086	Business Tax Section	\$2,268.12	2050-31310-409390	WO 14-03 2014 Street Maintenance
07/28/2014	777086	Business Tax Section	\$6,486.04	2050-31310-409390	WO 14-03 2014 Street Maintenance - City Overlay
07/28/2014	777089	Castlerock Excavating	\$12,449.42	2010-15070-407968	TIF reimbursement in the EBURD
07/28/2014	777095	Cop Construction Co	\$184,946.89	5130-85910-409340	WO 14-01 Sanitary Sewer Main Replacement Schedule 2
07/28/2014	777095	Cop Construction Co	\$4,950.00	5030-00000-201100	WO 11-11 WTP Rapid Mixer System
07/28/2014	777098	Creative Monograms	\$2,544.00	5020-00000-141000	WATER PARTS AND SUPPLIES PO NUM 295868
07/28/2014	777100	CTA Inc	\$13,481.74	5620-71200-409290	Amendment 1 Engineers for Architectural Services for the Terminal Hot Water Boiler Replacement
07/28/2014	777100	CTA Inc	\$23,836.55	4050-71250-409683	AIP-47 Security Access Gates - Federal Share
07/28/2014	777100	CTA Inc	\$2,648.50	4050-71250-409684	AIP-47 Security Access Gates - Local Share
07/28/2014	777105	Dell Computer L P	\$4,917.55	5020-74000-402925	TRP Replacement - Latitude Rugged Laptop
07/28/2014	777105	Dell Computer L P	\$65.69	5020-74000-402925	TRP Replacement HDD External Customer Kit
07/28/2014	777108	Dick Anderson Construction Inc	\$27,885.13	5030-74910-409390	WO 12-42 WTP Laboratory Renovation
07/28/2014	777110	Dixie Petro-Chem	\$2,752.00	5020-00000-141000	WATER PARTS AND SUPPLIES PO NUM 295883
07/28/2014	777114	Ebms	\$1,705.00	6270-17520-403511	August 2014 Fee Breakdown
07/28/2014	777114	Ebms	\$23,064.00	6270-17520-403512	August 2014 Fee Breakdown
07/28/2014	777114	Ebms	\$43,206.56	6270-17520-403515	August 2014 Fee Breakdown
07/28/2014	777114	Ebms	\$553.00	6270-17520-403517	August 2014 Fee Breakdown
07/28/2014	777114	Ebms	\$3,353.00	6270-17520-405161	August 2014 Fee Breakdown
07/28/2014	777115	Econo Print Inc.	\$3,106.37	5410-31210-403210	landfill invoices
07/28/2014	777132	General Services Administration	\$6,460.98	1500-22310-402690	BUFSA: FIRE HOSE, REDUCERS, NOZZLES, WYE VALVES - WILDLAND EQUIP ORDERED THRU YSTN COUNTY DES ON APRIL 21, 2014
07/28/2014	777134	GeoStabilization International LLC	\$195,752.95	2110-31320-403590	Slope stabilization above 6th Avenue North (2110)
07/28/2014	777134	GeoStabilization International LLC	\$164,913.84	8730-51990-403590	Slope stabilization above 6th Avenue North (8730)
07/28/2014	777142	HDR, Inc.	\$575.90	5120-82110-403540	WO 12-15 IWPI WWTF Plan; Discharge Permit Re-Application Assistance Amendment #1 10/04/13
07/28/2014	777142	HDR, Inc.	\$5,178.53	5120-82110-403540	WO 12-15 IWPI WWTF Plan; Discharge Permit Re-Application Assistance Amendment #2 06/06/14
07/28/2014	777142	HDR, Inc.	\$8,667.76	5020-72110-403540	DRINKING WATER SOURCE STU DY
07/28/2014	777142	HDR, Inc.	\$4,941.54	8450-31860-409310	WO 09-15 GRAND AVE/ZIMMER MAN TRAIL TO SHILOH RD
07/28/2014	777142	HDR, Inc.	\$16,374.99	4160-00000-201100	WO 09-19 Zone 3 East Fox Reservoir
07/28/2014	777142	HDR, Inc.	\$7,568.04	5130-84910-409390	WO 14-07 WWTP Emergency Electrical Upgrades
07/28/2014	777142	HDR, Inc.	\$8,820.82	5130-84910-409390	WO 14-11 WWTP Nutrient Upgrade Expansion & Improvements;6/30/14 Moved fund from 4210 to 5130
07/28/2014	777147	Iaff	\$4,485.35	9000-00000-209920	Payroll Summary
07/28/2014	777148	Ingram Library Services Inc.	\$35.97	2600-55190-403227	Invoice 79307661
07/28/2014	777148	Ingram Library Services Inc.	\$21.99	2600-55190-403222	Inv 79307662
07/28/2014	777148	Ingram Library Services Inc.	\$15.33	2600-55190-403226	Inv 79307663
07/28/2014	777148	Ingram Library Services Inc.	\$31.46	2600-55190-403227	Inv 79307663
07/28/2014	777148	Ingram Library Services Inc.	\$35.43	2600-55190-403333	Inv 79307664
07/28/2014	777148	Ingram Library Services Inc.	\$20.04	2600-55190-403333	Inv 79307665
07/28/2014	777148	Ingram Library Services Inc.	\$10.77	2600-55190-403333	Inv 79307666
07/28/2014	777148	Ingram Library Services Inc.	\$11.99	2600-55190-403227	Inv 79307667
07/28/2014	777148	Ingram Library Services Inc.	\$82.45	2600-55190-403222	Inv 79307668
07/28/2014	777148	Ingram Library Services Inc.	\$437.02	2600-55190-403226	Inv 79307668
07/28/2014	777148	Ingram Library Services Inc.	\$153.31	2600-55190-403226	Inv 79334181
07/28/2014	777148	Ingram Library Services Inc.	\$63.17	2600-55190-403222	Inv 79334182
07/28/2014	777148	Ingram Library Services Inc.	\$1,837.57	2600-55190-403227	Inv 79334182
07/28/2014	777148	Ingram Library Services Inc.	\$110.39	2600-55190-403380	Inv 79411065

Check Date	Check	Name	Amount	Account	Item Desc
07/28/2014	777148	Ingram Library Services Inc.	\$17.97	2600-55190-403227	Inv 79411066
07/28/2014	777148	Ingram Library Services Inc.	\$38.49	2600-55190-403222	Inv 79411067
07/28/2014	777148	Ingram Library Services Inc.	\$20.30	2600-55190-403227	Inv 79411067
07/28/2014	777148	Ingram Library Services Inc.	\$21.22	2600-55190-403333	Inv 79411068
07/28/2014	777148	Ingram Library Services Inc.	\$13.72	2600-55190-403222	Inv 79411069
07/28/2014	777148	Ingram Library Services Inc.	\$54.32	2600-55190-403333	Inv 79411070
07/28/2014	777148	Ingram Library Services Inc.	\$112.18	2600-55190-403226	Inv 79411071
07/28/2014	777148	Ingram Library Services Inc.	\$16.49	2600-55190-403222	Inv 79411072
07/28/2014	777148	Ingram Library Services Inc.	\$452.92	2600-55190-403227	Inv 79411072
07/28/2014	777152	J & J Concrete Inc.	\$4,790.08	2050-31310-409310	WO 13-04 2013 ADA Ramp Replacement; Cancel \$41090.69 06/30/14
07/28/2014	777152	J & J Concrete Inc.	\$16,154.36	2100-31100-409311	WO 13-04 2013 ADA Ramp Replacement
07/28/2014	777166	Klimate Heating, Cooling & Sheet Metal	\$10,027.71	5620-71200-409490	HVAC Equipment Repair & Replacement Project. 13 HVAC Units
07/28/2014	777167	Knife River (JTL Group Inc.)	\$642,118.39	2050-31310-409390	WO 14-03 2014 Street Maintenance - City Overlay
07/28/2014	777167	Knife River (JTL Group Inc.)	\$352.22	2110-31320-404520	1 1/2" crushed base
07/28/2014	777167	Knife River (JTL Group Inc.)	\$736.88	2110-31320-404710	asphalt
07/28/2014	777167	Knife River (JTL Group Inc.)	\$154.33	2110-31320-404710	asphalt
07/28/2014	777167	Knife River (JTL Group Inc.)	\$224,543.88	2050-31310-409390	WO 14-03 2014 Street Maintenance
07/28/2014	777167	Knife River (JTL Group Inc.)	\$1,776.93	2110-31320-404710	asphalt
07/28/2014	777167	Knife River (JTL Group Inc.)	\$1,473.76	2110-31320-404710	asphalt
07/28/2014	777167	Knife River (JTL Group Inc.)	\$176.23	2110-31320-404520	1 1/2" crushed base used for gravel streets
07/28/2014	777167	Knife River (JTL Group Inc.)	\$170.44	2110-31320-404520	1 1/2" crushed base used for gravel streets
07/28/2014	777167	Knife River (JTL Group Inc.)	\$245.32	2110-31320-404520	1 1/2" crushed base
07/28/2014	777167	Knife River (JTL Group Inc.)	\$111.60	2110-31320-404520	1 1/2" crushed base for gravel streets
07/28/2014	777167	Knife River (JTL Group Inc.)	\$706.61	2110-31320-404520	1 1/2" crushed base used for gravel streets
07/28/2014	777167	Knife River (JTL Group Inc.)	\$303.27	2110-31320-404520	1 1/2" crushed base used for gravel streets
07/28/2014	777169	Langlas & Assoc. Inc.	\$403.80	5120-82110-343234	ComDev Refund
07/28/2014	777169	Langlas & Assoc. Inc.	\$10,095.00	4210-82930-343123	ComDev Refund
07/28/2014	777169	Langlas & Assoc. Inc.	\$704.40	5020-72110-343134	ComDev Refund
07/28/2014	777169	Langlas & Assoc. Inc.	\$17,610.00	4160-72930-343123	ComDev Refund
07/28/2014	777169	Langlas & Assoc. Inc.	\$403.80	5120-82110-343234	ComDev Refund
07/28/2014	777169	Langlas & Assoc. Inc.	\$10,095.00	4210-82930-343123	ComDev Refund
07/28/2014	777169	Langlas & Assoc. Inc.	\$704.40	5020-72110-343134	ComDev Refund
07/28/2014	777169	Langlas & Assoc. Inc.	\$17,610.00	4160-72930-343123	ComDev Refund
07/28/2014	777181	Miller Trois LLC	\$1,801.00	0100-43210-405311	I15-000326 Planning & Community Services August 2014 Rent, Miller Building.
07/28/2014	777181	Miller Trois LLC	\$5,909.00	2090-44510-405311	I15-000326 Planning & Community Services August 2014 Rent, Miller Building.
07/28/2014	777181	Miller Trois LLC	\$3,919.00	2400-43010-405311	I15-000326 Planning & Community Services August 2014 Rent, Miller Building.
07/28/2014	777181	Miller Trois LLC	\$3,434.00	2740-67800-405310	I15-000326 Planning & Community Services August 2014 Rent, Miller Building.
07/28/2014	777181	Miller Trois LLC	\$1,216.00	2900-65010-405310	I15-000326 Planning & Community Services August 2014 Rent, Miller Building.
07/28/2014	777183	Montana CSED	\$3,979.32	9000-00000-209926	Payroll Summary
07/28/2014	777184	Montana Dakota Utilities Co	\$27.97	5120-85000-403440	2750 Bitterroot Dr
07/28/2014	777184	Montana Dakota Utilities Co	\$26.40	5610-71130-403440	06882310003 / 31454601
07/28/2014	777184	Montana Dakota Utilities Co	\$13.20	5020-74000-403440	1626601000 4
07/28/2014	777184	Montana Dakota Utilities Co	\$227.11	1500-21710-403440	1692331000 3
07/28/2014	777184	Montana Dakota Utilities Co	\$130.53	5610-71130-403440	2855801000 6
07/28/2014	777184	Montana Dakota Utilities Co	\$103.87	5120-84000-403440	2937801000 2
07/28/2014	777184	Montana Dakota Utilities Co	\$207.72	5120-84000-403440	2937801000 2
07/28/2014	777184	Montana Dakota Utilities Co	\$103.87	5120-84000-403440	2937801000 2
07/28/2014	777184	Montana Dakota Utilities Co	\$12.40	1500-21150-403410	51411704789
07/28/2014	777184	Montana Dakota Utilities Co	\$7.77	5020-74000-403440	3735801000 9
07/28/2014	777184	Montana Dakota Utilities Co	\$7.77	5020-74000-403440	3735801000 9
07/28/2014	777184	Montana Dakota Utilities Co	\$17.06	1500-21150-403410	06290794947
07/28/2014	777184	Montana Dakota Utilities Co	\$35.67	0100-51270-403440	4377801000 9
07/28/2014	777184	Montana Dakota Utilities Co	\$13.60	0100-51120-403410	5014731000 2
07/28/2014	777184	Montana Dakota Utilities Co	\$13.20	5020-74000-403440	5413801000 1
07/28/2014	777184	Montana Dakota Utilities Co	\$27.60	6600-31100-403440	5953731000 1
07/28/2014	777184	Montana Dakota Utilities Co	\$41.39	6700-31410-403440	5953731000 1
07/28/2014	777184	Montana Dakota Utilities Co	\$154.63	5610-71120-403440	5955801000 1
07/28/2014	777184	Montana Dakota Utilities Co	\$25.56	5120-85000-403440	5967331000 5
07/28/2014	777184	Montana Dakota Utilities Co	\$59.99	1500-22210-403440	6686701000 2
07/28/2014	777184	Montana Dakota Utilities Co	\$84.69	5610-71170-403440	7065801000 7
07/28/2014	777184	Montana Dakota Utilities Co	\$13.20	5610-71170-403440	8065801000 6
07/28/2014	777184	Montana Dakota Utilities Co	\$3,526.87	0100-51260-403440	8796601000 8
07/28/2014	777184	Montana Dakota Utilities Co	\$44.17	1500-22210-403440	8858801000 4
07/28/2014	777184	Montana Dakota Utilities Co	\$26.40	5020-74000-403440	9215801000 6
07/28/2014	777184	Montana Dakota Utilities Co	\$125.57	6500-15670-403440	9297801000 4
07/28/2014	777184	Montana Dakota Utilities Co	\$28.74	5120-85000-403440	9550431000 4
07/28/2014	777184	Montana Dakota Utilities Co	\$267.39	5710-71430-403440	9628801000 0
07/28/2014	777184	Montana Dakota Utilities Co	\$151.16	2600-55120-403440	2199244851 0
07/28/2014	777185	Montana Department Of Environmental Quality	\$23,849.60	5410-31230-407635	Landfill license

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07/28/2014	777192	Montana State Fireman's Assoc	\$3,387.53	9000-00000-209924	Payroll Summary
07/28/2014	777193	Montana State Library	\$15,440.00	2600-55190-403381	FY2015 MTLibrary2Go
07/28/2014	777194	Morrison Maierle Inc	\$9,861.53	5020-00000-201100	WO 12-16 IWPI Water Distribution System Study
07/28/2014	777195	Motion Industries Inc	\$19,419.22	5020-00000-141000	WASTEWATER PARTS & SUPPLY PO NUM 295892
07/28/2014	777195	Motion Industries Inc	\$256.08	6010-00000-141000	198534 PO NUM 295941
07/28/2014	777200	MT Waterworks	\$985.00	5120-85000-402290	air release valve
07/28/2014	777200	MT Waterworks	\$1,826.16	5030-75910-409340	Luther Circle rehab
07/28/2014	777200	MT Waterworks	\$597.28	5020-00000-141000	SYSTEMS PO NUM 295912
07/28/2014	777200	MT Waterworks	\$1,108.23	5020-00000-141000	SYSTEMS PO NUM 295875
07/28/2014	777203	Natgun Corporation	\$128,570.57	4160-00000-201100	WO 09-19 Zone 3 Fox Reservoir Expansion
07/28/2014	777205	New World Systems	\$6,437.01	1500-21120-402120	New World Mobile Accident Software Police
07/28/2014	777205	New World Systems	\$2,980.99	1500-21500-402120	New World Mobile Accident Software Police
07/28/2014	777205	New World Systems	\$4,334.00	1500-21500-402925	New World Mobile Accident Software Police
07/28/2014	777205	New World Systems	\$2,020.14	6200-19110-405370	New World Travel Expenses Training Jail/Corrections Modules 5/17/14
07/28/2014	777205	New World Systems	\$2,637.69	2250-22320-403590	New World Travel Expenses Training CAD 6/16/14
07/28/2014	777205	New World Systems	\$1,835.16	6200-19110-405370	New World Travel Expenses Training Corrections 6/23/14
07/28/2014	777207	NorthWestern Energy	\$9,578.21	2110-31320-403410	Signal Bills June
07/28/2014	777208	NorthWestern Energy	\$39.28	5610-71170-403410	1341291-1. Old Enterprise Car Wash. July 2014
07/28/2014	777208	NorthWestern Energy	\$23.44	5610-71130-403410	1647695-4. De Icer. July 2014
07/28/2014	777208	NorthWestern Energy	\$1,841.13	5610-71130-403410	0100483-7. Runway Lights. July 2014
07/28/2014	777208	NorthWestern Energy	\$1,276.46	5610-71130-403410	0100484-5. ARFF Facility. July 2014
07/28/2014	777208	NorthWestern Energy	\$56.05	5610-71170-403410	1138926-9. Aero Interiors. July 2014
07/28/2014	777208	NorthWestern Energy	\$9.25	5610-71170-403410	1264299-7. Old Hertz Car Wash. July 2014
07/28/2014	777208	NorthWestern Energy	\$42.05	5610-71170-403410	1341288-7. Old National/Alamo Car Wash. July 2014
07/28/2014	777208	NorthWestern Energy	\$7.73	5610-71170-403410	1341289-5. Old Thrifty/Dollar Car Wash
07/28/2014	777208	NorthWestern Energy	\$171.57	5610-71170-403410	1341295-2. Big Sky Ground Support. July 2014
07/28/2014	777208	NorthWestern Energy	\$704.61	5610-71170-403410	1669567-8. TSA Building. July 2014
07/28/2014	777208	NorthWestern Energy	\$1,473.03	5610-71190-403410	1993430-6. Car Wash. July 2014
07/28/2014	777208	NorthWestern Energy	\$316.14	5610-71190-403410	2001846-1. Mud Wash. July 2014
07/28/2014	777208	NorthWestern Energy	\$234.50	5610-71190-403410	2001848-7. Detail Bay 1 Hertz. July 2014
07/28/2014	777208	NorthWestern Energy	\$222.53	5610-71190-403410	2001855-2. Detail Bay 2 National/Alamo. July 2014
07/28/2014	777208	NorthWestern Energy	\$139.05	5610-71190-403410	2001862-8. Detail Bay 3 Enterprise. July 2014
07/28/2014	777208	NorthWestern Energy	\$169.96	5610-71190-403410	2001865-1. Detail Bay 4 Avis/Budget. July 2014
07/28/2014	777208	NorthWestern Energy	\$118.07	5610-71190-403410	2001867-7. Detail Bay 5 Thrifty/Dollar. July 2014
07/28/2014	777208	NorthWestern Energy	\$213.84	5120-85000-403410	822 Shiloh Crossing
07/28/2014	777209	OAC Services Inc	\$11,150.83	2030-15130-409224	Empire Parking Garage Project Management Services
07/28/2014	777231	Pump Tech Co Inc	\$13,082.98	5020-00000-141000	WASTEWATER PARTS & SUPPLY PO NUM 295907
07/28/2014	777233	Recorded Books LLC	\$6,000.00	2600-55190-403381	Inv 74958741
07/28/2014	777246	Sanderson Stewart	\$21,440.39	5030-00000-201100	WO 14-01 2014 Water & Sewer Projects - Sch 1 Water
07/28/2014	777258	Stewart Title Company	\$15,000.00	2830-65810-407277	FTHB Isaac Drake 1029 Broadwater Avenue
07/28/2014	777257	Stewart Title Company	\$10,000.00	2830-65810-407277	FTHB Amanda Marble 1109 Howard Avenue
07/28/2014	777262	Tait Communications	\$2,625.00	1500-21120-409490	Model #T03-00013-AEAA, TP9400 6Way Multi chgr Li-Ion & Ni
07/28/2014	777262	Tait Communications	\$205,155.00	1500-21120-409490	Model #TM9455-K5D0-AAU0-00BA-10, Mbl P25 35W 762-870M M-UHF Std-Mic U-Crdl P25 Trnk
07/28/2014	777262	Tait Communications	\$40,449.00	1500-21120-409490	Model #TMAS714, TM9400 SFE Pack - P25 DES + AES Encryption
07/28/2014	777262	Tait Communications	\$250.84	1500-21120-409490	Invoice R01 50136094 - Freight
07/28/2014	777262	Tait Communications	\$1,791.00	1500-21120-402440	T03-00045-BFAA, TP81/93/94 Speaker Mic Evolution TP81-1SFM E-Button 2.5mm-Jack
07/28/2014	777262	Tait Communications	\$10.14	1500-21120-402440	Freight
07/28/2014	777262	Tait Communications	\$1,676.25	1500-21120-402440	Item #T03-00119-XAAA, TP8100 Accessory Adaptor Hirose-6-Pin
07/28/2014	777270	Town & Country Supply Association	\$412.62	5020-00000-141000	WATER PARTS AND SUPPLIES PO NUM 295908
07/28/2014	777270	Town & Country Supply Association	\$811.82	0100-51420-402310	Town&Country 260gal #2dyed diesel 201689 071514
07/28/2014	777270	Town & Country Supply Association	\$596.37	5020-00000-141000	WATER PARTS AND SUPPLIES PO NUM 295893
07/28/2014	777270	Town & Country Supply Association	\$14,053.92	6010-00000-141000	202798 PO NUM 295903
07/28/2014	777270	Town & Country Supply Association	\$18,856.70	6010-00000-141000	202068 PO NUM 295904
07/28/2014	777270	Town & Country Supply Association	\$36,098.58	6010-00000-141000	203226 PO NUM 295863
07/28/2014	777270	Town & Country Supply Association	\$6,405.19	5710-00000-141000	BUS MET PO NUM 295866
07/28/2014	777270	Town & Country Supply Association	\$26,584.92	5610-71180-402313	Invoice #203243. QTA Car Rental Fuel
07/28/2014	777270	Town & Country Supply Association	\$624.48	1500-22310-402310	201690 FIRE 6 DIESEL DELIVERED 7/15/2014
07/28/2014	777270	Town & Country Supply Association	\$21,751.01	5710-00000-141000	BUS MET PO NUM 295945
07/28/2014	777272	Tristate Equipment	\$6,154.32	2110-31320-402320	M78665
07/28/2014	777272	Tristate Equipment	\$390.88	2110-31320-402320	M78665
07/28/2014	777272	Tristate Equipment	\$172.52	5410-31220-402320	M79001
07/28/2014	777272	Tristate Equipment	\$82.73	5410-31220-402320	M79054
07/28/2014	777275	Unemployment Ins Contributions Bureau	\$48,341.20	9000-00000-209996	Unemployment Insurance for quarter ended 6/30/2014
07/28/2014	777280	USDA APHIS	\$3,302.51	5610-71130-403590	Bill #3001348769. Quarterly charges for wildlife services to fulfill agreement. April 1 - June 30, 2014
07/28/2014	777282	Verizon Wireless	\$50.41	1500-22210-403450	Fire MDT 406-696-1134
07/28/2014	777282	Verizon Wireless	\$200.05	1500-21700-403450	Animal Shelter MDT
07/28/2014	777282	Verizon Wireless	\$521.17	7170-21660-403450	CCSIU Cell/PTT

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07/28/2014	777282	Verizon Wireless	\$40.01	7170-21660-403450	CCSIU Air Card
07/28/2014	777282	Verizon Wireless	\$80.02	7170-21660-403450	CCSIU RAVEN
07/28/2014	777282	Verizon Wireless	\$40.01	0100-13130-403450	City Administration 406-839-4295 Bruce McCandless iPad
07/28/2014	777282	Verizon Wireless	\$80.02	0100-43210-403450	Code Enforcement Air Cards
07/28/2014	777282	Verizon Wireless	\$40.01	1500-22210-403450	Fire MiFi 406-839-3253
07/28/2014	777282	Verizon Wireless	\$40.01	2200-22330-402410	Fire HAZMAT MDT 406-670-1284
07/28/2014	777282	Verizon Wireless	\$641.59	1500-22210-403450	Fire MDT
07/28/2014	777282	Verizon Wireless	\$38.68	2600-55120-403450	ITD
07/28/2014	777282	Verizon Wireless	\$40.01	6200-19110-403450	ITD
07/28/2014	777282	Verizon Wireless	\$120.03	2600-55170-403450	Library Outreach Air Cards
07/28/2014	777282	Verizon Wireless	\$4,077.31	1500-21110-403450	Police MDT Toughbooks
07/28/2014	777282	Verizon Wireless	\$470.29	5710-71470-403160	MET Transit Tablets
07/28/2014	777282	Verizon Wireless	\$40.01	1500-21110-403450	Police ICAC 406-690-7347
07/28/2014	777282	Verizon Wireless	\$40.01	1500-21110-403450	Police MiFi 406-633-0820
07/28/2014	777282	Verizon Wireless	\$154.69	1500-21110-403450	Police US Marshall Toughbooks
07/28/2014	777282	Verizon Wireless	\$40.01	0100-51120-403450	PRPL-PARKS PMD Air Card 406-794-6977
07/28/2014	777282	Verizon Wireless	\$240.06	2090-44510-403450	PW-Building Air Cards
07/28/2014	777282	Verizon Wireless	\$192.04	5020-75000-403450	PW-Distribution Collection Tablets 60%/40% 60% 5020-75000-403450 40% 5120-85000-403450
07/28/2014	777282	Verizon Wireless	\$128.04	5120-85000-403450	PW-Distribution Collection Tablets 60%/40% 60% 5020-75000-403450 40% 5120-85000-403450
07/28/2014	777282	Verizon Wireless	\$100.05	6700-31410-403450	PW Engineering
07/28/2014	777282	Verizon Wireless	\$80.02	2110-31320-403450	PW-Streets 406-697-0361 iPad 406-633-1991 iPad
07/28/2014	777282	Verizon Wireless	\$18.02	5020-75000-403450	PWBELKNAP-AIR 60% 40% 60% 5020-75000-403450 40% 5120-85000-403450
07/28/2014	777282	Verizon Wireless	\$12.00	5120-85000-403450	PWBELKNAP-AIR 60% 40% 60% 5020-75000-403450 40% 5120-85000-403450
07/28/2014	777282	Verizon Wireless	\$203.93	5020-73120-403450	Meter Reader Account 4420118965-00001 502-73120-403450
07/28/2014	777282	Verizon Wireless	\$80.75	7170-21660-403450	CCSIU MDT
07/28/2014	777282	Verizon Wireless	\$80.02	0100-51210-403450	PRPL-REC-AIR-CARD 406-698-3835 Rose Park 406-794-2586 Batting Cage
07/28/2014	777282	Verizon Wireless	\$558.59	5610-71100-403450	Airport
07/28/2014	777282	Verizon Wireless	\$151.47	1500-21700-403450	Animal Shelter
07/28/2014	777282	Verizon Wireless	\$86.22	7170-21660-403450	CCSIU
07/28/2014	777282	Verizon Wireless	\$54.34	0100-16110-403450	Legal
07/28/2014	777282	Verizon Wireless	\$53.79	1500-22250-403450	Comm Center 911
07/28/2014	777282	Verizon Wireless	\$68.47	6500-15650-403450	Facilites BOC Plus 70% of 406-672-3027
07/28/2014	777282	Verizon Wireless	\$88.77	6500-15670-403450	Facilities City Hall Plus 30% of 406-672-3027
07/28/2014	777282	Verizon Wireless	\$94.10	0100-15120-403450	Finance Pat Weber
07/28/2014	777282	Verizon Wireless	\$781.90	1500-22210-403450	Fire Department
07/28/2014	777282	Verizon Wireless	\$73.91	0100-17500-403450	Human Resources
07/28/2014	777282	Verizon Wireless	\$13.16	6200-19130-403450	ITD GIS
07/28/2014	777282	Verizon Wireless	\$13.16	6200-19110-403450	ITD
07/28/2014	777282	Verizon Wireless	\$28.13	2600-55170-403450	Library Outreach
07/28/2014	777282	Verizon Wireless	\$337.43	2600-55120-403450	Library
07/28/2014	777282	Verizon Wireless	\$42.84	0100-11000-403450	Mayor
07/28/2014	777282	Verizon Wireless	\$49.75	6010-15500-403450	Motor Pool
07/28/2014	777282	Verizon Wireless	\$197.83	0100-12200-403450	Drug Court
07/28/2014	777282	Verizon Wireless	\$86.92	0100-12120-403450	Municipal Court Judge
07/28/2014	777282	Verizon Wireless	\$13.16	2400-43010-403450	Planning
07/28/2014	777282	Verizon Wireless	\$2,953.03	1500-21110-403450	Police
07/28/2014	777282	Verizon Wireless	\$90.63	2510-21870-403450	Police Forensic 406-794-6880 406-698-7323
07/28/2014	777282	Verizon Wireless	\$458.53	1500-21110-403450	Police Resource Officers
07/28/2014	777282	Verizon Wireless	\$28.47	2490-21960-403450	Police DV 406-698-1391
07/28/2014	777282	Verizon Wireless	\$117.17	5210-15210-403450	Parking
07/28/2014	777282	Verizon Wireless	\$204.19	0100-51100-403450	PRPL Admin
07/28/2014	777282	Verizon Wireless	\$282.14	0100-51210-403450	PRPL Recreation
07/28/2014	777282	Verizon Wireless	\$341.70	0100-51210-403450	PRPL Seasonal
07/28/2014	777282	Verizon Wireless	\$108.67	0100-51400-403450	Cemetery
07/28/2014	777282	Verizon Wireless	\$43.92	0100-51120-403450	Parks PMD
07/28/2014	777282	Verizon Wireless	\$953.02	0100-51120-403450	Parks
07/28/2014	777282	Verizon Wireless	\$220.12	0100-51120-403450	Parks Irrigation
07/28/2014	777282	Verizon Wireless	\$147.16	6600-31100-403450	Public Works Admin
07/28/2014	777282	Verizon Wireless	\$143.03	2090-44510-403450	Building
07/28/2014	777282	Verizon Wireless	\$227.77	6700-31410-403450	Engineering
07/28/2014	777282	Verizon Wireless	\$120.79	5410-31210-403450	Solid Waste
07/28/2014	777282	Verizon Wireless	\$361.56	2110-31320-403450	Streets
07/28/2014	777282	Verizon Wireless	\$70.57	5410-31230-403450	Solid Waste On Call

Check Date	Check	Name	Amount	Account	Item Desc
07/28/2014	777282	Verizon Wireless	\$461.44	5020-75000-403450	Distribution & Collection 60% 5020-75000-403450
07/28/2014	777282	Verizon Wireless	\$307.64	5120-85000-403450	Distribution & Collection 40\$ 5120-85000-403450
07/28/2014	777282	Verizon Wireless	\$658.41	5020-74000-403450	Distribution & Collection 60% 5020-75000-403450
07/28/2014	777282	Verizon Wireless	\$441.64	5020-73120-403450	Distribution & Collection 40\$ 5120-85000-403450
07/28/2014	777282	Verizon Wireless	\$69.71	5020-73110-403450	Water Treatment PWBelknap-WT
07/28/2014	777282	Verizon Wireless	\$46.48	5120-83110-403450	PWBLKNP MTRSHOP
07/28/2014	777282	Verizon Wireless	\$87.15	5020-73140-403450	Belknap Office 60% 5020-73110-403450
07/28/2014	777282	Verizon Wireless	\$29.06	5120-83140-403450	Belknap Office 40\$ 5120-83110-403450
07/28/2014	777282	Verizon Wireless	\$928.28	5120-84000-403450	Belknap Office 60% 5020-73110-403450
07/28/2014	777282	Verizon Wireless	\$22.89	6060-19310-403450	Belknap Office 40\$ 5120-83110-403450
07/28/2014	777282	Verizon Wireless	\$92.69	5710-71420-403160	PWBLKNP STORES 75% 5020-73140-403450
07/28/2014	777282	Verizon Wireless	\$18.16	5710-71410-403450	PWBLKNP STORES 25% 5120-83140-403450
07/28/2014	777282	Verizon Wireless	\$91.40	0100-43210-403450	PWBLKNP STORES 75% 5020-73140-403450
07/28/2014	777282	Verizon Wireless	\$164.49	5710-71470-403160	PWBLKNP STORES 25% 5120-83140-403450
07/28/2014	777282	Verizon Wireless	\$1,072.39	0100-51120-403450	Wastewater Treatment Plant
07/28/2014	777282	Verizon Wireless	\$136.10	5020-74000-403450	TeleComm Manager
07/28/2014	777282	Verizon Wireless	\$136.11	5120-84300-403450	On Call MET
07/28/2014	777285	Water Control Corporation	\$5,030.47	5120-84000-402450	MET Transit
07/28/2014	777289	Western Municipal Construction Inc	\$477,221.94	5030-75910-409340	Code Enforcement
07/28/2014	777297	Yellowstone County	\$7,641.42	0100-14110-403930	MET Transit AVL Account 770599076-00001
07/28/2014	777298	Yellowstone County Sheriffs	\$2,759.88	2550-21430-401220	Parks Seasonal
07/28/2014	777298	Yellowstone County Sheriffs	\$5,754.63	2550-21430-401220	PWBLKNP ELECTRICIANS
					50% 5020 74000 403450
					50% 5120 84300 403450
					50% 5120 84300 403450
					PWBLKNP ELECTRICIANS
					50% 5020 74000 403450
					50% 5120 84300 403450
					UV lamps and ballasts
					WO 08-25 Zone 3 Chapple Reservoir Expansion
					Election charges for local government review 6/3/14
					Reimbursement of HIDTA for Mahoney. Qtr's 1 & 2.
					HIDTA OT for Benjamin - Qtr's 1 & 2, 2014.

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Payment of Claims August 4, 2014

PRESENTED BY: Patrick M. Weber, Finance Director

Department: City Hall Administration

PROBLEM/ISSUE STATEMENT

Claims in the amount of \$1,498,610.19 have been audited and are presented for City Council payment approval. A complete listing of the claims dated August 4, 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 08-04

Check Date	Check	Name	Amount	Account	Item Desc
08/04/2014	777305	Acuity Brands Lighting Inc	\$3,000.00	2110-00000-141318	STREET LIGHTS PO NUM 295791
08/04/2014	777305	Acuity Brands Lighting Inc	\$320.00	2110-00000-141318	STREET LIGHTS PO NUM 295790
08/04/2014	777308	Alta Planning & Design Inc	\$8,655.15	2400-43010-407214	Zoo Montana to Riverfront Bike/Ped Connector Feasibility Study
08/04/2014	777309	American Title & Escrow	\$8,200.00	2980-65560-407275	MHR-ESCROW-NEUFELD-7 WILLOW BEND
08/04/2014	777312	Avery Electric Motor LLP	\$2,663.35	5120-84000-403660	Centrifuge repair
08/04/2014	777317	Billings Gazette	\$841.00	2600-55110-403360	Library- 102-60003259
08/04/2014	777317	Billings Gazette	\$875.00	0100-14110-403310	Finance- 102-60001620
08/04/2014	777317	Billings Gazette	\$3,584.16	0100-14110-403939	Finance- 102-60001620
08/04/2014	777317	Billings Gazette	\$100.00	0100-51400-403310	Finance- 102-60001620
08/04/2014	777317	Billings Gazette	\$3,655.84	5020-72110-403310	Finance- 102-60001620
08/04/2014	777317	Billings Gazette	\$1,152.00	5610-71160-403370	Finance- 102-60001620
08/04/2014	777317	Billings Gazette	\$2,285.39	0100-17500-403370	Human Resources- 102-60010385
08/04/2014	777317	Billings Gazette	\$299.81	5020-72110-403310	Human Resources- 102-60010385
08/04/2014	777317	Billings Gazette	\$1,061.92	5120-82110-403310	Human Resources- 102-60010385
08/04/2014	777317	Billings Gazette	\$28.00	0100-13140-403590	Administration- City clerk 60010383
08/04/2014	777317	Billings Gazette	\$322.71	1500-21700-403310	Animal Control- Subscription
08/04/2014	777321	Bozeman Police Department	\$1,861.67	2510-21270-403560	Overtime & Supplies.
08/04/2014	777321	Bozeman Police Department	\$2,115.40	2510-21270-403822	Travel & training.
08/04/2014	777323	Broadway Property Management	\$1,274.21	2510-21870-403560	July, 2014 Rent and Utilities for Target Investments.
08/04/2014	777323	Broadway Property Management	\$1,299.15	2510-21870-403560	August, 2014 Rent & Utilities for Target Investments.
08/04/2014	777325	Brown And Caldwell	\$25,231.10	5030-75910-409340	WO 08-25 ZONE 3 RESERVOIR
08/04/2014	777327	Business Tax Section	\$4,013.84	5030-75910-409340	WO 08-25 Zone 3 Chapple Reservoir Expansion
08/04/2014	777327	Business Tax Section	\$1,606.37	4980-00000-201100	Retainage release #2
08/04/2014	777327	Business Tax Section	\$221.42	4980-55110-409220	Construction of new Library, demolition of existing building & site development features
08/04/2014	777327	Business Tax Section	\$190.31	5620-71200-409490	Invoice #729. HVAC Equipment Repair & Replacement Project. 13 HVAC Units
08/04/2014	777329	Chicago Title of Montana LLC	\$15,000.00	2820-65810-407277	FTHB Steven Brown 4725 Rebecca Place
08/04/2014	777343	Dept Of Justice Dci	\$18,085.09	2510-21270-403560	OT & Supplies.
08/04/2014	777343	Dept Of Justice Dci	\$8,619.30	2510-21270-403822	Travel & Training.
08/04/2014	777345	Dixie Petro-Chem	\$3,314.50	5020-00000-141000	WATER PARTS AND SUPPLIES PO NUM 295923
08/04/2014	777347	Dustbusters	\$10,447.71	2110-31320-404530	dust suppressant for gravel streets
08/04/2014	777355	First Montana Title Co	\$10,000.00	2820-65810-407277	FTHB Carson Willis 760 Discus Circle
08/04/2014	777360	Granite Peak Pump Service Inc	\$2,688.07	8730-51990-402330	Work on Lillis pump.
08/04/2014	777360	Granite Peak Pump Service Inc	\$135.00	8730-51990-403660	Work on Lillis pump.
08/04/2014	777362	Great Falls Police Department	\$6,534.89	2510-21270-403560	Supplies and OT.
08/04/2014	777364	HDR, Inc.	\$184.97	5120-82110-403540	WO 12-13 IWPI Reuse and Reclamation Study
08/04/2014	777364	HDR, Inc.	\$1,658.18	5030-74910-409390	WO 12-44 WTP High Svc Pump H2-3; CO#1 03/24/14
08/04/2014	777364	HDR, Inc.	\$3,512.29	5030-74910-409390	WO 12-43 WTP Backup Power Phase III
08/04/2014	777371	IBM Corporation	\$12,598.00	6200-19110-409480	IBM System x3550 M4 Server
08/04/2014	777371	IBM Corporation	\$3,858.60	5030-73910-409480	IBM System X3550 M4
08/04/2014	777371	IBM Corporation	\$2,572.40	5130-83910-409480	IBM System X3550 M4
08/04/2014	777371	IBM Corporation	\$12,598.00	6200-19110-409480	IBM System x3550 M4 Server VM Host City Hall
08/04/2014	777372	Industrial Communication & Electronics Bozeman INC	\$2,279.88	1500-22270-402481	AA00-0176-20 FIRECOM TO TAIT MOBILE RADIO ADAPTER
08/04/2014	777372	Industrial Communication & Electronics Bozeman INC	\$7,019.82	1500-22270-402481	A00-0145-10 FIRE COM TO TAIT PORTABLE HEADSET ADAPTER
08/04/2014	777372	Industrial Communication & Electronics Bozeman INC	\$2,360.00	1500-22270-402290	UH-51 FIRE-COM HEADSET
08/04/2014	777372	Industrial Communication & Electronics Bozeman INC	\$480.00	1500-22270-402290	HM-10 HEADSET JACKS
08/04/2014	777372	Industrial Communication & Electronics Bozeman INC	\$36.00	1500-22270-402290	MIC MUFS (DOZEN)
08/04/2014	777374	Integrated Information Solutions Inc.	\$4,000.00	6200-19110-405370	40 Hours Consulting, Troubleshooting, General IT Tasks
08/04/2014	777374	Integrated Information Solutions Inc.	\$1,870.00	6200-19110-405370	Annual Printer Maintenance 6400-015 SN H9120 (IT)
08/04/2014	777375	Intermountain Traffic, LLC	\$5,800.00	2110-31320-402430	trafficware 980 controller
08/04/2014	777375	Intermountain Traffic, LLC	-\$3,800.00	2110-31320-402430	return of wrong controllers
08/04/2014	777375	Intermountain Traffic, LLC	\$1,995.00	2110-31320-402430	Faceplates for existing controllers and upgrades
08/04/2014	777377	Jackson Contractor Group Inc	\$21,920.58	4980-55110-409220	Construction of new Library, demolition of existing building & site development features.
08/04/2014	777377	Jackson Contractor Group Inc	\$159,031.01	4980-00000-201100	Construction of new Library, demolition of existing building & site development features.
08/04/2014	777379	Kadrmass Lee & Jackson	\$4,737.56	8450-31860-409310	WO 04-12 ALKALI CREEK ROAD AMENDMENT \$60,758.50 APPROVED BY CC 9/26/2011
08/04/2014	777380	KB Commercial Products	\$2,911.68	2600-55120-402450	Invoice 410774
08/04/2014	777380	KB Commercial Products	\$1,057.44	5020-00000-141000	WATER PARTS AND SUPPLIES PO NUM 295915
08/04/2014	777383	Key Enterprises LLC	\$9,500.00	5610-71160-403370	Invoice #2014-35045. Delta Sky Magazine Ad

Check Date	Check	Name	Amount	Account	Item Desc
08/04/2014	777384	Kimley-Horn and Associates	\$14,186.15	5210-15210-403590	Downtown Parking Strategic Plan Inv. 191854000-0614
08/04/2014	777385	Klimate Heating, Cooling & Sheet Metal	\$18,840.69	5620-71200-409490	HVAC Equipment Repair & Replacement Project. 13 HVAC Units
08/04/2014	777386	Knife River (JTL Group Inc.)	\$2,167.94	2110-31320-404710	asphalt
08/04/2014	777386	Knife River (JTL Group Inc.)	\$542.20	2110-31320-404520	1 1/2" crushed base
08/04/2014	777386	Knife River (JTL Group Inc.)	\$172.45	2110-31320-404520	1 1/2 " crushed base
08/04/2014	777389	Labor Ready Northwest, Inc.	\$3,317.60	5410-31230-403581	labor at landfill
08/04/2014	777408	Missoula Police Dept	\$6,212.88	2510-21270-403560	Overtime & Supplies.
08/04/2014	777408	Missoula Police Dept	\$340.89	2510-21270-403822	Travel & Training.
08/04/2014	777409	Montana Dakota Utilities Co	\$19.67	0100-51120-403440	3711011000 6
08/04/2014	777409	Montana Dakota Utilities Co	\$27.05	0100-51410-403440	0378901000 0
08/04/2014	777409	Montana Dakota Utilities Co	\$13.20	5020-74000-403440	5270331000 4
08/04/2014	777409	Montana Dakota Utilities Co	\$13.20	5020-74000-403440	6104901000 4
08/04/2014	777409	Montana Dakota Utilities Co	\$13.96	5410-31230-403440	7703901000 2
08/04/2014	777409	Montana Dakota Utilities Co	\$26.40	5020-74000-403440	8004901000 4
08/04/2014	777409	Montana Dakota Utilities Co	\$12.00	5020-74000-403440	8320011000 1
08/04/2014	777409	Montana Dakota Utilities Co	\$29.48	5120-85000-403440	8685631000 7
08/04/2014	777409	Montana Dakota Utilities Co	\$25.53	0100-51410-403440	9278901000 3
08/04/2014	777409	Montana Dakota Utilities Co	\$20.91	5020-74000-403440	0104901000 0
08/04/2014	777409	Montana Dakota Utilities Co	\$692.08	0100-51260-403440	0619431000 6
08/04/2014	777409	Montana Dakota Utilities Co	\$13.20	5020-74000-403440	1104901000 9
08/04/2014	777409	Montana Dakota Utilities Co	\$13.20	6500-15660-403440	1307331000 8
08/04/2014	777409	Montana Dakota Utilities Co	\$13.20	5020-74000-403440	2104901000 8
08/04/2014	777409	Montana Dakota Utilities Co	\$165.00	5020-73140-403440	3104901000 7
08/04/2014	777409	Montana Dakota Utilities Co	\$55.00	5120-83140-403440	3104901000 7
08/04/2014	777409	Montana Dakota Utilities Co	\$72.44	5020-73140-403440	4104901000 6
08/04/2014	777409	Montana Dakota Utilities Co	\$24.15	5120-83140-403440	4104901000 6
08/04/2014	777409	Montana Dakota Utilities Co	\$86.63	1500-22210-403440	4421901000 4
08/04/2014	777409	Montana Dakota Utilities Co	\$107.38	5020-74000-403440	5004901000 7
08/04/2014	777409	Montana Dakota Utilities Co	\$13.20	5020-74000-403440	5104901000 5
08/04/2014	777409	Montana Dakota Utilities Co	\$67.39	1500-22210-403440	5336531000 1
08/04/2014	777409	Montana Dakota Utilities Co	\$13.20	5020-74000-403440	5669231000 8
08/04/2014	777409	Montana Dakota Utilities Co	\$6.60	5020-74000-403440	6004901000 6
08/04/2014	777409	Montana Dakota Utilities Co	\$6.60	5020-74000-403440	6004901000 6
08/04/2014	777409	Montana Dakota Utilities Co	\$13.20	5020-74000-403440	6669231000 7
08/04/2014	777409	Montana Dakota Utilities Co	\$22.46	5020-74000-403440	7004901000 5
08/04/2014	777409	Montana Dakota Utilities Co	\$13.16	5210-15920-403440	7173531000 6
08/04/2014	777409	Montana Dakota Utilities Co	\$27.95	5120-85000-403440	7354531000 2
08/04/2014	777409	Montana Dakota Utilities Co	\$244.94	6500-15660-403440	7576331000 2
08/04/2014	777409	Montana Dakota Utilities Co	\$26.40	5020-74000-403440	9004901000 3
08/04/2014	777409	Montana Dakota Utilities Co	\$115.98	6500-15660-403440	9897331000 0
08/04/2014	777409	Montana Dakota Utilities Co	\$65.80	6500-15660-403440	9937331000 4
08/04/2014	777409	Montana Dakota Utilities Co	\$10.57	4280-65900-409180	Irma House II - 502 S 33rd St 7/23/14 stmt
08/04/2014	777409	Montana Dakota Utilities Co	\$15.54	5610-71170-403440	185 580 1000 7. TSA Building. July 2014
08/04/2014	777409	Montana Dakota Utilities Co	\$13.20	5610-71170-403440	295 580 1000 4. Aero Interiors. July 2014
08/04/2014	777409	Montana Dakota Utilities Co	\$102.55	5610-71190-403440	889 373 1000 6. Car Wash. July 2014
08/04/2014	777409	Montana Dakota Utilities Co	\$215.24	5610-71190-403440	129 573 1000 1. Mud Wash. July 2014
08/04/2014	777409	Montana Dakota Utilities Co	\$17.09	5610-71190-403440	229 573 1000 0. Detail Bay 1 Hertz. July 2014
08/04/2014	777409	Montana Dakota Utilities Co	\$21.76	5610-71190-403440	629 573 1000 6. Detail Bay 2 National/Alamo. July 2014
08/04/2014	777409	Montana Dakota Utilities Co	\$20.21	5610-71190-403440	329 573 1000 9. Detail Bay 3 Enterprise. July 2014
08/04/2014	777409	Montana Dakota Utilities Co	\$28.73	5610-71190-403440	429 573 1000 8. Detail Bay 4 Avis/Budget. July 2014
08/04/2014	777409	Montana Dakota Utilities Co	\$17.09	5610-71190-403440	529 573 1000 7. Detail Bay 5 Thrifty/Dollar. July 2014
08/04/2014	777411	Morrison Maierle Inc	\$60,057.29	8400-31840-409310	WO 12-31 East End Industrial Storm Drain
08/04/2014	777421	NorMont Equipment Company	\$1,253.20	2110-31320-402420	telspar and anchors for sign installation
08/04/2014	777421	NorMont Equipment Company	\$366.00	2110-31320-402410	Shovels/handles/brooms
08/04/2014	777421	NorMont Equipment Company	\$1,461.20	2110-31320-402320	brooms and gutter wire for sweepers
08/04/2014	777421	NorMont Equipment Company	\$1,184.50	2110-31320-402320	broom for sweepers
08/04/2014	777421	NorMont Equipment Company	\$226.60	2110-31320-402420	anchors for telspar for sign installation
08/04/2014	777424	NorthWestern Energy	\$1,511.88	0100-51270-403410	Monthly electrical charges.
08/04/2014	777424	NorthWestern Energy	\$7.40	0100-51120-403410	07236458
08/04/2014	777424	NorthWestern Energy	\$9.25	0100-51120-403410	07230907
08/04/2014	777424	NorthWestern Energy	\$208.33	0100-51120-403410	07931348
08/04/2014	777424	NorthWestern Energy	\$7.40	0100-51120-403410	07236441
08/04/2014	777424	NorthWestern Energy	\$24.75	0100-51120-403410	07894371
08/04/2014	777424	NorthWestern Energy	\$508.20	6500-15660-403410	09758087
08/04/2014	777424	NorthWestern Energy	\$381.98	0100-51120-403410	09254962
08/04/2014	777424	NorthWestern Energy	\$7.40	5610-71170-403410	0712805-1. IP-10. July 2014
08/04/2014	777424	NorthWestern Energy	\$297.63	5610-71170-403410	0712792-1. IP-7. July 2014
08/04/2014	777424	NorthWestern Energy	\$12.41	5610-71170-403410	0712799-6. IP-8. July 2014
08/04/2014	777424	NorthWestern Energy	\$996.13	5610-71170-403410	0712800-2. IP-9. July 2014
08/04/2014	777424	NorthWestern Energy	\$20.46	5610-71170-403410	0712817-6. IP-House. July 2014

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08/04/2014	777424	NorthWestern Energy	\$59.41	5610-71130-403410	0719616-5. ARFF Facility Lights. July 2014
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08/04/2014	777424	NorthWestern Energy	\$123.08	0100-51220-403410	07125362
08/04/2014	777424	NorthWestern Energy	\$30.52	0100-51220-403410	07208184
08/04/2014	777424	NorthWestern Energy	\$2,110.78	0100-51260-403410	07208218
08/04/2014	777424	NorthWestern Energy	\$171.49	6070-22350-403410	07215809
08/04/2014	777424	NorthWestern Energy	\$12.76	0100-51120-403410	07222375
08/04/2014	777424	NorthWestern Energy	\$7.40	0100-51120-403410	07222474
08/04/2014	777424	NorthWestern Energy	\$231.84	0100-51120-403410	07222516
08/04/2014	777424	NorthWestern Energy	\$1,014.73	5020-74000-403410	07222524
08/04/2014	777424	NorthWestern Energy	\$0.59	0100-51120-403410	07222540
08/04/2014	777424	NorthWestern Energy	\$92.27	0100-51120-403410	07222557
08/04/2014	777424	NorthWestern Energy	\$400.87	0100-51120-403410	07222573
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08/04/2014	777424	NorthWestern Energy	\$26.30	0100-51120-403410	07222615
08/04/2014	777424	NorthWestern Energy	\$20.99	0100-51120-403410	07222623
08/04/2014	777424	NorthWestern Energy	\$8,111.05	5020-74000-403410	07222649
08/04/2014	777424	NorthWestern Energy	\$84.12	0100-51120-403410	07222656
08/04/2014	777424	NorthWestern Energy	\$49.37	0100-51120-403410	07222664
08/04/2014	777424	NorthWestern Energy	\$9.26	0100-51120-403410	07222680
08/04/2014	777424	NorthWestern Energy	\$11.79	0100-51120-403410	07222698
08/04/2014	777424	NorthWestern Energy	\$0.00	0100-51120-403410	07222854
08/04/2014	777424	NorthWestern Energy	\$1,023.11	0100-51120-403410	07222870
08/04/2014	777424	NorthWestern Energy	\$11.83	0100-51120-403410	07222920
08/04/2014	777424	NorthWestern Energy	\$63.45	0100-51120-403410	07222938
08/04/2014	777424	NorthWestern Energy	\$8.59	0100-51120-403410	07229057
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08/04/2014	777424	NorthWestern Energy	\$8.78	0100-51120-403410	07230360
08/04/2014	777424	NorthWestern Energy	\$187.60	0100-51120-403410	07230378
08/04/2014	777424	NorthWestern Energy	\$48.03	0100-51120-403410	07230386
08/04/2014	777424	NorthWestern Energy	\$41.45	0100-51120-403410	07230428
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08/04/2014	777424	NorthWestern Energy	\$190.82	0100-51120-403410	07229339
08/04/2014	777424	NorthWestern Energy	\$862.11	5020-74000-403410	11164522
08/04/2014	777424	NorthWestern Energy	\$22.41	0100-51120-403410	11565272
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08/04/2014	777424	NorthWestern Energy	\$1,494.51	1500-22210-403410	FIRE1: MONTHLY ELECTRIC SERVICE CHARGES FY2015 0100476-1
08/04/2014	777424	NorthWestern Energy	\$0.19	2110-31320-403410	17403577
08/04/2014	777424	NorthWestern Energy	\$390.66	6600-31100-403410	17413147
08/04/2014	777424	NorthWestern Energy	\$585.98	6700-31410-403410	17413147
08/04/2014	777424	NorthWestern Energy	\$0.47	2110-31320-403410	17488966
08/04/2014	777424	NorthWestern Energy	\$54.05	2110-31320-403410	17978289
08/04/2014	777424	NorthWestern Energy	\$32.57	0100-51120-403410	18366666
08/04/2014	777423	NorthWestern Energy	\$473.70	8100-31830-403410	SILMD 008 ACCT# 0712544-6
08/04/2014	777423	NorthWestern Energy	\$486.50	8100-31830-403410	SILMD 009 ACCT# 0712545-3
08/04/2014	777423	NorthWestern Energy	\$1,335.91	8100-31830-403410	SILMD 010 ACCT# 0712546-1
08/04/2014	777423	NorthWestern Energy	\$3,933.15	8100-31830-403410	SILMD 013 ACCT# 0721276-4
08/04/2014	777423	NorthWestern Energy	\$1,909.10	8100-31830-403410	SILMD 014 ACCT# 0721277-2
08/04/2014	777423	NorthWestern Energy	\$1,175.61	8100-31830-403410	SILMD 017 ACCT# 0712553-7
08/04/2014	777423	NorthWestern Energy	\$89.62	8100-31830-403410	SILMD 018 ACCT# 0712554-5
08/04/2014	777423	NorthWestern Energy	\$393.67	8100-31830-403410	SILMD 095 ACCT# 0712556-0
08/04/2014	777423	NorthWestern Energy	\$12,330.40	8100-31830-403410	SILMD 097 ACCT# 0712557-8
08/04/2014	777423	NorthWestern Energy	\$1,533.74	8100-31830-403410	SILMD 099 ACCT# 0712558-6
08/04/2014	777423	NorthWestern Energy	\$2,514.01	8100-31830-403410	SILMD 100 ACCT# 0712559-4
08/04/2014	777423	NorthWestern Energy	\$1,678.39	8100-31830-403410	SILMD 107 ACCT# 0712560-2
08/04/2014	777423	NorthWestern Energy	\$4,209.29	8100-31830-403410	SILMD 109 ACCT# 0712561-0
08/04/2014	777423	NorthWestern Energy	\$169.48	8100-31830-403410	SILMD 113 ACCT# 0712562-8
08/04/2014	777423	NorthWestern Energy	\$905.80	8100-31830-403410	SILMD 114 ACCT# 0712563-6

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08/04/2014	777423	NorthWestern Energy	\$3,086.24	8100-31830-403410	SILMD 117 ACCT# 0712566-9
08/04/2014	777423	NorthWestern Energy	\$222.13	8100-31830-403410	SILMD 118 ACCT# 0712567-7
08/04/2014	777423	NorthWestern Energy	\$146.02	8100-31830-403410	SILMD 119 ACCT# 0712568-5
08/04/2014	777423	NorthWestern Energy	\$2,397.69	8100-31830-403410	SILMD 121 ACCT# 0712570-1
08/04/2014	777423	NorthWestern Energy	\$182.09	8100-31830-403410	SILMD 122 ACCT# 0712571-9
08/04/2014	777423	NorthWestern Energy	\$319.69	8100-31830-403410	SILMD 123 ACCT# 0712572-7
08/04/2014	777423	NorthWestern Energy	\$932.43	8100-31830-403410	SILMD 124 ACCT# 0712573-5
08/04/2014	777423	NorthWestern Energy	\$372.98	8100-31830-403410	SILMD 125 ACCT# 0712574-3
08/04/2014	777423	NorthWestern Energy	\$186.49	8100-31830-403410	SILMD 126 ACCT# 0712575-0
08/04/2014	777423	NorthWestern Energy	\$682.84	8100-31830-403410	SILMD 127 ACCT# 0712576-8
08/04/2014	777423	NorthWestern Energy	\$477.99	8100-31830-403410	SILMD 128 ACCT# 0712577-6
08/04/2014	777423	NorthWestern Energy	\$319.69	8100-31830-403410	SILMD 129 ACCT# 0712578-4
08/04/2014	777423	NorthWestern Energy	\$120.76	8100-31830-403410	SILMD 130 ACCT# 0712579-2
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08/04/2014	777423	NorthWestern Energy	\$224.27	8100-31830-403410	SILMD 133 ACCT# 0712581-8
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08/04/2014	777423	NorthWestern Energy	\$500.74	8100-31830-403410	SILMD 135 ACCT# 0712583-4
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08/04/2014	777423	NorthWestern Energy	\$356.70	8100-31830-403410	SILMD 137 ACCT# 0712585-9
08/04/2014	777423	NorthWestern Energy	\$719.32	8100-31830-403410	SILMD 138 ACCT# 0712586-7
08/04/2014	777423	NorthWestern Energy	\$239.78	8100-31830-403410	SILMD 139 ACCT# 0712587-5
08/04/2014	777423	NorthWestern Energy	\$553.61	8100-31830-403410	SILMD 143 ACCT# 0712588-3
08/04/2014	777423	NorthWestern Energy	\$26.37	8100-31830-403410	SILMD 144 ACCT# 0712589-1
08/04/2014	777423	NorthWestern Energy	\$455.23	8100-31830-403410	SILMD 145 ACCT# 0712590-9
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08/04/2014	777423	NorthWestern Energy	\$612.76	8100-31830-403410	SILMD 151 ACCT# 0712595-8
08/04/2014	777423	NorthWestern Energy	\$3,451.18	8100-31830-403410	SILMD 152 ACCT# 0712596-6
08/04/2014	777423	NorthWestern Energy	\$523.52	8100-31830-403410	SILMD 153 ACCT# 0712597-4
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08/04/2014	777423	NorthWestern Energy	\$887.69	8100-31830-403410	SILMD 157 ACCT# 0712600-6
08/04/2014	777423	NorthWestern Energy	\$772.60	8100-31830-403410	SILMD 158 ACCT# 0712601-4
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08/04/2014	777423	NorthWestern Energy	\$1,024.25	8100-31830-403410	SILMD 161 ACCT# 0712604-8
08/04/2014	777423	NorthWestern Energy	\$57.90	8100-31830-403410	SILMD 162 ACCT# 0712605-5
08/04/2014	777423	NorthWestern Energy	\$617.50	8100-31830-403410	SILMD 163 ACCT# 0712606-3
08/04/2014	777423	NorthWestern Energy	\$364.17	8100-31830-403410	SILMD 164 ACCT# 0712607-1
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08/04/2014	777423	NorthWestern Energy	\$227.61	8100-31830-403410	SILMD 167 ACCT# 0712609-7
08/04/2014	777423	NorthWestern Energy	\$546.28	8100-31830-403410	SILMD 171 ACCT# 0712610-5
08/04/2014	777423	NorthWestern Energy	\$517.54	8100-31830-403410	SILMD 172 ACCT# 0712611-3
08/04/2014	777423	NorthWestern Energy	\$1,138.06	8100-31830-403410	SILMD 173 ACCT# 0712612-1
08/04/2014	777423	NorthWestern Energy	\$955.97	8100-31830-403410	SILMD 174 ACCT# 0712613-9
08/04/2014	777423	NorthWestern Energy	\$318.66	8100-31830-403410	SILMD 175 ACCT# 0712614-7
08/04/2014	777423	NorthWestern Energy	\$41.36	8100-31830-403410	SILMD 176 ACCT# 0712615-4
08/04/2014	777423	NorthWestern Energy	\$250.39	8100-31830-403410	SILMD 178 ACCT# 0712616-2
08/04/2014	777423	NorthWestern Energy	\$500.74	8100-31830-403410	SILMD 179 ACCT# 0712617-0
08/04/2014	777423	NorthWestern Energy	\$341.41	8100-31830-403410	SILMD 180 ACCT# 0712618-8
08/04/2014	777423	NorthWestern Energy	\$1,625.11	8100-31830-403410	SILMD 181 ACCT# 0712619-6
08/04/2014	777423	NorthWestern Energy	\$569.02	8100-31830-403410	SILMD 182 ACCT# 0712620-4
08/04/2014	777423	NorthWestern Energy	\$503.66	8100-31830-403410	SILMD 183 ACCT# 0712621-2
08/04/2014	777423	NorthWestern Energy	\$364.17	8100-31830-403410	SILMD 184 ACCT# 0712622-0
08/04/2014	777423	NorthWestern Energy	\$136.56	8100-31830-403410	SILMD 185 ACCT# 0712623-8
08/04/2014	777423	NorthWestern Energy	\$577.63	8100-31830-403410	SILMD 186 ACCT# 0712624-6
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08/04/2014	777423	NorthWestern Energy	\$295.90	8100-31830-403410	SILMD 192 ACCT# 0712630-3
08/04/2014	777423	NorthWestern Energy	\$728.37	8100-31830-403410	SILMD 193 ACCT# 0712631-1
08/04/2014	777423	NorthWestern Energy	\$239.02	8100-31830-403410	SILMD 194 ACCT# 0712632-9
08/04/2014	777423	NorthWestern Energy	\$199.20	8100-31830-403410	SILMD 195 ACCT# 0712633-7
08/04/2014	777423	NorthWestern Energy	\$64.06	8100-31830-403410	SILMD 196 ACCT# 0712634-5
08/04/2014	777423	NorthWestern Energy	\$64.06	8100-31830-403410	SILMD 197 ACCT# 0712635-2
08/04/2014	777423	NorthWestern Energy	\$113.81	8100-31830-403410	SILMD 198 ACCT# 0712636-0
08/04/2014	777423	NorthWestern Energy	\$68.33	8100-31830-403410	SILMD 200 ACCT# 0712637-8
08/04/2014	777423	NorthWestern Energy	\$477.99	8100-31830-403410	SILMD 201 ACCT# 0712638-6
08/04/2014	777423	NorthWestern Energy	\$735.16	8100-31830-403410	SILMD 202 INV# 0712639-4
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08/04/2014	777423	NorthWestern Energy	\$318.66	8100-31830-403410	SILMD 206 ACCT# 0712643-6
08/04/2014	777423	NorthWestern Energy	\$104.65	8100-31830-403410	SILMD 208 ACCT# 0712645-1
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08/04/2014	777423	NorthWestern Energy	\$42.71	8100-31830-403410	SILMD 211 ACCT# 0712648-5
08/04/2014	777423	NorthWestern Energy	\$42.71	8100-31830-403410	SILMD 212 ACCT# 0712649-3
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08/04/2014	777423	NorthWestern Energy	\$160.89	8100-31830-403410	SILMD 220 ACCT# 0712654-3
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08/04/2014	777423	NorthWestern Energy	\$67.48	8100-31830-403410	SILMD 222 ACCT# 0712656-8
08/04/2014	777423	NorthWestern Energy	\$102.52	8100-31830-403410	SILMD 223 ACCT# 0712657-6
08/04/2014	777423	NorthWestern Energy	\$1,736.25	8100-31830-403410	SILMD 224 ACCT# 0712658-4
08/04/2014	777423	NorthWestern Energy	\$322.53	8100-31830-403410	SILMD 225 ACCT# 0712659-2
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08/04/2014	777423	NorthWestern Energy	\$555.04	8100-31830-403410	SILMD 227 ACCT# 0712661-8
08/04/2014	777423	NorthWestern Energy	\$772.60	8100-31830-403410	SILMD 228 ACCT# 0712662-6
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08/04/2014	777423	NorthWestern Energy	\$932.45	8100-31830-403410	SILMD 230 ACCT# 0712664-2
08/04/2014	777423	NorthWestern Energy	\$559.47	8100-31830-403410	SILMD 231 ACCT# 0712665-9
08/04/2014	777423	NorthWestern Energy	\$2,424.35	8100-31830-403410	SILMD 232 ACCT# 0712666-7
08/04/2014	777423	NorthWestern Energy	\$746.21	8100-31830-403410	SILMD 233 ACCT# 0712667-5
08/04/2014	777423	NorthWestern Energy	\$439.49	8100-31830-403410	SILMD 234 ACCT# 0712668-3
08/04/2014	777423	NorthWestern Energy	\$469.37	8100-31830-403410	SILMD 235 ACCT# 0712669-1
08/04/2014	777423	NorthWestern Energy	\$149.38	8100-31830-403410	SILMD 236 ACCT# 0712670-9
08/04/2014	777423	NorthWestern Energy	\$386.94	8100-31830-403410	SILMD 237 ACCT# 0712671-7
08/04/2014	777423	NorthWestern Energy	\$14.20	8100-31830-403410	SILMD 238 ACCT# 0712672-5
08/04/2014	777423	NorthWestern Energy	\$91.05	8100-31830-403410	SILMD 239 ACCT# 0712673-3
08/04/2014	777423	NorthWestern Energy	\$358.53	8100-31830-403410	SILMD 240 ACCT# 0712674-1
08/04/2014	777423	NorthWestern Energy	\$594.97	8100-31830-403410	SILMD 241 ACCT# 0712675-8
08/04/2014	777423	NorthWestern Energy	\$79.93	8100-31830-403410	SILMD 242 ACCT# 0712676-6
08/04/2014	777423	NorthWestern Energy	\$106.57	8100-31830-403410	SILMD 244 ACCT# 0712677-4
08/04/2014	777423	NorthWestern Energy	\$82.36	8100-31830-403410	SILMD 245 ACCT# 0712678-2
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08/04/2014	777423	NorthWestern Energy	\$2,347.14	8100-31830-403410	SILMD 248 ACCT# 0712681-6
08/04/2014	777423	NorthWestern Energy	\$2,637.48	8100-31830-403410	SILMD 249 ACCT# 0718734-7
08/04/2014	777423	NorthWestern Energy	\$8.76	8100-31830-403410	SILMD 250 ACCT# 1301786-8
08/04/2014	777423	NorthWestern Energy	\$181.66	8100-31830-403410	SILMD 250 ACCT# 0719001-0
08/04/2014	777423	NorthWestern Energy	\$3,543.70	8100-31830-403410	SILMD 251 ACCT# 0718801-4
08/04/2014	777423	NorthWestern Energy	\$532.83	8100-31830-403410	SILMD 252 ACCT# 0719162-0
08/04/2014	777423	NorthWestern Energy	\$1,858.42	8100-31830-403410	SILMD 253 ACCT# 0719644-7
08/04/2014	777423	NorthWestern Energy	\$134.95	8100-31830-403410	SILMD 254 ACCT# 0719763-5
08/04/2014	777423	NorthWestern Energy	\$127.26	8100-31830-403410	SILMD 255 ACCT# 0720813-5
08/04/2014	777423	NorthWestern Energy	\$786.33	8100-31830-403410	SILMD 257 ACCT# 0720360-7
08/04/2014	777423	NorthWestern Energy	\$2,510.04	8100-31830-403410	SILMD 258 ACCT# 0720606-3
08/04/2014	777423	NorthWestern Energy	\$8.09	8100-31830-403410	SILMD 259 ACCT# 1301786-8
08/04/2014	777423	NorthWestern Energy	\$1,178.30	8100-31830-403410	SILMD 259 ACCT# 0720810-1
08/04/2014	777423	NorthWestern Energy	\$479.53	8100-31830-403410	SILMD 261 ACCT# 0720705-3
08/04/2014	777423	NorthWestern Energy	\$3,022.30	8100-31830-403410	SILMD 262 ACCT# 0720937-2
08/04/2014	777423	NorthWestern Energy	\$839.63	8100-31830-403410	SILMD 263 ACCT# 0720716-0
08/04/2014	777423	NorthWestern Energy	\$147.22	8100-31830-403410	SILMD 264 ACCT# 0721427-3
08/04/2014	777423	NorthWestern Energy	\$337.60	8100-31830-403410	SILMD 265 ACCT# 0721556-9
08/04/2014	777423	NorthWestern Energy	\$29.37	8100-31830-403410	SILMD 266 ACCT# 0721684-9
08/04/2014	777423	NorthWestern Energy	\$69.72	8100-31830-403410	SILMD 269 ACCT# 0833098-7
08/04/2014	777423	NorthWestern Energy	\$392.53	8100-31830-403410	SILMD 270 ACCT# 0906944-4
08/04/2014	777423	NorthWestern Energy	\$959.50	8100-31830-403410	SILMD 271 ACCT# 0995095-7
08/04/2014	777423	NorthWestern Energy	\$2,709.00	8100-31830-403410	SILMD 272 ACCT# 0905005-5
08/04/2014	777423	NorthWestern Energy	\$194.24	8100-31830-403410	SILMD 273 ACCT# 0926386-4
08/04/2014	777423	NorthWestern Energy	\$59.74	8100-31830-403410	SILMD 274 ACCT# 0907926-0
08/04/2014	777423	NorthWestern Energy	\$430.86	8100-31830-403410	SILMD 276 ACCT# 0961926-3
08/04/2014	777423	NorthWestern Energy	\$796.03	8100-31830-403410	SILMD 277 ACCT# 1058710-3
08/04/2014	777423	NorthWestern Energy	\$209.14	8100-31830-403410	SILMD 278 ACCT# 1087619-1
08/04/2014	777423	NorthWestern Energy	\$59.11	8100-31830-403410	SILMD 279 ACCT# 1124127-0
08/04/2014	777423	NorthWestern Energy	\$655.21	8100-31830-403410	SILMD 280 ACCT# 1045653-1
08/04/2014	777423	NorthWestern Energy	\$59.74	8100-31830-403410	SILMD 281 ACCT# 1079722-3
08/04/2014	777423	NorthWestern Energy	\$345.69	8100-31830-403410	SILMD 283 ACCT# 1172743-5
08/04/2014	777423	NorthWestern Energy	\$325.59	8100-31830-403410	SILMD 285 ACCT# 1206985-2
08/04/2014	777423	NorthWestern Energy	\$229.16	8100-31830-403410	SILMD 286 ACCT# 1296582-8
08/04/2014	777423	NorthWestern Energy	\$71.43	8100-31830-403410	SILMD 287 ACCT# 1246537-3
08/04/2014	777423	NorthWestern Energy	\$1,721.94	8100-31830-403410	SILMD 288 ACCT# 1303978-9
08/04/2014	777423	NorthWestern Energy	\$298.05	8100-31830-403410	SILMD 289 ACCT# 1685375-6

Check Date	Check	Name	Amount	Account	Item Desc
08/04/2014	777423	NorthWestern Energy	\$92.01	8100-31830-403410	SILMD 290 ACCT# 1433921-2
08/04/2014	777423	NorthWestern Energy	\$586.10	8100-31830-403410	SILMD 292 ACCT# 1481532-8
08/04/2014	777423	NorthWestern Energy	\$227.61	8100-31830-403410	SILMD 293 ACCT# 1481534-4
08/04/2014	777423	NorthWestern Energy	\$455.23	8100-31830-403410	SILMD 294 ACCT# 1481535-1
08/04/2014	777423	NorthWestern Energy	\$106.57	8100-31830-403410	SILMD 295 ACCT# 1481536-9
08/04/2014	777423	NorthWestern Energy	\$1,206.35	8100-31830-403410	SILMD 296 ACCT# 1481537-7
08/04/2014	777423	NorthWestern Energy	\$204.86	8100-31830-403410	SILMD 297 ACCT# 1481539-3
08/04/2014	777423	NorthWestern Energy	\$182.09	8100-31830-403410	SILMD 298 ACCT# 1481540-1
08/04/2014	777423	NorthWestern Energy	\$388.21	8100-31830-403410	SILMD 300 ACCT# 1662840-6
08/04/2014	777423	NorthWestern Energy	\$1,722.97	8100-31830-403410	SILMD 301 ACCT# 1687005-7
08/04/2014	777423	NorthWestern Energy	\$150.27	8100-31830-403410	SILMD 302 ACCT# 1607534-3
08/04/2014	777423	NorthWestern Energy	\$618.31	8100-31830-403410	SILMD 305 ACCT# 1695873-8
08/04/2014	777423	NorthWestern Energy	\$155.60	8100-31830-403410	SILMD 306 ACCT# 1740353-6
08/04/2014	777423	NorthWestern Energy	\$1,927.04	8100-31830-403410	SILMD 307 ACCT# 2049005-8
08/04/2014	777423	NorthWestern Energy	\$254.70	8100-31830-403410	SILMD 308 ACCT# 2072459-7
08/04/2014	777423	NorthWestern Energy	\$239.64	8100-31830-403410	SILMD 309 ACCT# 2001311-6
08/04/2014	777423	NorthWestern Energy	\$217.78	8100-31830-403410	SILMD 310 ACCT# 2060519-2
08/04/2014	777423	NorthWestern Energy	\$173.07	8100-31830-403410	SILMD 311 ACCT# 3014475-2
08/04/2014	777423	NorthWestern Energy	\$49.49	8100-31830-403410	SILMD 320 ACCT# 0712569-3
08/04/2014	777424	NorthWestern Energy	\$345.12	1500-22210-403410	07125370
08/04/2014	777424	NorthWestern Energy	\$95.27	0100-51220-403410	07126832
08/04/2014	777424	NorthWestern Energy	\$24.09	5710-71480-403410	07127640
08/04/2014	777424	NorthWestern Energy	\$292.50	5210-15950-403410	07208291
08/04/2014	777424	NorthWestern Energy	\$320.81	1500-22210-403410	07208408
08/04/2014	777424	NorthWestern Energy	\$4,258.98	5020-74000-403410	07230436
08/04/2014	777424	NorthWestern Energy	\$7.40	0100-51120-403410	08317026
08/04/2014	777424	NorthWestern Energy	\$256.06	0100-51120-403410	11412848
08/04/2014	777424	NorthWestern Energy	\$1,323.32	5210-15910-403410	15696362
08/04/2014	777424	NorthWestern Energy	\$178.83	1500-21150-403410	19841501
08/04/2014	777424	NorthWestern Energy	\$291.13	1500-21150-403410	19841550
08/04/2014	777424	NorthWestern Energy	\$200.13	5210-15950-403410	21283197
08/04/2014	777424	NorthWestern Energy	\$9.25	5210-15940-403410	30674162
08/04/2014	777424	NorthWestern Energy	\$1,621.30	5210-15920-403410	07208341
08/04/2014	777424	NorthWestern Energy	\$7.40	0100-51120-403410	07231624
08/04/2014	777424	NorthWestern Energy	\$7.40	0100-51120-403410	12422226
08/04/2014	777424	NorthWestern Energy	\$1,084.04	5210-15910-403410	15942824
08/04/2014	777424	NorthWestern Energy	\$111.37	5710-71480-403410	17847567
08/04/2014	777433	Public Utilities	\$50.00	5210-15920-403420	4975819
08/04/2014	777433	Public Utilities	\$78.31	8720-51980-403420	11139217
08/04/2014	777433	Public Utilities	\$196.88	5210-15910-403420	22414454
08/04/2014	777433	Public Utilities	\$16.44	5210-15910-403420	22434115
08/04/2014	777433	Public Utilities	\$13.58	8720-51980-403420	676814300
08/04/2014	777433	Public Utilities	\$10.72	8720-51980-403420	6768310079100
08/04/2014	777433	Public Utilities	\$10.72	8720-51980-403420	676853944
08/04/2014	777433	Public Utilities	\$10.72	8720-51980-403420	676893237
08/04/2014	777433	Public Utilities	\$9.67	8720-51980-403420	904979321
08/04/2014	777433	Public Utilities	\$9.67	8720-51980-403420	10797511406
08/04/2014	777433	Public Utilities	\$9.67	8720-51980-403420	10797712729
08/04/2014	777433	Public Utilities	\$18.25	8720-51980-403420	13578527227
08/04/2014	777433	Public Utilities	\$685.77	5120-85000-403420	671274846
08/04/2014	777433	Public Utilities	\$184.50	2110-31320-403420	671294847
08/04/2014	777433	Public Utilities	\$526.93	0100-51120-403420	676333936
08/04/2014	777433	Public Utilities	\$351.28	8720-51980-403420	676333936
08/04/2014	777433	Public Utilities	\$2,592.08	8720-51980-403420	11498915891
08/04/2014	777433	Public Utilities	\$1,556.62	8720-51980-403420	11828118660
08/04/2014	777433	Public Utilities	\$1,585.22	8720-51980-403420	13019519760
08/04/2014	777433	Public Utilities	\$133.70	8720-51980-403420	13019521993
08/04/2014	777433	Public Utilities	\$1,040.32	8720-51980-403420	13592326953
08/04/2014	777433	Public Utilities	\$135.51	8720-51980-403420	13592526964
08/04/2014	777433	Public Utilities	\$841.62	8720-51980-403420	13592722571
08/04/2014	777433	Public Utilities	\$961.88	8720-51980-403420	11498915890
08/04/2014	777433	Public Utilities	\$1,754.04	5120-84000-403420	187212152
08/04/2014	777433	Public Utilities	\$39.96	4280-65900-409180	Account #97315-10146900 502 S 33rd - Water/Sewer/Garbage 7/17/14 stmt
08/04/2014	777435	Rimrock Tire Inc	\$1,258.62	2200-22330-402320	5-GS89891
08/04/2014	777435	Rimrock Tire Inc	\$35.44	2110-31320-402320	5-GS89895
08/04/2014	777435	Rimrock Tire Inc	\$1,001.43	1500-21120-402320	5-GS89970
08/04/2014	777435	Rimrock Tire Inc	\$33.28	2110-31320-402320	5-89835
08/04/2014	777435	Rimrock Tire Inc	\$137.28	2110-31320-402320	5-89855
08/04/2014	777435	Rimrock Tire Inc	\$20.00	0100-51120-402320	5-89865
08/04/2014	777435	Rimrock Tire Inc	\$42.23	2110-31320-402320	5-89999
08/04/2014	777435	Rimrock Tire Inc	\$88.50	2200-22330-402320	5-90026
08/04/2014	777436	Riverstone Health	\$11,250.00	0100-14110-403931	April - June 2014 Air Pollution Control Program

Check Date	Check	Name	Amount	Account	Item Desc
08/04/2014	777439	Sanderson Stewart	\$917.50	2120-43700-409390	Inv 36956 Aronson Bypass Trail at Swords Park
08/04/2014	777439	Sanderson Stewart	\$367.00	2120-43700-409390	inv 37752
08/04/2014	777439	Sanderson Stewart	\$12,444.00	2400-43010-407214	Highway 3 Corridor Planning Study
08/04/2014	777445	Sunset Excavation	\$4,300.00	5050-75150-403671	302 Alderson
08/04/2014	777449	Tetra Tech, Inc.	\$3,166.44	2030-15130-409224	Empire garage construction materials testing services
08/04/2014	777449	Tetra Tech, Inc.	\$12,658.95	2030-15130-409224	Empire garage construction materials testing services
08/04/2014	777451	The Omega Group, Inc.	\$4,785.00	1500-21500-403553	Invoice 0009020-IN, CrimeMapping.com and Support 09/01/2014 - 08/31/2015
08/04/2014	777457	Town & Country Supply Association	\$1,361.55	1500-22260-402310	202937: FIRE 1 UNLEADED DELIVERED 7/30/2014
08/04/2014	777457	Town & Country Supply Association	\$686.71	1500-22260-402310	202938: FIRE 1 - DIESEL DELIVERED 7/30/2014
08/04/2014	777457	Town & Country Supply Association	\$291.30	1500-22260-402310	202939: FIRE 5 - UNLEADED DELIVERED 7/30/2014
08/04/2014	777457	Town & Country Supply Association	\$717.92	1500-22260-402310	202940: FIRE 5 - DIESEL DELIVERED 7/30/2014
08/04/2014	777457	Town & Country Supply Association	\$0.02	1500-22260-402310	202937 THRU 202940 - DECIMAL POINT CORRECTION
08/04/2014	777457	Town & Country Supply Association	\$6,264.02	6010-00000-141000	200607 PO NUM 295989
08/04/2014	777457	Town & Country Supply Association	\$8,625.91	6010-00000-141000	202090 PO NUM 295989
08/04/2014	777457	Town & Country Supply Association	\$6,706.56	6010-00000-141000	203260 PO NUM 295989
08/04/2014	777457	Town & Country Supply Association	\$15,505.00	6010-00000-141000	203261 PO NUM 295989
08/04/2014	25	U.S. Bank PCards	\$39.98	6060-19310-402122	PCard
08/04/2014	25	U.S. Bank PCards	\$65.98	6010-15500-403553	PCard
08/04/2014	25	U.S. Bank PCards	-\$138.16	5120-84000-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$179.90	5020-75000-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$11.71	5410-31220-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$7.80	5410-31220-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$57.12	6500-15660-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$57.12	6500-15670-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$52.73	5120-85000-402410	PCard
08/04/2014	25	U.S. Bank PCards	\$79.10	5020-75000-402410	PCard
08/04/2014	25	U.S. Bank PCards	\$465.22	5120-84300-402360	PCard
08/04/2014	25	U.S. Bank PCards	\$193.04	5410-31230-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$66.12	5020-74000-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$85.81	5020-74000-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$46.60	6500-15670-403690	PCard
08/04/2014	25	U.S. Bank PCards	\$23.93	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	-\$24.07	0100-51270-402250	PCard
08/04/2014	25	U.S. Bank PCards	-\$20.00	0100-15120-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$61.76	1500-22230-402610	PCard
08/04/2014	25	U.S. Bank PCards	\$239.22	2600-55110-403690	PCard
08/04/2014	25	U.S. Bank PCards	\$95.97	2600-55130-403690	PCard
08/04/2014	25	U.S. Bank PCards	\$621.69	2600-55140-403690	PCard
08/04/2014	25	U.S. Bank PCards	\$455.78	2600-55160-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$779.99	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$8.60	0100-51210-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$3.59	0100-51100-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$13.98	0100-43210-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$205.00	5020-74000-402120	PCard
08/04/2014	25	U.S. Bank PCards	\$171.22	0100-16110-403240	PCard
08/04/2014	25	U.S. Bank PCards	\$239.99	0100-16110-403240	PCard
08/04/2014	25	U.S. Bank PCards	\$11.99	6600-31100-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$290.00	1500-21200-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$74.57	1500-21500-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$169.99	1500-21500-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$125.99	1500-21150-402277	PCard
08/04/2014	25	U.S. Bank PCards	\$27.80	1500-21200-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$503.14	1500-21500-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$27.56	6200-19110-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$24.36	0100-51120-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$24.35	0100-51100-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$25.09	0100-51210-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$141.48	0100-17500-402110	PCard
08/04/2014	25	U.S. Bank PCards	\$184.00	0100-12120-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$115.00	5020-74000-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$22.00	5020-74000-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$1,665.00	0100-51250-402250	PCard
08/04/2014	25	U.S. Bank PCards	\$45.75	2600-55120-403450	PCard
08/04/2014	25	U.S. Bank PCards	\$318.06	6500-15670-403690	PCard
08/04/2014	25	U.S. Bank PCards	\$308.00	6500-15660-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$39.90	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$18.16	5610-71120-402450	PCard

Check Date	Check	Name	Amount	Account	Item Desc
08/04/2014	25	U.S. Bank PCards	\$26.46	1500-22260-402360	PCard
08/04/2014	25	U.S. Bank PCards	\$99.73	1500-22260-402320	PCard
08/04/2014	25	U.S. Bank PCards	\$4.49	1500-22260-402240	PCard
08/04/2014	25	U.S. Bank PCards	\$30.70	1500-22260-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$12.99	6500-15660-402210	PCard
08/04/2014	25	U.S. Bank PCards	\$294.00	2110-31320-402260	PCard
08/04/2014	25	U.S. Bank PCards	\$145.00	2110-31320-402260	PCard
08/04/2014	25	U.S. Bank PCards	\$9.66	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$25.00	6200-19110-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$402.50	0100-51260-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$30.00	5610-71150-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$212.50	6500-15670-403690	PCard
08/04/2014	25	U.S. Bank PCards	\$244.00	6500-15670-403690	PCard
08/04/2014	25	U.S. Bank PCards	\$615.16	6500-15670-403690	PCard
08/04/2014	25	U.S. Bank PCards	\$25.99	2600-55110-403360	PCard
08/04/2014	25	U.S. Bank PCards	\$51.09	0100-51250-402250	PCard
08/04/2014	25	U.S. Bank PCards	\$34.99	2600-55110-403360	PCard
08/04/2014	25	U.S. Bank PCards	\$13.98	1500-22210-403920	PCard
08/04/2014	25	U.S. Bank PCards	\$8.85	0100-51250-402250	PCard
08/04/2014	25	U.S. Bank PCards	\$16.48	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$8.40	8730-51990-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$3.41	8730-51990-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$773.14	0100-14110-403325	PCard
08/04/2014	25	U.S. Bank PCards	\$50.19	2400-43010-407214	PCard
08/04/2014	25	U.S. Bank PCards	\$1,055.00	6500-15670-403690	PCard
08/04/2014	25	U.S. Bank PCards	\$125.00	5610-71150-402260	PCard
08/04/2014	25	U.S. Bank PCards	\$96.28	2600-55120-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$110.40	2600-55180-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$299.00	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$299.00	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$120.28	0100-12120-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$227.40	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$87.99	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$550.00	6700-31410-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$875.00	0100-51260-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$332.04	5020-74000-402220	PCard
08/04/2014	25	U.S. Bank PCards	\$24.60	5410-31230-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$35.90	5410-31220-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$112.50	5410-31220-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$99.00	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$499.00	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$99.00	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$99.00	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$99.00	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$499.00	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$99.00	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$499.00	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$99.00	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$499.00	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$99.00	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$629.00	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$629.00	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$1,069.00	0100-51140-403350	PCard
08/04/2014	25	U.S. Bank PCards	-\$700.00	0100-51260-403821	PCard
08/04/2014	25	U.S. Bank PCards	-\$81.00	0100-51260-403821	PCard
08/04/2014	25	U.S. Bank PCards	\$245.00	0100-51260-403821	PCard
08/04/2014	25	U.S. Bank PCards	\$700.00	0100-51260-403821	PCard
08/04/2014	25	U.S. Bank PCards	\$81.00	0100-51260-403821	PCard
08/04/2014	25	U.S. Bank PCards	\$95.00	0100-51250-402250	PCard
08/04/2014	25	U.S. Bank PCards	\$97.00	6500-15650-403450	PCard
08/04/2014	25	U.S. Bank PCards	\$32.88	5410-31230-403450	PCard
08/04/2014	25	U.S. Bank PCards	\$156.00	5610-71100-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$8.96	5020-74000-403660	PCard
08/04/2014	25	U.S. Bank PCards	\$334.14	2990-65010-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$37.21	6600-31100-403660	PCard
08/04/2014	25	U.S. Bank PCards	\$20.13	6700-31410-403660	PCard
08/04/2014	25	U.S. Bank PCards	\$33.00	1500-21120-402260	PCard
08/04/2014	25	U.S. Bank PCards	\$117.77	1500-21120-402261	PCard
08/04/2014	25	U.S. Bank PCards	\$334.78	1500-21120-402261	PCard
08/04/2014	25	U.S. Bank PCards	\$70.14	2550-21430-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$81.50	0100-51120-402330	PCard
08/04/2014	25	U.S. Bank PCards	\$11.67	1500-21710-403512	PCard
08/04/2014	25	U.S. Bank PCards	-\$123.99	2200-22330-402410	PCard
08/04/2014	25	U.S. Bank PCards	\$130.00	5610-71150-402260	PCard
08/04/2014	25	U.S. Bank PCards	\$145.00	2600-55120-402260	PCard
08/04/2014	25	U.S. Bank PCards	\$651.60	6500-15670-403690	PCard
08/04/2014	25	U.S. Bank PCards	\$372.65	6500-15660-402450	PCard

Check Date	Check	Name	Amount	Account	Item Desc
08/04/2014	25	U.S. Bank PCards	\$21.50	1500-21120-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$350.00	1500-21120-402261	PCard
08/04/2014	25	U.S. Bank PCards	\$17.00	5610-71150-402220	PCard
08/04/2014	25	U.S. Bank PCards	\$17.00	5610-71150-402220	PCard
08/04/2014	25	U.S. Bank PCards	\$10.48	5610-71100-403390	PCard
08/04/2014	25	U.S. Bank PCards	\$18.97	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$8.88	0100-51260-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$237.69	1500-22260-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$31.98	1500-22260-402360	PCard
08/04/2014	25	U.S. Bank PCards	\$40.97	1500-22260-402240	PCard
08/04/2014	25	U.S. Bank PCards	\$39.99	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$6.99	2600-55120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$29.96	6200-19130-402120	PCard
08/04/2014	25	U.S. Bank PCards	\$17.97	5020-75000-403660	PCard
08/04/2014	25	U.S. Bank PCards	\$11.98	5120-85000-403660	PCard
08/04/2014	25	U.S. Bank PCards	\$7.13	5020-74000-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$42.00	2400-43010-403310	PCard
08/04/2014	25	U.S. Bank PCards	\$241.08	2110-31320-402430	PCard
08/04/2014	25	U.S. Bank PCards	\$32.69	5120-84300-402360	PCard
08/04/2014	25	U.S. Bank PCards	\$2,251.22	8720-51980-403650	PCard
08/04/2014	25	U.S. Bank PCards	\$98.70	6500-15660-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$326.96	6500-15660-402240	PCard
08/04/2014	25	U.S. Bank PCards	\$16.20	5020-73120-402410	PCard
08/04/2014	25	U.S. Bank PCards	\$53.00	0100-43210-402190	PCard
08/04/2014	25	U.S. Bank PCards	-\$1,685.94	6200-19110-405370	PCard
08/04/2014	25	U.S. Bank PCards	\$1,659.52	6200-19110-405370	PCard
08/04/2014	25	U.S. Bank PCards	\$410.81	5120-84300-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$331.49	2600-55180-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$89.00	1500-21150-403822	PCard
08/04/2014	25	U.S. Bank PCards	\$1,281.42	2990-65200-407275	PCard
08/04/2014	25	U.S. Bank PCards	\$156.42	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$95.16	1500-21400-403822	PCard
08/04/2014	25	U.S. Bank PCards	\$6.40	2510-21870-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$6.00	1500-21120-402260	PCard
08/04/2014	25	U.S. Bank PCards	\$101.00	0100-43210-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$152.86	5610-71130-403655	PCard
08/04/2014	25	U.S. Bank PCards	\$100.00	1500-21110-403170	PCard
08/04/2014	25	U.S. Bank PCards	\$441.96	1500-21500-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$543.96	1500-21500-403210	PCard
08/04/2014	25	U.S. Bank PCards	\$14.00	0100-51250-402250	PCard
08/04/2014	25	U.S. Bank PCards	\$57.49	0100-12200-402230	PCard
08/04/2014	25	U.S. Bank PCards	\$194.46	1500-21400-403822	PCard
08/04/2014	25	U.S. Bank PCards	\$291.69	1500-21400-403822	PCard
08/04/2014	25	U.S. Bank PCards	\$291.69	1500-21400-403822	PCard
08/04/2014	25	U.S. Bank PCards	\$30.00	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$171.90	1500-21400-402270	PCard
08/04/2014	25	U.S. Bank PCards	\$61.87	0100-11000-403210	PCard
08/04/2014	25	U.S. Bank PCards	\$30.96	6700-31410-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$7.00	6200-19110-403870	PCard
08/04/2014	25	U.S. Bank PCards	\$559.88	5410-31210-403581	PCard
08/04/2014	25	U.S. Bank PCards	\$589.74	5410-31210-403581	PCard
08/04/2014	25	U.S. Bank PCards	\$477.76	5410-31210-403581	PCard
08/04/2014	25	U.S. Bank PCards	\$477.76	5410-31210-403581	PCard
08/04/2014	25	U.S. Bank PCards	\$507.62	5410-31210-403581	PCard
08/04/2014	25	U.S. Bank PCards	\$36.00	1500-21400-403822	PCard
08/04/2014	25	U.S. Bank PCards	\$38.10	1500-22260-402310	PCard
08/04/2014	25	U.S. Bank PCards	\$7.42	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$1.00	5410-31210-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$29.67	5610-71150-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$52.85	5610-71150-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$7.13	5610-71130-402320	PCard
08/04/2014	25	U.S. Bank PCards	\$280.00	0100-51270-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$760.94	2600-55120-402690	PCard
08/04/2014	25	U.S. Bank PCards	\$39.44	0100-13130-402110	PCard
08/04/2014	25	U.S. Bank PCards	\$183.73	5410-31230-402320	PCard
08/04/2014	25	U.S. Bank PCards	\$151.85	1500-21120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$515.07	5120-84000-402223	PCard
08/04/2014	25	U.S. Bank PCards	\$473.20	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$348.52	1500-22260-402240	PCard
08/04/2014	25	U.S. Bank PCards	\$478.00	2600-55120-402120	PCard
08/04/2014	25	U.S. Bank PCards	\$437.53	6500-15660-402240	PCard
08/04/2014	25	U.S. Bank PCards	\$19.95	5610-71130-402410	PCard
08/04/2014	25	U.S. Bank PCards	\$36.99	1500-22210-403760	PCard
08/04/2014	25	U.S. Bank PCards	\$8.28	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$409.00	0100-51270-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$319.92	6500-15670-402240	PCard

Check Date	Check	Name	Amount	Account	Item Desc
08/04/2014	25	U.S. Bank PCards	\$172.13	1500-21400-403822	PCard
08/04/2014	25	U.S. Bank PCards	-\$97.36	1500-22210-403760	PCard
08/04/2014	25	U.S. Bank PCards	\$20.37	0100-51140-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$79.65	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$451.00	2090-44510-403350	PCard
08/04/2014	25	U.S. Bank PCards	\$23.16	5020-74000-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$36.99	5610-71130-402320	PCard
08/04/2014	25	U.S. Bank PCards	\$263.62	5610-71130-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$500.00	1500-22250-402120	PCard
08/04/2014	25	U.S. Bank PCards	\$481.98	1500-22230-402610	PCard
08/04/2014	25	U.S. Bank PCards	\$250.00	1500-22210-403240	PCard
08/04/2014	25	U.S. Bank PCards	\$695.93	1500-22290-402260	PCard
08/04/2014	25	U.S. Bank PCards	\$2,152.78	5410-31220-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$265.00	1500-22260-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$494.00	5410-31230-402410	PCard
08/04/2014	25	U.S. Bank PCards	\$136.33	5610-71130-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$209.00	7750-51540-407249	PCard
08/04/2014	25	U.S. Bank PCards	\$66.59	2400-43010-403240	PCard
08/04/2014	25	U.S. Bank PCards	\$228.38	5020-73140-402120	PCard
08/04/2014	25	U.S. Bank PCards	\$76.12	5120-83140-402120	PCard
08/04/2014	25	U.S. Bank PCards	\$170.00	5610-71130-403822	PCard
08/04/2014	25	U.S. Bank PCards	-\$27.00	1500-22290-402120	PCard
08/04/2014	25	U.S. Bank PCards	\$192.04	0100-51260-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$65.90	0100-51260-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$29.10	5710-71430-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$83.00	2600-55120-403660	PCard
08/04/2014	25	U.S. Bank PCards	\$19.50	5020-74000-403660	PCard
08/04/2014	25	U.S. Bank PCards	\$11.16	5020-73140-403660	PCard
08/04/2014	25	U.S. Bank PCards	\$3.71	5120-83140-403660	PCard
08/04/2014	25	U.S. Bank PCards	\$15.08	5020-75000-403660	PCard
08/04/2014	25	U.S. Bank PCards	\$10.05	5120-85000-403660	PCard
08/04/2014	25	U.S. Bank PCards	\$18.40	6600-31100-403660	PCard
08/04/2014	25	U.S. Bank PCards	\$27.60	6700-31410-403660	PCard
08/04/2014	25	U.S. Bank PCards	\$160.00	6500-15660-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$480.00	6500-15660-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$250.00	6500-15670-403690	PCard
08/04/2014	25	U.S. Bank PCards	\$31.44	1500-22260-403670	PCard
08/04/2014	25	U.S. Bank PCards	\$42.70	1500-22260-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$21.58	1500-22260-402360	PCard
08/04/2014	25	U.S. Bank PCards	\$8.53	1500-22230-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$19.79	1500-22260-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$23.94	0100-51420-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$65.98	0100-51420-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$23.36	0100-51290-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$19.33	0100-51290-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$13.88	1500-22260-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$20.18	8730-51990-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$16.16	5120-85000-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$179.95	5020-75000-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$14.99	5020-74000-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$8.99	5020-74000-402220	PCard
08/04/2014	25	U.S. Bank PCards	\$27.83	5410-31230-402630	PCard
08/04/2014	25	U.S. Bank PCards	\$19.99	0100-51260-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$14.99	0100-51250-402250	PCard
08/04/2014	25	U.S. Bank PCards	\$13.49	1500-22260-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$25.98	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$7.99	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$249.95	6700-31410-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$365.00	6500-15660-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$49.94	8730-51990-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$169.00	5410-31220-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$3.34	5410-31220-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$38.88	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$40.80	5020-75000-402410	PCard
08/04/2014	25	U.S. Bank PCards	\$27.20	5120-85000-402410	PCard
08/04/2014	25	U.S. Bank PCards	\$419.53	5120-84300-402360	PCard
08/04/2014	25	U.S. Bank PCards	\$50.83	5120-84300-402360	PCard
08/04/2014	25	U.S. Bank PCards	\$588.18	5020-74000-402360	PCard
08/04/2014	25	U.S. Bank PCards	\$71.59	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$4.77	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$10.09	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$477.84	8730-51990-402920	PCard
08/04/2014	25	U.S. Bank PCards	\$135.33	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$9.70	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$590.00	0100-51120-403690	PCard
08/04/2014	25	U.S. Bank PCards	\$210.88	0100-51120-402290	PCard

Check Date	Check	Name	Amount	Account	Item Desc
08/04/2014	25	U.S. Bank PCards	\$45.60	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$505.00	1500-21150-402120	PCard
08/04/2014	25	U.S. Bank PCards	\$829.80	5610-71120-402240	PCard
08/04/2014	25	U.S. Bank PCards	\$75.00	0100-51120-403350	PCard
08/04/2014	25	U.S. Bank PCards	\$142.50	2110-31320-402475	PCard
08/04/2014	25	U.S. Bank PCards	\$95.00	1500-21110-403170	PCard
08/04/2014	25	U.S. Bank PCards	\$35.00	5020-77000-403350	PCard
08/04/2014	25	U.S. Bank PCards	\$35.00	5120-87000-403350	PCard
08/04/2014	25	U.S. Bank PCards	\$1,540.00	5610-71120-403660	PCard
08/04/2014	25	U.S. Bank PCards	\$140.00	5610-71170-403660	PCard
08/04/2014	25	U.S. Bank PCards	\$140.00	5610-71170-403660	PCard
08/04/2014	25	U.S. Bank PCards	\$90.00	6700-31410-403350	PCard
08/04/2014	25	U.S. Bank PCards	\$200.00	5610-71130-403822	PCard
08/04/2014	25	U.S. Bank PCards	\$90.00	6700-31410-403350	PCard
08/04/2014	25	U.S. Bank PCards	\$1.87	6500-15660-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$195.00	5020-73120-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$616.50	1500-22260-402320	PCard
08/04/2014	25	U.S. Bank PCards	\$1,335.15	5610-00000-141000	PCard
08/04/2014	25	U.S. Bank PCards	\$52.84	5020-73120-402410	PCard
08/04/2014	25	U.S. Bank PCards	\$8.87	5020-73120-402410	PCard
08/04/2014	25	U.S. Bank PCards	\$48.37	5020-73120-402410	PCard
08/04/2014	25	U.S. Bank PCards	\$54.29	5020-75000-402410	PCard
08/04/2014	25	U.S. Bank PCards	\$36.19	5120-85000-402410	PCard
08/04/2014	25	U.S. Bank PCards	\$18.75	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$36.46	5610-71120-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$210.00	5020-74000-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$193.10	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$131.52	8730-51990-402920	PCard
08/04/2014	25	U.S. Bank PCards	\$41.59	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$111.69	5610-71130-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$932.43	8730-51990-402920	PCard
08/04/2014	25	U.S. Bank PCards	\$85.33	5120-84000-402223	PCard
08/04/2014	25	U.S. Bank PCards	\$7.69	5120-84000-402223	PCard
08/04/2014	25	U.S. Bank PCards	\$30.76	5120-84000-402223	PCard
08/04/2014	25	U.S. Bank PCards	\$35.79	5120-84000-402223	PCard
08/04/2014	25	U.S. Bank PCards	\$459.00	0100-51210-403824	PCard
08/04/2014	25	U.S. Bank PCards	\$524.00	0100-51120-403823	PCard
08/04/2014	25	U.S. Bank PCards	\$599.00	0100-51120-403350	PCard
08/04/2014	25	U.S. Bank PCards	\$568.00	0100-51210-403824	PCard
08/04/2014	25	U.S. Bank PCards	\$524.00	8730-51990-403350	PCard
08/04/2014	25	U.S. Bank PCards	\$36.00	1500-21120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$131.27	1500-22210-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$39.98	0100-12120-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$22.99	0100-51120-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$97.27	0100-51420-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$106.98	5410-31220-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$418.00	2650-67720-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$2,320.00	6060-19310-403450	PCard
08/04/2014	25	U.S. Bank PCards	\$22.60	6010-15530-402650	PCard
08/04/2014	25	U.S. Bank PCards	\$13.94	6010-15530-402650	PCard
08/04/2014	25	U.S. Bank PCards	\$412.00	1500-21500-403210	PCard
08/04/2014	25	U.S. Bank PCards	\$1,274.95	1500-21500-403210	PCard
08/04/2014	25	U.S. Bank PCards	\$265.00	1500-21120-402443	PCard
08/04/2014	25	U.S. Bank PCards	\$241.00	0100-51260-402230	PCard
08/04/2014	25	U.S. Bank PCards	\$383.00	6010-15500-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$50.00	6500-15670-403690	PCard
08/04/2014	25	U.S. Bank PCards	\$880.00	1500-22290-402690	PCard
08/04/2014	25	U.S. Bank PCards	\$94.64	2400-43010-403920	PCard
08/04/2014	25	U.S. Bank PCards	-\$234.30	2920-65010-408199	PCard
08/04/2014	25	U.S. Bank PCards	\$232.65	5020-73110-405333	PCard
08/04/2014	25	U.S. Bank PCards	\$155.10	5120-83110-405333	PCard
08/04/2014	25	U.S. Bank PCards	\$1,076.16	5020-74000-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$125.00	1500-21110-403170	PCard
08/04/2014	25	U.S. Bank PCards	\$104.90	2990-65010-403581	PCard
08/04/2014	25	U.S. Bank PCards	\$33.92	5020-74000-403660	PCard
08/04/2014	25	U.S. Bank PCards	\$4.99	2600-55180-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$469.14	5610-71130-402320	PCard
08/04/2014	25	U.S. Bank PCards	-\$97.23	5120-84000-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$1,884.38	5710-71480-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$50.90	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$230.00	0100-51250-402250	PCard
08/04/2014	25	U.S. Bank PCards	\$79.98	0100-51120-402260	PCard
08/04/2014	25	U.S. Bank PCards	\$149.99	0100-51120-402260	PCard
08/04/2014	25	U.S. Bank PCards	\$20.00	2600-55150-402280	PCard
08/04/2014	25	U.S. Bank PCards	\$499.19	2600-55150-402280	PCard
08/04/2014	25	U.S. Bank PCards	\$150.00	6500-15660-403660	PCard

Check Date	Check	Name	Amount	Account	Item Desc
08/04/2014	25	U.S. Bank PCards	\$186.71	5020-73140-402410	PCard
08/04/2014	25	U.S. Bank PCards	\$62.24	5120-83140-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$63.36	0100-51280-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$165.97	0100-51280-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$193.59	0100-51260-402230	PCard
08/04/2014	25	U.S. Bank PCards	\$218.45	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$534.90	5410-31220-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$234.25	2110-31320-402320	PCard
08/04/2014	25	U.S. Bank PCards	\$171.00	2110-31320-402320	PCard
08/04/2014	25	U.S. Bank PCards	\$29.78	2110-31320-402320	PCard
08/04/2014	25	U.S. Bank PCards	\$173.45	5610-71120-402450	PCard
08/04/2014	25	U.S. Bank PCards	\$434.91	0100-51120-402260	PCard
08/04/2014	25	U.S. Bank PCards	\$33.97	0100-51120-402330	PCard
08/04/2014	25	U.S. Bank PCards	\$35.98	0100-51120-402330	PCard
08/04/2014	25	U.S. Bank PCards	\$227.73	1500-21400-402270	PCard
08/04/2014	25	U.S. Bank PCards	\$37.67	1500-21120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$173.09	1500-21200-402631	PCard
08/04/2014	25	U.S. Bank PCards	\$5.45	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	-\$83.39	2920-65010-408199	PCard
08/04/2014	25	U.S. Bank PCards	\$126.50	5610-71140-402260	PCard
08/04/2014	25	U.S. Bank PCards	\$38.00	8730-51990-403690	PCard
08/04/2014	25	U.S. Bank PCards	\$1,090.00	6500-15660-403660	PCard
08/04/2014	25	U.S. Bank PCards	\$800.00	6500-15670-403690	PCard
08/04/2014	25	U.S. Bank PCards	\$23.00	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$1,395.00	5610-71100-403581	PCard
08/04/2014	25	U.S. Bank PCards	\$1,410.50	5610-71100-403581	PCard
08/04/2014	25	U.S. Bank PCards	\$223.00	0100-51250-403990	PCard
08/04/2014	25	U.S. Bank PCards	\$25.95	1500-21120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$65.97	5020-75000-402380	PCard
08/04/2014	25	U.S. Bank PCards	\$807.76	1500-21120-402120	PCard
08/04/2014	25	U.S. Bank PCards	\$690.28	1500-21120-402440	PCard
08/04/2014	25	U.S. Bank PCards	\$19.47	8730-51990-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$11.87	6600-31100-402230	PCard
08/04/2014	25	U.S. Bank PCards	\$117.68	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$34.80	8730-51990-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$58.04	8730-51990-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$19.97	0100-51140-402290	PCard
08/04/2014	25	U.S. Bank PCards	-\$35.92	2600-55170-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$44.44	1500-22260-402320	PCard
08/04/2014	25	U.S. Bank PCards	\$83.76	1500-22310-402690	PCard
08/04/2014	25	U.S. Bank PCards	\$9.97	8730-51990-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$75.00	6700-31410-401170	PCard
08/04/2014	25	U.S. Bank PCards	\$1,108.75	6010-15520-402120	PCard
08/04/2014	25	U.S. Bank PCards	\$595.27	6500-15670-403690	PCard
08/04/2014	25	U.S. Bank PCards	\$100.40	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	-\$17.68	2110-31320-405333	PCard
08/04/2014	25	U.S. Bank PCards	\$484.35	2110-31320-405333	PCard
08/04/2014	25	U.S. Bank PCards	\$219.58	2110-31320-405333	PCard
08/04/2014	25	U.S. Bank PCards	\$284.50	1500-22290-402410	PCard
08/04/2014	25	U.S. Bank PCards	\$453.00	5020-74000-402360	PCard
08/04/2014	25	U.S. Bank PCards	\$94.24	2990-65010-402925	PCard
08/04/2014	25	U.S. Bank PCards	\$618.50	6010-15500-403824	PCard
08/04/2014	25	U.S. Bank PCards	\$351.50	6200-19110-403870	PCard
08/04/2014	25	U.S. Bank PCards	\$29.38	6200-19110-403120	PCard
08/04/2014	25	U.S. Bank PCards	\$70.15	2110-31320-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$74.54	1500-21120-402260	PCard
08/04/2014	25	U.S. Bank PCards	\$40.00	7090-21910-342427	PCard
08/04/2014	25	U.S. Bank PCards	\$24.00	8730-51990-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$2.74	8730-51990-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$6.82	8730-51990-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$51.72	0100-51120-402260	PCard
08/04/2014	25	U.S. Bank PCards	\$116.40	0100-51250-402250	PCard
08/04/2014	25	U.S. Bank PCards	\$291.74	0100-51250-402250	PCard
08/04/2014	25	U.S. Bank PCards	\$53.11	0100-51250-402250	PCard
08/04/2014	25	U.S. Bank PCards	\$126.89	5120-84300-402360	PCard
08/04/2014	25	U.S. Bank PCards	\$38.03	5120-84300-402360	PCard
08/04/2014	25	U.S. Bank PCards	\$123.50	2990-65010-403581	PCard
08/04/2014	25	U.S. Bank PCards	\$20.00	5020-74000-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$1,824.00	8730-51990-403650	PCard
08/04/2014	25	U.S. Bank PCards	\$2,318.90	8730-51990-403650	PCard
08/04/2014	25	U.S. Bank PCards	\$2,280.00	8730-51990-403650	PCard
08/04/2014	25	U.S. Bank PCards	\$581.40	8730-51990-403650	PCard
08/04/2014	25	U.S. Bank PCards	\$2,280.00	8730-51990-403650	PCard
08/04/2014	25	U.S. Bank PCards	\$85.00	0100-51120-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$39.14	6060-19310-402122	PCard
08/04/2014	25	U.S. Bank PCards	\$15.00	0100-51120-403450	PCard

Check Date	Check	Name	Amount	Account	Item Desc
08/04/2014	25	U.S. Bank PCards	\$35.52	5410-31220-402290	PCard
08/04/2014	25	U.S. Bank PCards	\$9.96	5710-71420-403823	PCard
08/04/2014	25	U.S. Bank PCards	\$87.82	0100-51120-402260	PCard
08/04/2014	25	U.S. Bank PCards	\$447.96	2510-21870-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$13.37	5710-71420-403823	PCard
08/04/2014	25	U.S. Bank PCards	\$4.44	0100-16110-402190	PCard
08/04/2014	25	U.S. Bank PCards	\$96.52	0100-51250-402250	PCard
08/04/2014	25	U.S. Bank PCards	\$50.96	8730-51990-402920	PCard
08/04/2014	25	U.S. Bank PCards	\$64.00	0100-51250-402250	Yellowstone Wildlife Sanc - PCard
08/04/2014	25	U.S. Bank PCards	\$93.72	0100-51250-402250	Www.Dickssportngggoods.Com - PCard
08/04/2014	25	U.S. Bank PCards	\$599.55	7090-21910-403822	Waldorf La Quinta - PCard
08/04/2014	25	U.S. Bank PCards	\$599.55	7090-21910-403822	Waldorf La Quinta - PCard
08/04/2014	25	U.S. Bank PCards	\$599.55	7090-21910-403822	Waldorf La Quinta - PCard
08/04/2014	25	U.S. Bank PCards	\$599.55	2510-21870-403822	Waldorf La Quinta - PCard
08/04/2014	25	U.S. Bank PCards	\$599.55	2510-21870-403822	Waldorf La Quinta - PCard
08/04/2014	25	U.S. Bank PCards	\$473.35	2650-67720-402290	Travres*Hotelsrsvation - PCard
08/04/2014	25	U.S. Bank PCards	\$64.00	0100-12200-403824	Transtyle Transportation - PCard
08/04/2014	25	U.S. Bank PCards	\$35.22	2650-67720-402290	Town Pump Red Ldge 11720 - PCard
08/04/2014	25	U.S. Bank PCards	\$540.00	5610-71120-403660	Toshiba Business Solutio - PCard
08/04/2014	25	U.S. Bank PCards	\$164.00	7180-21600-402120	Tactical Tech Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$330.00	0100-51250-402250	Sunshine Sports - PCard
08/04/2014	25	U.S. Bank PCards	\$60.00	0100-51140-408199	Sq *Isa Rocky Mountain Ch - PCard
08/04/2014	25	U.S. Bank PCards	\$76.40	1500-22290-402640	Sp * Thebravestdecals - PCard
08/04/2014	25	U.S. Bank PCards	\$635.61	5020-74000-402360	Rosemount Analytical Liq - PCard
08/04/2014	25	U.S. Bank PCards	\$0.60	5210-15950-402450	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$3.80	5210-15910-403650	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$3.80	5210-15920-403650	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$3.79	5210-15930-403650	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$4.00	5210-15210-402190	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$4.00	5210-15920-402190	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$31.97	5210-15910-403650	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$31.98	5210-15920-403650	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$31.98	5210-15930-403650	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$14.98	0100-51250-402250	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$10.79	5120-87000-402410	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$8.99	1500-22310-402690	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$74.65	1500-22310-402690	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$4.04	2600-55120-402340	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$48.56	0100-51120-402410	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$48.67	0100-51120-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$71.80	0100-51120-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$9.99	0100-51120-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$39.99	0100-51120-402410	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$7.63	0100-51120-402391	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$13.20	0100-51120-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$6.31	0100-51120-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$40.47	2110-31320-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$65.18	5410-31220-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$10.97	1500-21120-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$9.28	5020-75000-402410	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$6.19	5120-85000-402410	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$31.96	0100-51120-402391	Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$16.99	5610-71130-402410	Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$29.99	5610-71120-402450	Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$13.96	0100-51120-402290	Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$15.99	0100-51120-402330	Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$29.97	1500-21200-402120	Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$81.19	0100-51120-402330	Rmt Slc - PCard
08/04/2014	25	U.S. Bank PCards	\$401.35	5020-74000-402360	Tw Enterprises Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$1,016.35	5610-71120-402450	Montana Broom & Brush Com - PCard
08/04/2014	25	U.S. Bank PCards	\$118.25	5610-71140-402260	Spic And Span Cleaners - PCard
08/04/2014	25	U.S. Bank PCards	\$126.44	5610-71150-402220	Big Sky Fire Equipment - PCard
08/04/2014	25	U.S. Bank PCards	\$577.65	0100-51120-402290	Big Sky Fire Equipment - PCard
08/04/2014	25	U.S. Bank PCards	\$228.34	0100-51120-402290	Big Sky Fire Equipment - PCard
08/04/2014	25	U.S. Bank PCards	\$99.75	0100-51120-402290	Big Sky Fire Equipment - PCard
08/04/2014	25	U.S. Bank PCards	\$5.67	1500-22240-403824	Albertsons #2025 - PCard
08/04/2014	25	U.S. Bank PCards	\$105.00	1500-22290-402120	Albertsons #2025 - PCard
08/04/2014	25	U.S. Bank PCards	\$105.00	1500-22310-402690	Albertsons #2025 - PCard
08/04/2014	25	U.S. Bank PCards	\$3.78	1500-22240-403824	Albertsons #2025 - PCard
08/04/2014	25	U.S. Bank PCards	\$179.88	8730-51990-402290	The Home Depot 3101 - PCard
08/04/2014	25	U.S. Bank PCards	\$57.72	5120-84300-402360	The Home Depot 3101 - PCard
08/04/2014	25	U.S. Bank PCards	\$68.78	0100-51120-402290	The Home Depot 3101 - PCard
08/04/2014	25	U.S. Bank PCards	\$56.51	5410-31230-402290	The Home Depot 3101 - PCard
08/04/2014	25	U.S. Bank PCards	\$46.61	5410-31230-402290	The Home Depot 3101 - PCard
08/04/2014	25	U.S. Bank PCards	\$21.76	5410-31230-402290	The Home Depot 3101 - PCard
08/04/2014	25	U.S. Bank PCards	\$7.50	0100-51120-402290	The Home Depot 3101 - PCard

Check Date	Check	Name	Amount	Account	Item Desc
08/04/2014	25	U.S. Bank PCards	\$14.91	8730-51990-402290	The Home Depot 3101 - PCard
08/04/2014	25	U.S. Bank PCards	\$43.73	8730-51990-402290	The Home Depot 3101 - PCard
08/04/2014	25	U.S. Bank PCards	\$29.30	8730-51990-402290	The Home Depot 3101 - PCard
08/04/2014	25	U.S. Bank PCards	\$19.01	8730-51990-402290	The Home Depot 3101 - PCard
08/04/2014	25	U.S. Bank PCards	\$44.86	0100-51120-402290	The Home Depot 3101 - PCard
08/04/2014	25	U.S. Bank PCards	\$88.88	1500-22250-402925	Office Depot #2135 - PCard
08/04/2014	25	U.S. Bank PCards	\$305.97	1500-22230-402280	Office Depot #2135 - PCard
08/04/2014	25	U.S. Bank PCards	\$14.99	6010-15500-402190	Office Depot #450 - PCard
08/04/2014	25	U.S. Bank PCards	\$525.00	2090-44510-403590	Home Builders Assoc Of Bi - PCard
08/04/2014	25	U.S. Bank PCards	\$17.45	1500-22260-402450	Amazon.Com - PCard
08/04/2014	25	U.S. Bank PCards	\$37.77	5610-71100-402190	Amazon.Com - PCard
08/04/2014	25	U.S. Bank PCards	\$6.56	2600-55190-403222	Amazon.Com - PCard
08/04/2014	25	U.S. Bank PCards	\$14.73	2600-55200-403360	Amazon.Com - PCard
08/04/2014	25	U.S. Bank PCards	\$13.36	2600-55190-403222	Amazon.Com - PCard
08/04/2014	25	U.S. Bank PCards	\$122.78	0100-12200-402190	Amazon.Com - PCard
08/04/2014	25	U.S. Bank PCards	\$122.78	0100-12200-402190	Amazon.Com - PCard
08/04/2014	25	U.S. Bank PCards	\$52.34	1500-22260-402450	Amazon.Com - PCard
08/04/2014	25	U.S. Bank PCards	\$95.90	2110-31320-402630	Amazon.Com - PCard
08/04/2014	25	U.S. Bank PCards	\$23.91	2600-55200-403360	Amazon.Com - PCard
08/04/2014	25	U.S. Bank PCards	\$21.75	2600-55190-403226	Amazon.Com - PCard
08/04/2014	25	U.S. Bank PCards	\$7.50	0100-51120-403290	Selbys Billings - PCard
08/04/2014	25	U.S. Bank PCards	\$252.21	1500-22230-402290	Selbys Billings - PCard
08/04/2014	25	U.S. Bank PCards	\$234.73	2600-55190-403382	Tcd*Gale - PCard
08/04/2014	25	U.S. Bank PCards	\$77.23	2600-55190-403382	Tcd*Gale - PCard
08/04/2014	25	U.S. Bank PCards	\$485.50	2600-55190-403382	Tcd*Gale - PCard
08/04/2014	25	U.S. Bank PCards	\$90.95	2110-31320-402430	Best Buy 00005926 - PCard
08/04/2014	25	U.S. Bank PCards	\$17.99	5020-75000-402190	Best Buy 00005926 - PCard
08/04/2014	25	U.S. Bank PCards	\$11.99	5120-85000-402190	Best Buy 00005926 - PCard
08/04/2014	25	U.S. Bank PCards	\$449.96	0100-51250-402250	Best Buy 00005926 - PCard
08/04/2014	25	U.S. Bank PCards	\$63.98	5120-84300-402190	Best Buy 00005926 - PCard
08/04/2014	25	U.S. Bank PCards	\$65.96	1500-21200-402610	Best Buy 00005926 - PCard
08/04/2014	25	U.S. Bank PCards	\$3.79	0100-51120-403110	Usps 29077401028700474 - PCard
08/04/2014	25	U.S. Bank PCards	\$15.32	0100-51250-402250	Usps 29078001028700219 - PCard
08/04/2014	25	U.S. Bank PCards	\$147.00	0100-16110-403110	Usps 29078001028700219 - PCard
08/04/2014	25	U.S. Bank PCards	\$6.49	0100-51140-402290	Usps 29078201028700540 - PCard
08/04/2014	25	U.S. Bank PCards	\$76.50	5610-71120-402450	Batteries Plus #25 - PCard
08/04/2014	25	U.S. Bank PCards	\$10.98	2400-43010-407214	Batteries Plus #25 - PCard
08/04/2014	25	U.S. Bank PCards	\$56.16	1500-22270-402290	Batteries Plus #25 - PCard
08/04/2014	25	U.S. Bank PCards	\$56.16	1500-21120-402290	Batteries Plus #25 - PCard
08/04/2014	25	U.S. Bank PCards	\$59.98	1500-22260-402120	Lowes #00319* - PCard
08/04/2014	25	U.S. Bank PCards	\$65.00	1500-21710-402450	All Lock - PCard
08/04/2014	25	U.S. Bank PCards	\$6.99	5610-71100-403390	Albertsons #2041 - PCard
08/04/2014	25	U.S. Bank PCards	\$44.08	1500-22260-402320	Denny Menholt Frontier - PCard
08/04/2014	25	U.S. Bank PCards	\$660.00	5610-71130-403650	Helena Chemical Co 44021 - PCard
08/04/2014	25	U.S. Bank PCards	\$219.99	0100-51290-402290	Play It Again Sports - PCard
08/04/2014	25	U.S. Bank PCards	\$216.11	2650-67720-402290	Wal-Mart #1956 - PCard
08/04/2014	25	U.S. Bank PCards	\$107.96	2650-67720-402290	Wal-Mart #1956 - PCard
08/04/2014	25	U.S. Bank PCards	\$486.86	0100-51250-402250	Wal-Mart #1956 - PCard
08/04/2014	25	U.S. Bank PCards	\$2.97	0100-51120-402290	Wal-Mart #2923 - PCard
08/04/2014	25	U.S. Bank PCards	\$72.20	0100-51120-402260	Wal-Mart #2923 - PCard
08/04/2014	25	U.S. Bank PCards	\$21.35	0100-16110-402190	Wal-Mart #2923 - PCard
08/04/2014	25	U.S. Bank PCards	-\$6.13	0100-16110-402190	Wal-Mart #2923 - PCard
08/04/2014	25	U.S. Bank PCards	\$179.55	0100-51250-402250	Wal-Mart #4412 - PCard
08/04/2014	25	U.S. Bank PCards	\$19.92	2650-67720-402290	Wm Supercenter #1956 - PCard
08/04/2014	25	U.S. Bank PCards	\$6.34	0100-51240-402250	Wm Supercenter #1956 - PCard
08/04/2014	25	U.S. Bank PCards	\$37.92	0100-51250-402250	Wm Supercenter #1956 - PCard
08/04/2014	25	U.S. Bank PCards	\$8.76	8730-51990-402290	Wm Supercenter #1956 - PCard
08/04/2014	25	U.S. Bank PCards	\$37.83	8730-51990-402290	Wm Supercenter #1956 - PCard
08/04/2014	25	U.S. Bank PCards	\$47.64	0100-51120-402260	Wm Supercenter #2923 - PCard
08/04/2014	25	U.S. Bank PCards	\$307.08	5120-84300-402360	Graybar Electric Company - PCard
08/04/2014	25	U.S. Bank PCards	\$10.00	6200-19130-402120	Billings Office Systems - PCard
08/04/2014	25	U.S. Bank PCards	\$12.00	5020-75000-403660	Billings Office Systems - PCard
08/04/2014	25	U.S. Bank PCards	\$8.00	5120-85000-403660	Billings Office Systems - PCard
08/04/2014	25	U.S. Bank PCards	\$45.00	5020-73110-403630	Billings Office Systems - PCard
08/04/2014	25	U.S. Bank PCards	\$30.00	5120-83110-403630	Billings Office Systems - PCard
08/04/2014	25	U.S. Bank PCards	\$215.32	5710-71440-402450	Kimball Midwest - PCard
08/04/2014	25	U.S. Bank PCards	\$157.50	5710-71440-402450	Kimball Midwest - PCard
08/04/2014	25	U.S. Bank PCards	\$174.45	5710-71440-402450	Kimball Midwest - PCard
08/04/2014	25	U.S. Bank PCards	\$19.95	6600-31100-403330	Lee Newspapers E Pay - PCard
08/04/2014	25	U.S. Bank PCards	\$1,760.85	5410-31220-402290	Impact Plastics - PCard
08/04/2014	25	U.S. Bank PCards	\$100.00	1500-21110-403170	Frank'S Towing & Auto - PCard
08/04/2014	25	U.S. Bank PCards	\$228.50	1500-21200-407910	Lexisnexis Risk Mgt - PCard
08/04/2014	25	U.S. Bank PCards	\$118.80	5610-71120-402450	Northwest Floors - PCard
08/04/2014	25	U.S. Bank PCards	\$475.20	5610-71120-402450	Northwest Floors - PCard
08/04/2014	25	U.S. Bank PCards	\$107.00	5210-15210-402190	Off Main Deli - PCard
08/04/2014	25	U.S. Bank PCards	\$50.00	0100-51250-402250	Msu Billings-Main Campu - PCard

Check Date	Check	Name	Amount	Account	Item Desc
08/04/2014	25	U.S. Bank PCards	\$126.92	5610-71120-402260	Shoes For Crews Llc - PCard
08/04/2014	25	U.S. Bank PCards	\$123.92	5610-71120-402260	Shoes For Crews Llc - PCard
08/04/2014	25	U.S. Bank PCards	\$7.00	0100-51120-402290	West End Lock & Security - PCard
08/04/2014	25	U.S. Bank PCards	\$78.25	6500-15660-402450	West End Lock & Security - PCard
08/04/2014	25	U.S. Bank PCards	\$497.95	1500-21200-402120	Gunarama Wholesale Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$247.73	1500-21500-402271	Uline *Ship Supplies - PCard
08/04/2014	25	U.S. Bank PCards	\$420.16	0100-51420-402330	Meadow Green Sales - PCard
08/04/2014	25	U.S. Bank PCards	\$300.00	5610-71130-403650	Fisher Sand And Gravel - PCard
08/04/2014	25	U.S. Bank PCards	\$30.00	2450-12570-402190	City Of Billings Finance - PCard
08/04/2014	25	U.S. Bank PCards	\$33.92	5020-74000-403660	Pud lvr - PCard
08/04/2014	25	U.S. Bank PCards	\$224.20	5020-74000-403660	Pud lvr - PCard
08/04/2014	25	U.S. Bank PCards	\$134.52	5020-75000-403660	Pud lvr - PCard
08/04/2014	25	U.S. Bank PCards	\$89.68	5120-85000-403660	Pud lvr - PCard
08/04/2014	25	U.S. Bank PCards	\$168.16	5020-73140-403660	Pud lvr - PCard
08/04/2014	25	U.S. Bank PCards	\$60.06	5120-83140-403660	Pud lvr - PCard
08/04/2014	25	U.S. Bank PCards	\$29.98	1500-21120-402120	Target 00001719 - PCard
08/04/2014	25	U.S. Bank PCards	\$51.35	0100-13130-403824	Holiday Fuel Center #723 - PCard
08/04/2014	25	U.S. Bank PCards	\$62.00	0100-12200-402230	The Back Porch Deli - PCard
08/04/2014	25	U.S. Bank PCards	\$111.43	5610-71130-402450	Peterson Quality Office - PCard
08/04/2014	25	U.S. Bank PCards	\$47.15	2110-31320-402430	Fastenal Company01 - PCard
08/04/2014	25	U.S. Bank PCards	\$16.17	5610-71130-403650	Fastenal Company01 - PCard
08/04/2014	25	U.S. Bank PCards	\$10.79	5610-71130-403650	Fastenal Company01 - PCard
08/04/2014	25	U.S. Bank PCards	\$23.11	5120-84300-402360	Fastenal Company01 - PCard
08/04/2014	25	U.S. Bank PCards	\$14.19	5020-74000-402450	Fastenal Company01 - PCard
08/04/2014	25	U.S. Bank PCards	\$15.65	5020-75000-402410	Fastenal Company01 - PCard
08/04/2014	25	U.S. Bank PCards	\$225.00	1500-22230-403350	Int'L Code Council Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$332.00	2090-44510-402520	Int'L Code Council Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$56.92	1500-22310-402690	Sears Roebuck 2242 - PCard
08/04/2014	25	U.S. Bank PCards	\$163.28	0100-14110-403325	Allegra - PCard
08/04/2014	25	U.S. Bank PCards	\$229.47	5120-84300-403823	Nfpa Natl Fire Protect - PCard
08/04/2014	25	U.S. Bank PCards	\$229.47	5020-74000-403823	Nfpa Natl Fire Protect - PCard
08/04/2014	25	U.S. Bank PCards	\$150.76	5020-74000-402450	Backflow Supply - PCard
08/04/2014	25	U.S. Bank PCards	\$438.97	6270-17520-403516	Graphic Imprints Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$470.23	6270-17520-403516	Graphic Imprints Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$524.89	6270-17520-403516	Graphic Imprints Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$852.56	0100-12120-402260	Graphic Imprints Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$29.96	0100-12120-402260	Graphic Imprints Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$232.16	5610-71130-402320	Rdo Equipment Co - PCard
08/04/2014	25	U.S. Bank PCards	\$39.42	5610-71130-402320	Rdo Equipment Co - PCard
08/04/2014	25	U.S. Bank PCards	\$123.15	0100-51120-402410	Rdo Equipment Co - PCard
08/04/2014	25	U.S. Bank PCards	\$2,008.88	5410-31230-402920	Rdo Equipment Co - PCard
08/04/2014	25	U.S. Bank PCards	\$598.40	5410-31220-403620	Rdo Equipment Co - PCard
08/04/2014	25	U.S. Bank PCards	\$35.01	2600-55120-402290	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$203.99	1500-22260-402450	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$479.67	2600-55120-402450	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$20.98	0100-43210-402190	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$149.99	5710-71480-402450	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$20.97	2600-55190-403226	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$17.98	2600-55190-403241	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$26.92	2600-55190-403226	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$15.75	2600-55190-403227	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$11.48	2600-55190-403336	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$8.90	2600-55190-403336	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$8.86	2600-55190-403336	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$17.52	2600-55190-403333	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$23.94	2600-55190-403227	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$8.87	2600-55190-403336	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$32.96	2600-55190-403225	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$24.47	2600-55190-403222	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$19.12	2600-55190-403227	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$30.54	2090-44510-403450	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$43.71	2900-65010-402190	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$7.44	2900-65010-402190	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$45.58	8730-51990-402290	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$150.78	1500-21500-402271	Amazon Mktplace Pmts - PCard
08/04/2014	25	U.S. Bank PCards	\$266.79	2600-55160-402190	Oclc - PCard
08/04/2014	25	U.S. Bank PCards	\$98.37	5610-71130-402450	The Ups Store 2594 - PCard
08/04/2014	25	U.S. Bank PCards	\$13.99	5210-15230-402290	Oreilly Auto 00015487 - PCard
08/04/2014	25	U.S. Bank PCards	\$12.25	1500-22260-402450	Oreilly Auto 00015487 - PCard
08/04/2014	25	U.S. Bank PCards	\$83.41	0100-51420-402290	Oreilly Auto 00015511 - PCard
08/04/2014	25	U.S. Bank PCards	\$151.56	5610-71170-402450	Sherwin Williams So#1710 - PCard
08/04/2014	25	U.S. Bank PCards	\$2.71	5610-71120-402450	Sherwin Williams So#1710 - PCard
08/04/2014	25	U.S. Bank PCards	\$185.85	5610-71120-402450	Sherwin Williams So#1710 - PCard
08/04/2014	25	U.S. Bank PCards	\$620.37	0100-51120-402290	Sherwin Williams So#1710 - PCard
08/04/2014	25	U.S. Bank PCards	\$73.44	1500-21120-402120	Barnes & Noble #2765 - PCard
08/04/2014	25	U.S. Bank PCards	\$42.82	2600-55190-403333	Chrislands- Laird B - PCard

Check Date	Check	Name	Amount	Account	Item Desc
08/04/2014	25	U.S. Bank PCards	\$48.43	5610-71120-403660	Usa Communications - PCard
08/04/2014	25	U.S. Bank PCards	\$95.59	5610-71130-403660	Usa Communications - PCard
08/04/2014	25	U.S. Bank PCards	\$35.04	5020-74000-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$20.25	5610-71120-402410	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$134.84	5610-71190-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$230.97	5610-71120-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$851.30	5610-71190-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$220.68	5610-71120-402410	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$220.68	5610-71190-402410	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$116.36	5610-71120-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$120.06	5610-71120-402410	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$80.18	5610-71120-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$7.64	5020-74000-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$108.60	5020-74000-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$343.11	5020-74000-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$273.58	2110-31320-402430	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$284.02	1500-22240-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$28.68	5710-71430-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$1.25	5710-71430-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$46.24	2110-31320-402430	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$246.11	6500-15660-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$13.21	6500-15660-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$13.21	6500-15660-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$28.68	6500-15660-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$28.68	1500-21710-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$560.72	5610-71140-403660	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$98.16	5020-74000-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$15.95	5020-74000-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$85.81	5020-74000-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$70.08	5020-74000-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$1,031.82	5020-74000-402360	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$175.18	5020-74000-402360	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$20.85	2110-31320-402290	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$6.47	2110-31320-402290	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	-\$33.15	6500-15660-402450	Ww Grainger - PCard
08/04/2014	25	U.S. Bank PCards	\$50.00	0100-15120-403824	Mt Gov Online Trns - PCard
08/04/2014	25	U.S. Bank PCards	\$108.00	5020-75000-403350	Mt Prof License Re - PCard
08/04/2014	25	U.S. Bank PCards	\$72.00	5120-85000-403350	Mt Prof License Re - PCard
08/04/2014	25	U.S. Bank PCards	\$42.00	2110-31320-402430	Fedexoffice 00016089 - PCard
08/04/2014	25	U.S. Bank PCards	\$58.99	5710-71440-402450	Www.Newegg.Com - PCard
08/04/2014	25	U.S. Bank PCards	\$449.72	5610-71170-402450	Bridger Steel-Billings - PCard
08/04/2014	25	U.S. Bank PCards	\$240.00	5610-71100-403824	Montana Society Of Cer - PCard
08/04/2014	25	U.S. Bank PCards	\$240.00	5610-71100-403824	Montana Society Of Cer - PCard
08/04/2014	25	U.S. Bank PCards	\$270.00	0100-15120-403821	Montana Society Of Cer - PCard
08/04/2014	25	U.S. Bank PCards	\$416.00	6600-31100-403824	Montana Society Of Cer - PCard
08/04/2014	25	U.S. Bank PCards	\$58.77	2510-21870-402190	Office Max - PCard
08/04/2014	25	U.S. Bank PCards	\$43.33	1500-21150-402285	R T Enterprises - PCard
08/04/2014	25	U.S. Bank PCards	\$40.00	0100-13130-402110	Cna Insurance Companies - PCard
08/04/2014	25	U.S. Bank PCards	\$124.05	0100-13130-403824	Comfort Suites Of Helena - PCard
08/04/2014	25	U.S. Bank PCards	\$27.96	2900-65010-402190	Cvs Pharmacy #8944 - PCard
08/04/2014	25	U.S. Bank PCards	\$80.25	5410-31230-403410	American Water & Technolo - PCard
08/04/2014	25	U.S. Bank PCards	\$66.00	0100-51240-402250	Dolrtree 2828 00028282 - PCard
08/04/2014	25	U.S. Bank PCards	\$15.00	8730-51990-402290	Dolrtree 2828 00028282 - PCard
08/04/2014	25	U.S. Bank PCards	\$7.00	0100-51260-402290	Dolrtree 3799 00037994 - PCard
08/04/2014	25	U.S. Bank PCards	\$2.00	0100-51250-402250	Dolrtree 3799 00037994 - PCard
08/04/2014	25	U.S. Bank PCards	\$110.32	0100-51120-402390	Lisacs Billingstire Sp - PCard
08/04/2014	25	U.S. Bank PCards	\$310.47	0100-51120-402390	Lisacs Billingstire Sp - PCard
08/04/2014	25	U.S. Bank PCards	\$20.95	2110-31320-402320	Bobcat Of Big Sky - PCard
08/04/2014	25	U.S. Bank PCards	\$590.95	1500-22250-402410	Founders Tel. Headsets - PCard
08/04/2014	25	U.S. Bank PCards	\$49.00	0100-51420-402290	Dxpe - Precision - PCard
08/04/2014	25	U.S. Bank PCards	\$105.95	5020-73120-402410	Dxpe - Precision - PCard
08/04/2014	25	U.S. Bank PCards	\$150.00	5610-71120-402450	Allpartitions - PCard
08/04/2014	25	U.S. Bank PCards	\$38.92	0100-51120-402290	Lowes #00319* - PCard
08/04/2014	25	U.S. Bank PCards	\$80.82	0100-51120-402290	Lowes #00319* - PCard
08/04/2014	25	U.S. Bank PCards	\$14.72	5610-71120-402450	Lowes #00319* - PCard
08/04/2014	25	U.S. Bank PCards	\$158.97	2110-31320-402410	Lowes #00319* - PCard
08/04/2014	25	U.S. Bank PCards	\$164.08	5610-71130-403650	Lowes #00319* - PCard
08/04/2014	25	U.S. Bank PCards	\$34.97	0100-51290-402290	Lowes #00319* - PCard
08/04/2014	25	U.S. Bank PCards	-\$340.00	6500-15670-403690	Lowes #00319* - PCard
08/04/2014	25	U.S. Bank PCards	\$10.98	6500-15670-403690	Lowes #00319* - PCard
08/04/2014	25	U.S. Bank PCards	\$272.00	6500-15670-403690	Lowes #00319* - PCard
08/04/2014	25	U.S. Bank PCards	\$69.97	6500-15660-402450	Lowes #00319* - PCard
08/04/2014	25	U.S. Bank PCards	\$26.98	0100-51120-402290	Lowes #00319* - PCard
08/04/2014	25	U.S. Bank PCards	\$14.49	0100-51120-402290	Lowes #00319* - PCard
08/04/2014	25	U.S. Bank PCards	\$42.18	0100-51120-402290	Lowes #00319* - PCard
08/04/2014	25	U.S. Bank PCards	\$880.74	2110-31320-404710	Lowes #00319* - PCard

Check Date	Check	Name	Amount	Account	Item Desc
08/04/2014	25	U.S. Bank PCards	\$4.96	2110-31320-402410	Lowes #00319* - PCard
08/04/2014	25	U.S. Bank PCards	\$90.76	2110-31320-404310	Lowes #00319* - PCard
08/04/2014	25	U.S. Bank PCards	\$128.88	1500-22260-402310	Lowes #00319* - PCard
08/04/2014	25	U.S. Bank PCards	\$88.26	1500-21500-402271	Lowes #00319* - PCard
08/04/2014	25	U.S. Bank PCards	\$25.50	5120-84300-402290	Edge Construction Supp - PCard
08/04/2014	25	U.S. Bank PCards	\$25.50	5020-74000-402290	Edge Construction Supp - PCard
08/04/2014	25	U.S. Bank PCards	\$118.80	5020-75000-402410	Edge Construction Supp - PCard
08/04/2014	25	U.S. Bank PCards	\$79.20	5120-85000-402410	Edge Construction Supp - PCard
08/04/2014	25	U.S. Bank PCards	\$269.32	5710-71430-402450	Northwest Fuels Systems - PCard
08/04/2014	25	U.S. Bank PCards	\$10.54	5710-71440-402450	Walgreens #12155 - PCard
08/04/2014	25	U.S. Bank PCards	\$16.49	6600-31100-402190	Walgreens #12155 - PCard
08/04/2014	25	U.S. Bank PCards	\$121.49	2600-55120-402120	Steel Toe Shoes.Com - PCard
08/04/2014	25	U.S. Bank PCards	\$675.00	1500-21400-403822	Paypal *Iape - PCard
08/04/2014	25	U.S. Bank PCards	\$477.00	7690-51820-402290	Intl Bronzemfgr & Dsgnrs - PCard
08/04/2014	25	U.S. Bank PCards	\$14.40	8730-51990-402290	Mr Thrifty Foods - PCard
08/04/2014	25	U.S. Bank PCards	\$84.50	2510-21870-402190	Tlo Transunion - PCard
08/04/2014	25	U.S. Bank PCards	\$193.50	7180-21600-402120	Entenmann-Rovin Company - PCard
08/04/2014	25	U.S. Bank PCards	\$71.88	5610-71120-402450	Probuild N #409 - PCard
08/04/2014	25	U.S. Bank PCards	\$43.80	0100-51210-403665	Plug N Pay Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$18.47	0100-13130-403360	Grains Of Montana - PCard
08/04/2014	25	U.S. Bank PCards	\$45.91	0100-13130-403824	Cenex Zip Tr07048697 - PCard
08/04/2014	25	U.S. Bank PCards	\$624.24	0100-12120-403824	Westin Kierland Resort - PCard
08/04/2014	25	U.S. Bank PCards	\$524.32	0100-12200-403824	Westin Kierland Resort - PCard
08/04/2014	25	U.S. Bank PCards	\$156.06	0100-12200-403824	Westin Kierland Resort - PCard
08/04/2014	25	U.S. Bank PCards	\$17.16	0100-51120-403660	American Weldi12035754 - PCard
08/04/2014	25	U.S. Bank PCards	\$34.32	2110-31320-402420	American Weldi12035754 - PCard
08/04/2014	25	U.S. Bank PCards	\$39.06	5020-73120-408199	American Weldi12035754 - PCard
08/04/2014	25	U.S. Bank PCards	\$38.92	5410-31230-402290	American Weldi12035754 - PCard
08/04/2014	25	U.S. Bank PCards	\$112.29	5410-31220-402290	American Weldi12035754 - PCard
08/04/2014	25	U.S. Bank PCards	\$1,290.29	5410-31220-402450	American Weldi12035754 - PCard
08/04/2014	25	U.S. Bank PCards	\$12.92	5410-31220-402290	American Weldi12035754 - PCard
08/04/2014	25	U.S. Bank PCards	\$2,359.00	5410-31220-402920	American Weldi12035754 - PCard
08/04/2014	25	U.S. Bank PCards	\$948.72	5410-31220-402290	American Weldi12035754 - PCard
08/04/2014	25	U.S. Bank PCards	\$574.04	5410-31220-402290	American Weldi12035754 - PCard
08/04/2014	25	U.S. Bank PCards	\$470.00	2510-21870-403822	Dallas Childrens Advocacy - PCard
08/04/2014	25	U.S. Bank PCards	\$12.99	2510-21870-402190	Gni*Giganews - PCard
08/04/2014	25	U.S. Bank PCards	\$405.00	2110-31320-402320	Gorman Rupp-Industries - PCard
08/04/2014	25	U.S. Bank PCards	\$218.60	5410-31210-403824	Ameristar - Hotel - PCard
08/04/2014	25	U.S. Bank PCards	\$218.60	6600-31100-403824	Ameristar - Hotel - PCard
08/04/2014	25	U.S. Bank PCards	\$218.60	6010-15500-403824	Ameristar - Hotel - PCard
08/04/2014	25	U.S. Bank PCards	\$218.60	2090-44510-403822	Ameristar - Hotel - PCard
08/04/2014	25	U.S. Bank PCards	\$218.60	0100-17500-403740	Ameristar - Hotel - PCard
08/04/2014	25	U.S. Bank PCards	\$85.88	2110-31320-402420	Montana Moulding And S - PCard
08/04/2014	25	U.S. Bank PCards	\$6.45	5610-71150-402290	Norco Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$11.62	0100-51120-402290	Norco Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$100.44	5610-71130-402370	Norco Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$834.05	5020-73120-402410	Norco Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$29.30	5410-31220-402290	Norco Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$9.61	5410-31220-402290	Norco Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$30.63	2650-67720-402290	Sinclair Friendly'S - PCard
08/04/2014	25	U.S. Bank PCards	\$1,000.00	5610-71140-403990	Transportation Security - PCard
08/04/2014	25	U.S. Bank PCards	\$145.65	0100-51100-403360	Jimmy Johns - 1646 - E - PCard
08/04/2014	25	U.S. Bank PCards	\$131.00	1500-22260-402120	Homedepot.Com - PCard
08/04/2014	25	U.S. Bank PCards	\$166.25	5610-71140-403990	Entre Technology Servi - PCard
08/04/2014	25	U.S. Bank PCards	\$7.98	2650-67720-402290	Albertsons #2038 - PCard
08/04/2014	25	U.S. Bank PCards	\$42.55	0100-51250-402250	Albertsons #2038 - PCard
08/04/2014	25	U.S. Bank PCards	\$0.50	8730-51990-402290	Albertsons #2047 - PCard
08/04/2014	25	U.S. Bank PCards	\$5.30	8730-51990-402290	Albertsons #2047 - PCard
08/04/2014	25	U.S. Bank PCards	\$63.36	5710-71430-402260	AlSCO Sbil - PCard
08/04/2014	25	U.S. Bank PCards	\$381.90	5710-71430-402450	AlSCO Sbil - PCard
08/04/2014	25	U.S. Bank PCards	\$56.67	5710-71430-403660	AlSCO Sbil - PCard
08/04/2014	25	U.S. Bank PCards	\$230.44	5710-71440-402260	AlSCO Sbil - PCard
08/04/2014	25	U.S. Bank PCards	\$47.08	5710-71480-402450	AlSCO Sbil - PCard
08/04/2014	25	U.S. Bank PCards	\$77.50	5610-71170-403660	Ecolab, Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$86.00	5610-71170-403660	Ecolab, Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$90.50	5610-71190-403660	Ecolab, Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$137.00	5610-71120-403660	Ecolab, Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$1,633.95	1500-21200-402610	B & H Photo-Video.Com - PCard
08/04/2014	25	U.S. Bank PCards	\$2,082.71	1500-21200-402610	B & H Photo-Video.Com - PCard
08/04/2014	25	U.S. Bank PCards	\$1,733.29	1500-21200-402610	B & H Photo-Video.Com - PCard
08/04/2014	25	U.S. Bank PCards	\$51.00	0100-12120-403824	Billings Ln Airport Park - PCard
08/04/2014	25	U.S. Bank PCards	\$185.10	5410-31220-402320	Spencer Fluid Power Inc - PCard
08/04/2014	25	U.S. Bank PCards	-\$18.67	5710-71410-402190	360 Office Solutions - PCard
08/04/2014	25	U.S. Bank PCards	-\$24.99	6010-15500-402190	360 Office Solutions - PCard
08/04/2014	25	U.S. Bank PCards	-\$337.80	0100-16110-402190	360 Office Solutions - PCard
08/04/2014	25	U.S. Bank PCards	-\$11.99	6600-31100-402190	360 Office Solutions - PCard

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08/04/2014	25	U.S. Bank PCards	\$432.69	5710-71410-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$18.67	5710-71410-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$15.30	5710-71410-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$24.42	5710-71410-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$212.48	5410-31210-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$18.38	1500-22210-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$21.92	6010-15500-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$89.98	0100-51260-402290	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$8.43	0100-51100-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$27.86	0100-51120-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$79.11	2550-21430-402290	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$75.22	5020-73110-403630	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$50.14	5120-83110-403630	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$275.99	5020-73110-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$183.99	5120-83110-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$22.49	0100-43210-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$59.75	2900-65010-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$55.11	5020-74000-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$259.99	5020-74000-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$74.99	5020-74000-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$363.13	5410-31210-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$51.99	0100-16110-403240	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$344.88	0100-16110-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$116.14	0100-16110-403240	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$39.38	0100-16110-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$126.77	6700-31410-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$112.72	6700-31410-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$24.36	0100-15120-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	-\$9.97	0100-15120-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$9.97	0100-15120-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$314.10	6050-15160-402160	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$282.17	2600-55140-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$36.98	6600-31100-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$12.56	6600-31100-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$3.64	6600-31100-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$14.99	6600-31100-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$35.37	1500-21500-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$276.95	1500-21500-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$108.72	1500-21200-402290	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$166.82	1500-21150-402285	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$221.40	0100-12200-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$430.00	7380-12660-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$79.57	6200-19110-402290	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$58.33	2090-44510-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$14.54	2090-44510-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$106.70	2090-44510-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$49.47	2090-44510-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$122.38	0100-51260-402290	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$144.37	0100-51120-408199	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$111.26	5210-15210-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$47.38	0100-13130-402110	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$59.94	0100-17500-402110	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	-\$184.00	0100-12200-402190	360 Office Solutions Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$27.33	5410-31230-403824	High Country Travel Plaza - PCard
08/04/2014	25	U.S. Bank PCards	\$18.00	2900-65010-403581	Fbi Record Req Rebill - PCard
08/04/2014	25	U.S. Bank PCards	-\$18.00	2920-65010-408199	Fbi Record Request - PCard
08/04/2014	25	U.S. Bank PCards	\$43.10	5710-71430-402450	Heartland Paper Company - PCard
08/04/2014	25	U.S. Bank PCards	\$43.10	5710-71430-402450	Heartland Paper Company - PCard
08/04/2014	25	U.S. Bank PCards	\$503.21	0100-51250-402250	4Imprint - PCard
08/04/2014	25	U.S. Bank PCards	\$122.01	5020-74000-402450	Pacific Metal Co #130 - PCard
08/04/2014	25	U.S. Bank PCards	\$50.00	5020-74000-402450	Pacific Metal Co #130 - PCard
08/04/2014	25	U.S. Bank PCards	\$145.00	1500-21110-403330	Van Meter & Associates - PCard
08/04/2014	25	U.S. Bank PCards	\$820.00	0100-51250-402250	Absaroka River Adventures - PCard
08/04/2014	25	U.S. Bank PCards	\$854.28	2900-65200-407275	Cncs - PCard
08/04/2014	25	U.S. Bank PCards	\$53.54	5210-15230-402260	Galls Intern* - PCard
08/04/2014	25	U.S. Bank PCards	\$73.60	0100-51120-402390	Rimrock Tire - Billings - PCard
08/04/2014	25	U.S. Bank PCards	\$45.99	0100-51250-402250	Fun Express - PCard
08/04/2014	25	U.S. Bank PCards	\$100.00	2600-55190-403333	National Braille Press - PCard
08/04/2014	25	U.S. Bank PCards	\$83.39	2920-65010-408199	Sleep Inn & Sui Rebill - PCard
08/04/2014	25	U.S. Bank PCards	-\$83.39	2920-65010-408199	Sleep Inn & Suites Of Mc - PCard
08/04/2014	25	U.S. Bank PCards	\$110.00	6500-15670-403690	Sq *Skyline Services, Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$54.95	0100-51270-402290	Charter Comm - PCard
08/04/2014	25	U.S. Bank PCards	\$21.16	1500-21400-402280	Charter Comm - PCard
08/04/2014	25	U.S. Bank PCards	\$5.00	0100-17500-402110	Send Technology Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$67.83	1500-21120-402220	First Aid Supplies Onlin - PCard
08/04/2014	25	U.S. Bank PCards	\$53.08	1500-21120-402220	First Aid Supplies Onlin - PCard

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08/04/2014	25	U.S. Bank PCards	\$54.30	1500-21120-402220	First Aid Supplies Onlin - PCard
08/04/2014	25	U.S. Bank PCards	\$10.98	8730-51990-402290	Lucky'S Market Bill - PCard
08/04/2014	25	U.S. Bank PCards	\$163.70	2650-67720-402290	Z Pizza (Country Manor - PCard
08/04/2014	25	U.S. Bank PCards	\$201.00	2650-67720-402290	Absaroka River Adventures - PCard
08/04/2014	25	U.S. Bank PCards	\$2.00	2650-67720-402290	Absaroka River Adventures - PCard
08/04/2014	25	U.S. Bank PCards	\$820.00	0100-51250-402250	Absaroka River Adventures - PCard
08/04/2014	25	U.S. Bank PCards	\$98.88	0100-51120-402290	Aerosol Store - PCard
08/04/2014	25	U.S. Bank PCards	\$324.00	1500-22310-402320	Axmen - PCard
08/04/2014	25	U.S. Bank PCards	\$153.50	5020-73140-402450	Best Materials Llc - PCard
08/04/2014	25	U.S. Bank PCards	\$51.16	5120-83140-402450	Best Materials Llc - PCard
08/04/2014	25	U.S. Bank PCards	\$6.99	0100-13130-403824	Capital One Travel - PCard
08/04/2014	25	U.S. Bank PCards	\$17.98	0100-51120-402410	Carlson Sys/Mid Atl Fast - PCard
08/04/2014	25	U.S. Bank PCards	\$14.68	0100-51120-402310	Carquest 3104 - PCard
08/04/2014	25	U.S. Bank PCards	\$75.94	0100-51210-402610	Cbi*Cleverbridge Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$14.99	1500-21200-402120	City Brew Coffee #11 - PCard
08/04/2014	25	U.S. Bank PCards	\$537.00	0100-13130-403824	Delta Air 0067464007241 - PCard
08/04/2014	25	U.S. Bank PCards	\$99.00	6500-15670-403690	Ds Discount Furniture - PCard
08/04/2014	25	U.S. Bank PCards	\$25.00	2600-55120-402350	Dupree Building Specia - PCard
08/04/2014	25	U.S. Bank PCards	\$68.38	6600-31100-403824	Ez Rent A Car Den - PCard
08/04/2014	25	U.S. Bank PCards	\$68.37	5410-31210-403824	Ez Rent A Car Den - PCard
08/04/2014	25	U.S. Bank PCards	\$68.37	6010-15500-403824	Ez Rent A Car Den - PCard
08/04/2014	25	U.S. Bank PCards	\$187.09	2650-67720-402290	Facebook 2Wzf266922 - PCard
08/04/2014	25	U.S. Bank PCards	\$144.78	5120-84300-402360	Graybar Electric - PCard
08/04/2014	25	U.S. Bank PCards	\$56.16	6500-15660-402360	Graybar Electric - PCard
08/04/2014	25	U.S. Bank PCards	\$106.80	0100-51210-408199	Hawaiian Five-Oh - PCard
08/04/2014	25	U.S. Bank PCards	\$825.00	6270-17520-403516	Hrm Usa 8004038285 - PCard
08/04/2014	25	U.S. Bank PCards	\$300.00	2510-21270-403450	In *Gibson Advertising, M - PCard
08/04/2014	25	U.S. Bank PCards	\$30.00	2110-31320-402290	In *M.A.R.S. - PCard
08/04/2014	25	U.S. Bank PCards	\$24.00	2110-31320-402290	In *M.A.R.S. - PCard
08/04/2014	25	U.S. Bank PCards	\$200.00	6700-31410-403350	In *Montana Association O - PCard
08/04/2014	25	U.S. Bank PCards	\$195.00	0100-15120-402190	ltd Print Solutions - PCard
08/04/2014	25	U.S. Bank PCards	\$319.00	0100-51260-402925	Jarco Industries - PCard
08/04/2014	25	U.S. Bank PCards	\$128.75	1500-21200-402120	Jimmy Johns - 2080 - PCard
08/04/2014	25	U.S. Bank PCards	\$741.60	5410-31230-402290	Johnsne Spply Billings - PCard
08/04/2014	25	U.S. Bank PCards	\$429.47	5410-31230-402290	Johnsne Spply Billings - PCard
08/04/2014	25	U.S. Bank PCards	\$215.95	1500-21200-402290	L A Police Gear Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$102.90	1500-21120-402261	Larue Tactical - PCard
08/04/2014	25	U.S. Bank PCards	\$955.77	5710-71440-403690	Meridian Auto Service - PCard
08/04/2014	25	U.S. Bank PCards	\$136.96	5710-71440-402450	Musclepharm - PCard
08/04/2014	25	U.S. Bank PCards	-\$136.96	5710-71440-402450	Musclepharm - PCard
08/04/2014	25	U.S. Bank PCards	\$7.45	6600-31100-403824	My Goods Market 6546 - PCard
08/04/2014	25	U.S. Bank PCards	\$7.45	5410-31210-403824	My Goods Market 6546 - PCard
08/04/2014	25	U.S. Bank PCards	\$7.45	6010-15500-403824	My Goods Market 6546 - PCard
08/04/2014	25	U.S. Bank PCards	\$670.00	0100-11000-403824	National League Of Cities - PCard
08/04/2014	25	U.S. Bank PCards	\$765.00	0100-11000-403824	National League Of Cities - PCard
08/04/2014	25	U.S. Bank PCards	\$199.00	0100-15120-403823	Natl/Padget 8006825061 - PCard
08/04/2014	25	U.S. Bank PCards	\$20.00	0100-51250-402250	Online Photo Order - PCard
08/04/2014	25	U.S. Bank PCards	\$40.00	0100-51250-402250	Online Photo Order - PCard
08/04/2014	25	U.S. Bank PCards	\$29.00	2600-55190-403380	Paypal *Bigskybusin - PCard
08/04/2014	25	U.S. Bank PCards	\$180.00	0100-51260-402290	Price Chopper Wristbands - PCard
08/04/2014	25	U.S. Bank PCards	\$69.00	1500-21120-402320	Radiotronics-K9.Co - PCard
08/04/2014	25	U.S. Bank PCards	\$348.04	1500-21400-403822	Riverside Hotel - PCard
08/04/2014	25	U.S. Bank PCards	\$60.66	5410-31230-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$17.03	5410-31230-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$9.99	5020-74000-402450	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$8.08	5020-74000-402450	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$19.31	5020-74000-402450	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$62.89	5020-74000-402450	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$2.40	5120-85000-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$3.59	5020-75000-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$2.49	0100-51120-402391	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$3.28	0100-51120-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$9.99	0100-51120-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$31.45	0100-51140-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$4.98	0100-51260-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$68.57	6500-15660-402210	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$10.73	5020-74000-402360	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$11.68	0100-51290-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$90.00	5710-71430-402450	A & I Dist.-Blgs Equip - PCard
08/04/2014	25	U.S. Bank PCards	\$40.95	0100-51120-402310	A & I Dist.-Blgs Equip - PCard
08/04/2014	25	U.S. Bank PCards	\$170.68	0100-51120-402310	A & I Dist.-Blgs Equip - PCard
08/04/2014	25	U.S. Bank PCards	\$99.00	5020-75000-402410	A & H Turf - PCard
08/04/2014	25	U.S. Bank PCards	\$79.91	0100-51120-402390	A To Z Tire - 15 - PCard
08/04/2014	25	U.S. Bank PCards	\$102.19	0100-51120-402390	A To Z Tire - 15 - PCard
08/04/2014	25	U.S. Bank PCards	\$85.00	1500-21710-402450	Air Controls Billings Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$212.50	6500-15670-403690	Air Controls Billings Inc - PCard

Check Date	Check	Name	Amount	Account	Item Desc
08/04/2014	25	U.S. Bank PCards	\$975.50	6500-15670-403690	Alpine Plmbg,Htg&Cooling - PCard
08/04/2014	25	U.S. Bank PCards	\$794.52	5610-71130-402390	Lp Anderson Tire Factory - PCard
08/04/2014	25	U.S. Bank PCards	\$95.00	0100-51420-402390	Lp Anderson Tire Factory - PCard
08/04/2014	25	U.S. Bank PCards	\$735.88	5610-71130-402390	Lp Anderson Tire Factory - PCard
08/04/2014	25	U.S. Bank PCards	\$35.18	2110-31320-403630	Automated Office Systems - PCard
08/04/2014	25	U.S. Bank PCards	\$11.00	1500-21120-402120	Badge West Awards & En - PCard
08/04/2014	25	U.S. Bank PCards	\$114.81	5610-71120-402240	Big Sky Linen & Unifor - PCard
08/04/2014	25	U.S. Bank PCards	\$396.00	5610-71120-402260	Big Sky Linen & Unifor - PCard
08/04/2014	25	U.S. Bank PCards	\$197.13	5610-71130-402260	Big Sky Linen & Unifor - PCard
08/04/2014	25	U.S. Bank PCards	\$843.30	2110-31320-402260	Big Sky Linen & Unifor - PCard
08/04/2014	25	U.S. Bank PCards	\$265.41	6010-15530-402260	Big Sky Linen & Unifor - PCard
08/04/2014	25	U.S. Bank PCards	\$255.05	5410-31220-402260	Big Sky Linen & Unifor - PCard
08/04/2014	25	U.S. Bank PCards	\$121.15	5410-31230-402260	Big Sky Linen & Unifor - PCard
08/04/2014	25	U.S. Bank PCards	\$232.70	5410-31220-402260	Big Sky Linen & Unifor - PCard
08/04/2014	25	U.S. Bank PCards	\$123.35	5410-31230-402260	Big Sky Linen & Unifor - PCard
08/04/2014	25	U.S. Bank PCards	\$14.45	1500-21120-402261	Billings Army Navy Surplu - PCard
08/04/2014	25	U.S. Bank PCards	\$89.90	1500-21150-402975	Billings Army Navy Surplu - PCard
08/04/2014	25	U.S. Bank PCards	\$26.00	1500-21120-402260	Billings Army Navy Surplu - PCard
08/04/2014	25	U.S. Bank PCards	\$18.28	0100-51120-402410	Billings Construction - PCard
08/04/2014	25	U.S. Bank PCards	\$51.18	5610-71130-403650	Billings Construction - PCard
08/04/2014	25	U.S. Bank PCards	\$140.00	5610-71130-403660	Billings Construction - PCard
08/04/2014	25	U.S. Bank PCards	\$82.23	5020-74000-402450	Billings Construction - PCard
08/04/2014	25	U.S. Bank PCards	-\$103.08	5020-74000-402450	Billings Construction - PCard
08/04/2014	25	U.S. Bank PCards	\$103.08	5020-74000-402450	Billings Construction - PCard
08/04/2014	25	U.S. Bank PCards	\$48.62	0100-51120-402410	Billings Construction - PCard
08/04/2014	25	U.S. Bank PCards	\$147.00	0100-51410-402450	Blings Extingushing - PCard
08/04/2014	25	U.S. Bank PCards	\$200.24	5120-84300-402360	Border States Electric - PCard
08/04/2014	25	U.S. Bank PCards	\$229.60	5120-84300-402360	Border States Electric - PCard
08/04/2014	25	U.S. Bank PCards	\$33.03	5120-84300-402360	Border States Electric - PCard
08/04/2014	25	U.S. Bank PCards	\$135.00	5020-74000-402360	Border States Electric - PCard
08/04/2014	25	U.S. Bank PCards	\$163.91	5020-74000-402360	Border States Electric - PCard
08/04/2014	25	U.S. Bank PCards	\$44.20	5020-74000-402360	Border States Electric - PCard
08/04/2014	25	U.S. Bank PCards	\$57.38	5020-74000-402360	Border States Electric - PCard
08/04/2014	25	U.S. Bank PCards	\$236.72	5120-84300-402360	Border States Electric - PCard
08/04/2014	25	U.S. Bank PCards	\$94.33	5020-74000-402360	Border States Electric - PCard
08/04/2014	25	U.S. Bank PCards	\$295.41	5020-74000-402360	Border States Electric - PCard
08/04/2014	25	U.S. Bank PCards	\$196.67	5120-84300-402360	Border States Electric - PCard
08/04/2014	25	U.S. Bank PCards	\$19.64	5120-84300-402360	Border States Electric - PCard
08/04/2014	25	U.S. Bank PCards	\$16.49	5120-84300-402410	Border States Electric - PCard
08/04/2014	25	U.S. Bank PCards	\$16.50	5020-74000-402410	Border States Electric - PCard
08/04/2014	25	U.S. Bank PCards	\$33.36	5120-84300-402360	Border States Electric - PCard
08/04/2014	25	U.S. Bank PCards	\$45.94	5120-84300-402360	Border States Electric - PCard
08/04/2014	25	U.S. Bank PCards	\$417.26	5610-71120-402450	Bruco - PCard
08/04/2014	25	U.S. Bank PCards	\$458.65	5610-71120-402240	Bruco - PCard
08/04/2014	25	U.S. Bank PCards	\$73.98	0100-51290-402290	Bruco - PCard
08/04/2014	25	U.S. Bank PCards	\$87.22	0100-51290-402290	Bruco - PCard
08/04/2014	25	U.S. Bank PCards	\$124.77	6500-15660-402450	Bruco - PCard
08/04/2014	25	U.S. Bank PCards	\$1,714.80	5610-71120-402240	Bruco - PCard
08/04/2014	25	U.S. Bank PCards	\$13.52	5610-71120-402240	Bruco - PCard
08/04/2014	25	U.S. Bank PCards	\$23.99	1500-21120-402450	Bruco - PCard
08/04/2014	25	U.S. Bank PCards	\$284.97	5610-71130-402320	Catey Controls - PCard
08/04/2014	25	U.S. Bank PCards	\$91.94	0100-12200-402230	Chalet Market-Web - PCard
08/04/2014	25	U.S. Bank PCards	\$100.00	1500-21110-403170	City Towing - PCard
08/04/2014	25	U.S. Bank PCards	\$177.00	1500-21120-402261	Creative Monograms Smb - PCard
08/04/2014	25	U.S. Bank PCards	\$28.00	1500-21120-402260	Creative Monograms Smb - PCard
08/04/2014	25	U.S. Bank PCards	\$56.00	1500-21120-402261	Creative Monograms Smb - PCard
08/04/2014	25	U.S. Bank PCards	\$360.00	5610-71170-402450	Dale & Jax Door & Glas - PCard
08/04/2014	25	U.S. Bank PCards	\$11.95	6500-15650-402310	Dons Car Wash #2 - PCard
08/04/2014	25	U.S. Bank PCards	\$25.00	1500-21110-401170	Downtown Billings Assoc - PCard
08/04/2014	25	U.S. Bank PCards	\$14.17	2090-44510-403210	Econo Print - PCard
08/04/2014	25	U.S. Bank PCards	\$94.29	2090-44510-403210	Econo Print - PCard
08/04/2014	25	U.S. Bank PCards	\$761.26	2600-55110-403290	Econo Print - PCard
08/04/2014	25	U.S. Bank PCards	\$348.65	2600-55130-403210	Econo Print - PCard
08/04/2014	25	U.S. Bank PCards	\$125.67	5410-31210-403210	Econo Print - PCard
08/04/2014	25	U.S. Bank PCards	\$263.25	6700-31410-403210	Econo Print - PCard
08/04/2014	25	U.S. Bank PCards	\$56.54	0100-15120-403210	Econo Print - PCard
08/04/2014	25	U.S. Bank PCards	\$173.52	1500-21500-403210	Econo Print - PCard
08/04/2014	25	U.S. Bank PCards	\$70.19	0100-14110-403325	Econo Print - PCard
08/04/2014	25	U.S. Bank PCards	\$101.26	0100-11000-403210	Econo Print - PCard
08/04/2014	25	U.S. Bank PCards	\$18.72	5710-71460-403210	Econo Print 2 - PCard
08/04/2014	25	U.S. Bank PCards	\$44.62	5610-71120-402450	Fasteners Billings - PCard
08/04/2014	25	U.S. Bank PCards	\$6.61	5610-71120-402450	Fasteners Billings - PCard
08/04/2014	25	U.S. Bank PCards	\$1.23	1500-22240-402450	Fasteners Billings - PCard
08/04/2014	25	U.S. Bank PCards	\$23.89	5610-71130-403650	Fasteners Billings - PCard
08/04/2014	25	U.S. Bank PCards	\$1.00	5020-74000-402450	Fasteners Billings - PCard
08/04/2014	25	U.S. Bank PCards	\$45.09	5020-74000-402450	Fasteners Billings - PCard

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08/04/2014	25	U.S. Bank PCards	\$299.00	5410-31230-402410	Fasteners Billings - PCard
08/04/2014	25	U.S. Bank PCards	\$120.68	5410-31230-402290	Fasteners Billings - PCard
08/04/2014	25	U.S. Bank PCards	\$45.94	5610-71100-403390	Tlf Gainans Floral And G - PCard
08/04/2014	25	U.S. Bank PCards	\$74.84	5410-31230-402320	Galles Filter And Exhaust - PCard
08/04/2014	25	U.S. Bank PCards	\$21.82	5410-31230-402320	Galles Filter And Exhaust - PCard
08/04/2014	25	U.S. Bank PCards	\$263.16	5410-31230-402320	Galles Filter And Exhaust - PCard
08/04/2014	25	U.S. Bank PCards	\$85.00	6600-31100-403824	Government Finance Offic - PCard
08/04/2014	25	U.S. Bank PCards	\$128.37	5120-84000-402223	Hach Company - PCard
08/04/2014	25	U.S. Bank PCards	\$306.00	5120-84000-402223	Hach Company - PCard
08/04/2014	25	U.S. Bank PCards	\$871.71	5020-74000-402220	Hach Company - PCard
08/04/2014	25	U.S. Bank PCards	\$85.79	5020-74000-402220	Hach Company - PCard
08/04/2014	25	U.S. Bank PCards	\$680.20	1500-22260-402240	Hanson Chemical - PCard
08/04/2014	25	U.S. Bank PCards	\$85.82	1500-22260-402240	Hanson Chemical - PCard
08/04/2014	25	U.S. Bank PCards	\$105.67	1500-22260-402240	Hanson Chemical - PCard
08/04/2014	25	U.S. Bank PCards	\$468.00	2600-55120-402240	Hanson Chemical - PCard
08/04/2014	25	U.S. Bank PCards	\$443.09	2600-55120-402240	Hanson Chemical - PCard
08/04/2014	25	U.S. Bank PCards	\$535.91	0100-51120-402290	Hanson Chemical - PCard
08/04/2014	25	U.S. Bank PCards	\$91.00	0100-51120-402290	Hanson Chemical - PCard
08/04/2014	25	U.S. Bank PCards	\$36.00	5710-71480-402450	Hanson Chemical - PCard
08/04/2014	25	U.S. Bank PCards	\$240.03	0100-51120-402290	Hanson Chemical - PCard
08/04/2014	25	U.S. Bank PCards	\$35.28	0100-51120-402290	Hose & Rubber Supply - PCard
08/04/2014	25	U.S. Bank PCards	\$86.51	0100-51120-402290	Hose & Rubber Supply - PCard
08/04/2014	25	U.S. Bank PCards	\$477.96	5410-31230-402290	Hose & Rubber Supply - PCard
08/04/2014	25	U.S. Bank PCards	\$36.80	5610-71190-402450	Hotsy Wy-Mont - PCard
08/04/2014	25	U.S. Bank PCards	\$573.85	5610-71190-402450	Hotsy Wy-Mont - PCard
08/04/2014	25	U.S. Bank PCards	\$645.00	0100-13130-403824	Icma Internet - PCard
08/04/2014	25	U.S. Bank PCards	\$56.75	0100-51140-403360	Intl Soc Arboriculture - PCard
08/04/2014	25	U.S. Bank PCards	\$22.95	0100-51120-402390	Tire Rama 101 - PCard
08/04/2014	25	U.S. Bank PCards	\$535.00	5610-71130-403655	Jares Fence Co - PCard
08/04/2014	25	U.S. Bank PCards	\$14.98	0100-51260-402290	Kmart 4303 - PCard
08/04/2014	25	U.S. Bank PCards	\$19.98	0100-51260-402290	Kmart 4303 - PCard
08/04/2014	25	U.S. Bank PCards	\$280.50	5710-71430-402450	Kb Commercial Products - PCard
08/04/2014	25	U.S. Bank PCards	\$193.78	1500-22250-402450	Kb Commercial Products - PCard
08/04/2014	25	U.S. Bank PCards	\$358.85	5610-71120-402240	Kb Commercial Products - PCard
08/04/2014	25	U.S. Bank PCards	\$196.00	5710-71430-402450	Kb Commercial Products - PCard
08/04/2014	25	U.S. Bank PCards	\$66.50	0100-51260-402290	Kb Commercial Products - PCard
08/04/2014	25	U.S. Bank PCards	\$175.00	0100-51260-402290	Kb Commercial Products - PCard
08/04/2014	25	U.S. Bank PCards	\$12.25	5020-75000-402450	Kb Commercial Products - PCard
08/04/2014	25	U.S. Bank PCards	\$8.17	5120-85000-402450	Kb Commercial Products - PCard
08/04/2014	25	U.S. Bank PCards	\$33.50	5410-31230-403660	Kenco Security And Tec - PCard
08/04/2014	25	U.S. Bank PCards	\$20.80	2520-21490-402120	Kenco Security And Tec - PCard
08/04/2014	25	U.S. Bank PCards	\$67.00	1500-21110-403574	Kenco Security And Tec - PCard
08/04/2014	25	U.S. Bank PCards	\$26.00	2520-21490-402120	Kenco Security And Tec - PCard
08/04/2014	25	U.S. Bank PCards	\$67.00	6500-15660-402450	Kenco Security And Tec - PCard
08/04/2014	25	U.S. Bank PCards	\$46.00	6500-15670-403690	Kenco Security And Tec - PCard
08/04/2014	25	U.S. Bank PCards	\$666.00	5610-71120-403660	Kenco Security And Tec - PCard
08/04/2014	25	U.S. Bank PCards	\$306.00	5610-71170-403660	Kenco Security And Tec - PCard
08/04/2014	25	U.S. Bank PCards	\$282.00	5610-71120-402450	Macon Supply Billi - PCard
08/04/2014	25	U.S. Bank PCards	\$38.50	1500-22260-402450	Overhead Door Of So Mt - PCard
08/04/2014	25	U.S. Bank PCards	\$281.50	5710-71430-402450	Overhead Door Of So Mt - PCard
08/04/2014	25	U.S. Bank PCards	\$179.50	5710-71430-402450	Overhead Door Of So Mt - PCard
08/04/2014	25	U.S. Bank PCards	\$451.27	5120-84300-402360	Mcmaster-Carr - PCard
08/04/2014	25	U.S. Bank PCards	\$285.18	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$77.82	0100-51120-402290	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$124.18	0100-51420-402290	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$625.53	5610-71130-403650	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$3.80	5610-71130-403650	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$1,296.00	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$38.91	0100-51120-402290	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$49.50	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$152.62	5610-71130-403650	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$224.12	5610-71130-403650	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$104.60	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$15.47	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$46.70	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$103.12	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$25.17	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	-\$208.08	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$451.45	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$235.32	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$174.40	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$66.93	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$11.75	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$115.82	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$165.17	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$19.20	0100-51120-402391	Midland Implement Co - PCard

Check Date	Check	Name	Amount	Account	Item Desc
08/04/2014	25	U.S. Bank PCards	\$86.50	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$25.38	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$1,296.00	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$38.28	0100-51120-402391	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$103.92	0100-51120-402330	Midland Implement Co - PCard
08/04/2014	25	U.S. Bank PCards	\$90.00	0100-15120-403823	Montana Chamber Of Com - PCard
08/04/2014	25	U.S. Bank PCards	\$626.66	1500-21710-403512	Moore Lane Veterinary Hos - PCard
08/04/2014	25	U.S. Bank PCards	\$2.26	5410-31230-402320	Napa Store 3547001 - PCard
08/04/2014	25	U.S. Bank PCards	\$2.26	5410-31230-402290	Napa Store 3547001 - PCard
08/04/2014	25	U.S. Bank PCards	\$4.77	0100-51120-402330	Napa Store 3547001 - PCard
08/04/2014	25	U.S. Bank PCards	\$30.94	0100-51120-402290	Napa Store 3547001 - PCard
08/04/2014	25	U.S. Bank PCards	\$95.14	5710-71440-402450	Napa Store 3547001 - PCard
08/04/2014	25	U.S. Bank PCards	\$70.48	5020-75000-402410	Northwest Industrial Supp - PCard
08/04/2014	25	U.S. Bank PCards	\$75.62	5020-75000-402410	Northwest Industrial Supp - PCard
08/04/2014	25	U.S. Bank PCards	\$220.81	5020-73120-402410	Northwest Industrial Supp - PCard
08/04/2014	25	U.S. Bank PCards	\$1,562.50	5020-73120-402410	Northwest Industrial Supp - PCard
08/04/2014	25	U.S. Bank PCards	\$293.18	5020-73120-402410	Northwest Industrial Supp - PCard
08/04/2014	25	U.S. Bank PCards	\$5.10	5020-73120-402410	Northwest Industrial Supp - PCard
08/04/2014	25	U.S. Bank PCards	\$56.54	2110-31320-402380	Northwest Industrial Supp - PCard
08/04/2014	25	U.S. Bank PCards	\$101.32	0100-51120-402391	Northwest Pipe Fittings - PCard
08/04/2014	25	U.S. Bank PCards	\$77.64	5120-84300-402360	Northwest Pipe Fittings - PCard
08/04/2014	25	U.S. Bank PCards	\$5.78	0100-51120-402391	Northwest Pipe Fittings - PCard
08/04/2014	25	U.S. Bank PCards	\$64.16	5610-71190-402450	Northwest Pipe Fittings - PCard
08/04/2014	25	U.S. Bank PCards	\$330.77	5610-71130-403650	Northwest Pipe Fittings - PCard
08/04/2014	25	U.S. Bank PCards	\$151.84	0100-51120-402330	Northwest Pipe Fittings - PCard
08/04/2014	25	U.S. Bank PCards	\$309.68	0100-51120-402330	Northwest Pipe Fittings - PCard
08/04/2014	25	U.S. Bank PCards	\$740.75	8730-51990-402330	Northwest Pipe Fittings - PCard
08/04/2014	25	U.S. Bank PCards	\$2,126.40	0100-51120-402391	Northwest Pipe Fittings - PCard
08/04/2014	25	U.S. Bank PCards	\$161.75	8730-51990-402330	Northwest Pipe Fittings - PCard
08/04/2014	25	U.S. Bank PCards	\$2,126.40	0100-51120-402391	Northwest Pipe Fittings - PCard
08/04/2014	25	U.S. Bank PCards	\$383.22	5020-74000-402220	Northwest Scientific Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$357.00	5120-84000-402223	Northwest Scientific Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$65.47	5120-84000-402223	Northwest Scientific Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$289.89	5120-84000-402223	Northwest Scientific Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$81.62	5120-84000-402223	Northwest Scientific Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$326.17	5020-74000-402220	Northwest Scientific Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$35.69	0100-51120-402330	Original Equipment Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$56.29	5020-74000-402450	Pacific Steel #02 - PCard
08/04/2014	25	U.S. Bank PCards	\$58.66	5610-71130-403650	Pacific Steel #02 - PCard
08/04/2014	25	U.S. Bank PCards	\$4.70	0100-51120-402290	Pacific Steel #02 - PCard
08/04/2014	25	U.S. Bank PCards	\$719.87	5020-74000-402450	Pacific Steel #02 - PCard
08/04/2014	25	U.S. Bank PCards	\$44.28	5410-31220-402290	Pacific Steel #02 - PCard
08/04/2014	25	U.S. Bank PCards	\$302.47	5410-31220-402290	Pacific Steel #02 - PCard
08/04/2014	25	U.S. Bank PCards	\$232.00	0100-51260-402230	Pepsi-Cola Bottling Co - PCard
08/04/2014	25	U.S. Bank PCards	\$313.00	0100-51260-402230	Pepsi-Cola Bottling Co - PCard
08/04/2014	25	U.S. Bank PCards	\$179.00	0100-51280-402290	Pepsi-Cola Bottling Co - PCard
08/04/2014	25	U.S. Bank PCards	\$519.40	0100-51280-402290	Pepsi-Cola Bottling Co - PCard
08/04/2014	25	U.S. Bank PCards	\$468.00	5610-71120-402450	Permaletter Sign Comp - PCard
08/04/2014	25	U.S. Bank PCards	\$25.99	0100-51120-402391	Radioshack Dea00030676 - PCard
08/04/2014	25	U.S. Bank PCards	\$76.80	0100-51420-402290	Reliable Tent & Awning - PCard
08/04/2014	25	U.S. Bank PCards	\$28.12	0100-15120-402190	The Rubber Stamp Shop, In - PCard
08/04/2014	25	U.S. Bank PCards	\$436.38	8730-51990-402290	S Bar S Supply Co. - PCard
08/04/2014	25	U.S. Bank PCards	\$104.29	2110-31320-402320	Sherwin Williams #3203 - PCard
08/04/2014	25	U.S. Bank PCards	\$864.33	2110-31320-402320	Sherwin Williams #3203 - PCard
08/04/2014	25	U.S. Bank PCards	\$189.99	2110-31320-402320	Sherwin Williams #3203 - PCard
08/04/2014	25	U.S. Bank PCards	\$159.99	2110-31320-402320	Sherwin Williams #3203 - PCard
08/04/2014	25	U.S. Bank PCards	\$13.93	2110-31320-402290	Sherwin Williams #3203 - PCard
08/04/2014	25	U.S. Bank PCards	\$93.98	5020-74000-402450	Shipton'S Big R-East - PCard
08/04/2014	25	U.S. Bank PCards	\$10.77	5020-74000-402450	Shipton'S Big R-East - PCard
08/04/2014	25	U.S. Bank PCards	\$5.39	5020-75000-402410	Shipton'S Big R-East - PCard
08/04/2014	25	U.S. Bank PCards	\$3.60	5120-85000-402410	Shipton'S Big R-East - PCard
08/04/2014	25	U.S. Bank PCards	\$152.45	0100-51420-402260	Shipton'S Big R-West - PCard
08/04/2014	25	U.S. Bank PCards	\$71.66	0100-51120-402410	Shipton'S Big R-West - PCard
08/04/2014	25	U.S. Bank PCards	\$38.99	0100-51120-402260	Shipton'S Big R-West - PCard
08/04/2014	25	U.S. Bank PCards	\$46.99	0100-51120-402410	Shipton'S Big R-West - PCard
08/04/2014	25	U.S. Bank PCards	\$40.00	1500-21120-402320	Firemaster - PCard
08/04/2014	25	U.S. Bank PCards	\$1,298.98	5610-71120-402450	State Chemic*State Che - PCard
08/04/2014	25	U.S. Bank PCards	\$249.31	6500-15660-402450	State Chemic*State Che - PCard
08/04/2014	25	U.S. Bank PCards	\$1,410.50	5610-71100-403581	Sundown Security - PCard
08/04/2014	25	U.S. Bank PCards	\$49.98	0100-51140-403650	Sylvan Nursery - PCard
08/04/2014	25	U.S. Bank PCards	\$1.89	8730-51990-402190	Target 00013334 - PCard
08/04/2014	25	U.S. Bank PCards	\$101.25	2400-43010-403920	Tinys Tavern Inc 2 - PCard
08/04/2014	25	U.S. Bank PCards	\$44.00	5610-71130-405333	Total Rental Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$521.74	5610-71130-402320	Tractor & Equipment - PCard
08/04/2014	25	U.S. Bank PCards	\$64.99	5610-71130-403650	Tractor-Supply-Co #0303 - PCard
08/04/2014	25	U.S. Bank PCards	\$1,044.00	8730-51990-403650	Tractor-Supply-Co #0303 - PCard

Check Date	Check	Name	Amount	Account	Item Desc
08/04/2014	25	U.S. Bank PCards	\$209.63	5610-71150-402320	Carquest 3103 - PCard
08/04/2014	25	U.S. Bank PCards	\$391.99	5610-71130-402320	Carquest 3103 - PCard
08/04/2014	25	U.S. Bank PCards	\$25.54	5120-84300-402360	Wesco - # 6668 - PCard
08/04/2014	25	U.S. Bank PCards	\$1,017.65	0100-16110-403220	Thomson West*Tcd - PCard
08/04/2014	25	U.S. Bank PCards	\$2,340.00	8730-51990-403650	Western Ranch Supply - PCard
08/04/2014	25	U.S. Bank PCards	\$2,400.00	8730-51990-402290	Western Ranch Supply - PCard
08/04/2014	25	U.S. Bank PCards	\$85.00	2110-31320-402475	Wilbur Ellis Billings - PCard
08/04/2014	25	U.S. Bank PCards	\$956.27	5610-71120-402450	Yellowstone Electric Comp - PCard
08/04/2014	25	U.S. Bank PCards	\$371.37	0100-51120-402330	Yellowstone County Implem - PCard
08/04/2014	25	U.S. Bank PCards	\$30.68	5020-74000-403410	Yellowstone Valley Elec - PCard
08/04/2014	25	U.S. Bank PCards	\$67.11	2110-31320-403410	Yellowstone Valley Elect - PCard
08/04/2014	25	U.S. Bank PCards	\$215.39	8720-51980-403410	Yellowstone Valley Elect - PCard
08/04/2014	25	U.S. Bank PCards	\$184.56	8720-51980-403410	Yellowstone Valley Elect - PCard
08/04/2014	25	U.S. Bank PCards	\$73.58	8720-51980-403410	Yellowstone Valley Elect - PCard
08/04/2014	25	U.S. Bank PCards	\$19.00	8720-51980-403410	Yellowstone Valley Elect - PCard
08/04/2014	25	U.S. Bank PCards	\$19.00	8720-51980-403410	Yellowstone Valley Elect - PCard
08/04/2014	25	U.S. Bank PCards	\$220.88	5610-71130-403655	In *Frontier Fence Compan - PCard
08/04/2014	25	U.S. Bank PCards	\$112.40	5610-71130-403655	In *Frontier Fence Compan - PCard
08/04/2014	25	U.S. Bank PCards	\$1,199.80	5610-71150-402440	Interstate All Battery - PCard
08/04/2014	25	U.S. Bank PCards	\$125.00	0100-51120-402260	Big Horn Boot Company - PCard
08/04/2014	25	U.S. Bank PCards	\$135.00	0100-51420-402260	Big Horn Boot Company - PCard
08/04/2014	25	U.S. Bank PCards	\$16.00	0100-51420-402260	Big Horn Boot Company - PCard
08/04/2014	25	U.S. Bank PCards	\$15.00	5610-71130-403650	Redds Prints And Signs In - PCard
08/04/2014	25	U.S. Bank PCards	\$90.41	0100-51280-402290	Service Candy Co - PCard
08/04/2014	25	U.S. Bank PCards	\$220.18	0100-51280-402290	Service Candy Co - PCard
08/04/2014	25	U.S. Bank PCards	\$48.48	0100-51280-402290	Service Candy Co - PCard
08/04/2014	25	U.S. Bank PCards	\$280.11	0100-51260-402230	Service Candy Co - PCard
08/04/2014	25	U.S. Bank PCards	\$193.78	0100-51260-402230	Service Candy Co - PCard
08/04/2014	25	U.S. Bank PCards	\$194.71	0100-51260-402230	Service Candy Co - PCard
08/04/2014	25	U.S. Bank PCards	\$24.98	0100-51120-402410	Harbor Freight Tools 207 - PCard
08/04/2014	25	U.S. Bank PCards	\$42.98	0100-51120-402410	Harbor Freight Tools 207 - PCard
08/04/2014	25	U.S. Bank PCards	\$17.97	8730-51990-402410	Harbor Freight Tools 207 - PCard
08/04/2014	25	U.S. Bank PCards	\$20.96	8730-51990-402290	Harbor Freight Tools 207 - PCard
08/04/2014	25	U.S. Bank PCards	\$11.98	8730-51990-402290	Harbor Freight Tools 207 - PCard
08/04/2014	25	U.S. Bank PCards	\$41.88	5410-31220-402290	Harbor Freight Tools 207 - PCard
08/04/2014	25	U.S. Bank PCards	\$96.40	0100-51120-402290	Harbor Freight Tools 207 - PCard
08/04/2014	25	U.S. Bank PCards	\$12.00	5020-75000-402290	Grand Lumber Company - PCard
08/04/2014	25	U.S. Bank PCards	\$8.00	5120-85000-402290	Grand Lumber Company - PCard
08/04/2014	25	U.S. Bank PCards	\$85.50	5610-71150-402260	Emblem Enterprises Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$250.00	2090-44510-403350	lapmo - PCard
08/04/2014	25	U.S. Bank PCards	\$12.58	0100-51280-402290	Van'S Evergreen Iga - PCard
08/04/2014	25	U.S. Bank PCards	\$12.58	0100-51280-402290	Van'S Evergreen Iga - PCard
08/04/2014	25	U.S. Bank PCards	\$255.15	5710-71430-402450	Safety Kleen Systems Bran - PCard
08/04/2014	25	U.S. Bank PCards	\$1,185.00	5610-71120-402450	Shepherd Stainless Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$700.00	5610-71120-402450	Shepherd Stainless Inc - PCard
08/04/2014	25	U.S. Bank PCards	\$179.00	5610-71150-402310	V-1 Propane *Propane - PCard
08/04/2014	25	U.S. Bank PCards	\$808.00	1500-21400-403822	Delta Air 0062363280162 - PCard
08/04/2014	25	U.S. Bank PCards	\$568.50	1500-21400-403822	Delta Air 0062363893958 - PCard
08/04/2014	25	U.S. Bank PCards	-\$409.60	5020-74000-402220	Ultra Scientific - PCard
08/04/2014	25	U.S. Bank PCards	\$410.81	5120-84300-402190	Cdw Government - PCard
08/04/2014	25	U.S. Bank PCards	\$102.11	2600-55180-402925	Cdw Government - PCard
08/04/2014	25	U.S. Bank PCards	\$114.55	2600-55180-402290	Cdw Government - PCard
08/04/2014	25	U.S. Bank PCards	\$375.00	1500-21710-402450	Vemco - PCard
08/04/2014	25	U.S. Bank PCards	\$261.98	2600-55130-402190	Vernon Library Supplies - PCard
08/04/2014	25	U.S. Bank PCards	\$7.73	5610-71130-402410	Billings Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$11.94	0100-51120-402290	Billings Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$5.97	0100-51120-402290	Billings Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$386.50	1500-21400-403822	United 0162415431790 - PCard
08/04/2014	25	U.S. Bank PCards	\$386.50	1500-21400-403822	United 0162415431791 - PCard
08/04/2014	25	U.S. Bank PCards	\$25.00	0100-12120-403824	United 0162601191966 - PCard
08/04/2014	25	U.S. Bank PCards	\$25.00	0100-12200-403824	United 0162601192536 - PCard
08/04/2014	25	U.S. Bank PCards	\$25.00	5410-31210-403824	United 0162601399043 - PCard
08/04/2014	25	U.S. Bank PCards	\$25.00	6600-31100-403824	United 0162601399352 - PCard
08/04/2014	25	U.S. Bank PCards	\$25.00	0100-12120-403824	United 0162601479897 - PCard
08/04/2014	25	U.S. Bank PCards	\$25.00	6600-31100-403824	United 0162601537598 - PCard
08/04/2014	25	U.S. Bank PCards	\$25.00	5410-31210-403824	United 0162601537598 - PCard
08/04/2014	25	U.S. Bank PCards	\$25.00	6010-15500-403824	United 0162601538036 - PCard
08/04/2014	25	U.S. Bank PCards	\$8.11	1500-22310-402310	Holiday Stnstore 0285 - PCard
08/04/2014	25	U.S. Bank PCards	\$10.17	1500-22260-402240	Albertsons #2027 - PCard
08/04/2014	25	U.S. Bank PCards	\$51.91	1500-21200-402120	Albertsons #2027 - PCard
08/04/2014	25	U.S. Bank PCards	\$17.55	1500-21200-402120	Albertsons #2027 - PCard
08/04/2014	25	U.S. Bank PCards	\$4.72	5020-73140-402450	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$1.57	5120-83140-402450	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$344.83	0100-51120-402410	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$12.09	0100-51120-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$31.24	0100-51120-402391	Kings Ace Hardware - PCard

Check Date	Check	Name	Amount	Account	Item Desc
08/04/2014	25	U.S. Bank PCards	\$56.93	0100-51290-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$46.44	0100-51290-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$36.46	0100-51290-402290	Kings Ace Hardware - PCard
08/04/2014	25	U.S. Bank PCards	\$36.87	0100-51290-402290	Kings Ace Hardware - PCard
08/04/2014	777460	Valmont Industries Inc	\$2,782.00	2110-00000-141318	STREET LIGHTS PO NUM 295783
08/04/2014	777467	Western Municipal Construction Inc	\$397,369.97	5030-75910-409340	WO 08-25 Zone 3 Chapple Reservoir Expansion
08/04/2014	777478	Zeier Consulting LLC	\$3,357.50	1990-15050-403590	Zeier Consulting Professional Services for July 2014

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Public Hearing and Resolution for Setting Mill Levy Rates

PRESENTED BY: Patrick M. Weber, Financial Services Director

Department: City Hall Administration

PROBLEM/ISSUE STATEMENT

This resolution sets the tax year 2014 City property tax mill levies for the Public Safety Levy (PSII) at 44.59 mills, General Obligation Debt Service Parks at .81 mills, General Obligation Debt Service Streets of 2.26 mills, General Obligation Debt Service Library at 6.25 mills and General Obligation Debt Service Series A Baseball Stadium at 5.21 mills. These levies are based on the certified taxable valuation from the Montana Department of Revenue.

The total mill levy rate for tax year 2014 will be 168.12, which is 10.58 mills less than tax year 2013. The decrease is mainly due to the tax protest settlement of Charter and Verizon. Public Safety II will receive approximately \$1.2 million from the settlement, therefore, the amount levied for tax year 2014 will be \$7 million for the Public Safety II mill levy.

ALTERNATIVES ANALYZED

The Council must hold a public hearing and then may:

- Approve the resolution; or
- Not approve the resolution.

FINANCIAL IMPACT

Applied to a \$200,000 home, the 168.12 mills would result in a City property tax of about \$450 for 2014 compared to \$482 for 2013.

RECOMMENDATION

Staff recommends that the City Council hold the public hearing and approve the resolution setting the mill levy rates for tax year 2014.

APPROVED BY CITY ADMINISTRATOR

Resolutionn Mill Levies GO and PSII

RESOLUTION 14-_____

A RESOLUTION ESTABLISHING THE MILL LEVIES FOR PUBLIC SAFETY,
GENERAL OBLIGATION DEBT FOR PARKS, STREET, LIBRARY, AND
BASEBALL STADIUM DEBT SERVICE FOR TAX YEAR 2014.

WHEREAS, pursuant to law, the City of Billings is required to make annual mill levies.

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

1. That a Public Safety Mill Levy, which voters approved in November of 2004 in the amount of \$8.2 million, there was a settlement of protested taxes of \$1.2 million in FY 15, \$7,000,000 (44.59 mills), is hereby imposed on all taxable property within the City of Billings, Montana, for the Fiscal Year **July 1, 2014 through June 30, 2015.**
2. That additional Mill Levies in the amounts stated are hereby imposed on all taxable property within the City of Billings, Montana, to provide payment for the following:
 - A. .81 mills-General Obligation Debt Service Parks
 - B. 2.26 mills-General Obligation Debt Service Streets
 - C. 6.25 mills-General Obligation Debt Service Library
 - D. 5.21 mills-General Obligation Debt Service Baseball Stadium Series A
3. That when said taxes are collected, the same shall be placed in respective funds for the City and expended pursuant to the annual budget.
4. This Resolution shall be effective upon adoption.

ADOPTED and APPROVED by the City Council on the **25th day of August, 2014**

CITY OF BILLINGS:

BY: _____
Thomas W. Hanel, MAYOR

ATTEST:

BY: _____
Cari Martin, CITY CLERK

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Public Hearing and Resolution for Park District 1 Assessment

PRESENTED BY: Patrick M. Weber, Financial Services Director

Department: City Hall Administration

PROBLEM/ISSUE STATEMENT

This resolution establishes the Park District 1 assessment of 1.443 % of taxable value, resulting in \$2,265,000 in revenue. There is a per property assessment list in the City Clerk's office. Exhibit A shows the FY 15 projects and expenses that are supported by the assessments.

ALTERNATIVES ANALYZED

The Council must hold a public hearing and then may:

- Approve the resolution; or
- Amend and approve the resolution; or
- Not approve the resolution.

FINANCIAL IMPACT

Applied to a home with a \$200,000 market value, the 1.443 % of taxable value would result in an assessment of approximately \$38.

RECOMMENDATION

Staff recommends that the City Council hold the public hearing and approve the resolution setting the assessment for Park District 1 for tax year 2014.

APPROVED BY CITY ADMINISTRATOR

Resolution

Exhibit A

RESOLUTION 14- _____

A RESOLUTION ASSESSING PROPERTIES WITHIN THE CITY OF BILLINGS FOR THE PARK DISTRICT 1 ASSESSMENT, PROVIDING FOR NOTICE, HEARING AND ADOPTION.

WHEREAS, Billings, Montana (the “City”) is a municipality duly organized existing under and by virtue of the Constitution and laws of the State of Montana.

WHEREAS: the City Council (the “Council”) is authorized by Montana Code Annotated (“MCA”), 7-11-1024 to make assessments or impose fees for the costs and expenses of the special district based upon a budget proposed by the governing body.

WHEREAS: Council adopted the FY 15 Budget on 6/9/14, including the operations and maintenance budget for Park District 1 in the amount of 2,304,876. Per MCA 7-11-1024 and 7-11-1025(2).

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

1. ASSESSMENT FOR FISCAL YEAR 2015. MCA 7-11-1024(3)(a) (iii) authorizes the Council to assess the percentage of cost for Park District 1 to each parcel of land, including improvements on the lot or parcel for the fiscal year. Each parcel shall pay to the City that portion of the total Park District 1 assessment of \$2,265,000 imposed annually as hereinafter provided, as the total taxable value of each parcel bears to the total taxable value (1.433% per taxable value dollar), within the City.

2 LIST OF PROPERERTIES ASSESSED. The official list of those properties subject to the assessment within the District, including the tax code, name/names of the owners of such properties and estimated amount of assessment on each property, is on file for public inspection in the City of Billings Clerk’s office per MCA 7-11-1025 (3).

3. NOTICE OF HEARING. On Monday, September 8, 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 adoption of this resolution. The City Clerk is hereby directed to publish notice thereof twice, at least ten (10) days prior to the hearing, in the Billings Times.

4. EFFECTIVE DATE. This resolution shall be effective upon adoption.
ADOPTED and APPROVED by the City Council on the 25th day of August, 2014.

CITY OF BILLINGS:

BY: _____
Thomas W. Hanel, MAYOR

ATTEST:

BY: _____
Cari Martin, CITY CLERK

Proposed 2015 City-wide Park District Projects

• Stewart Park infrastructure improvements (auto/pedestrian circulation, parking, safety, emergency access, irrigation upgrades, etc.)	\$1,200,000
• Amend Park irrigation upgrades	250,000
• A large event shelter at Pioneer Park (Replaces a shelter that had to be removed from North Park)	200,000
• Tracking Software	9,900
• Personal Services	213,292
• Operations and Maintenance	<u>431,594</u>
• Total	\$2,304,876

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Public Hearing and Resolution for Annexation #14-04

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

Department: Planning & Community Services

PROBLEM/ISSUE STATEMENT

The Roman Catholic Bishop of Great Falls (owner) and McCall Development (agent) has submitted a petition to annex land to the City of Billings under Section 7-2-4600, MCA. The subject property is a parcel totaling about 12 acres. The property is located south of Elysian Road and just west of the existing Josephine Crossing Subdivision. The property is currently part of the Catholic Cemetery property but is being sold to McCall Development for development of a 5th Filing of Josephine Crossing Subdivision. The property owner is requesting annexation in order to obtain City services for development of the property. An application for a zone change from Public zoning to a Planned Development zoning similar to the Josephine Crossing Planned Development will be considered directly after the annexation is considered by the City Council at this meeting. The property is located within the five-year annexation area of the City's Limits of Annexation Map and appears to meet many of the City's criteria in its Annexation Policy (See further discussion in the Consistency with Adopted Policies or Plans section of this report) . A subdivision application is also under review and will come before the Council in September.

ALTERNATIVES ANALYZED

The City Council may approve or deny a petition submitted by owners of 50% or more of the real property in the area to be annexed (7-2-4601 (3)(b), MCA).

FINANCIAL IMPACT

The City is able to provide municipal sewer and water service to the subject property. The owner will be responsible for all costs of extending the utilities from Elysian Road and other local streets in the existing Josephine Crossing Subdivision . Staff is recommending a standard conditions of approval for this annexation that either a Development Agreement or a Subdivision Improvement Agreement between the City and the property owner be executed to clarify how City services will be provided. If the proposed annexation is approved and the zoning is changed, the property is expected to be developed with relatively high- density single-family and some multi-family residential development and will contribute additional tax revenue to the City.

BACKGROUND

The subject property totals about 12 acres. It is located east of the intersection of Mullowney Lane and Elysian Road, on the south side of Elysian Road just west of the existing Josephine Crossing Subdivision. The property owner is requesting annexation in order to obtain City services for development of the property. A concurrent zone change to Planned Development - Josephine Crossing Residential Neighborhood is being processed and a preliminary major subdivision plat application is also going through the review process.

The property is located within the five year annexation area of the City's Limits of Annexation

Map and appears to meet many of the City's criteria in its Annexation Policy. The City Limits are adjacent to the subject property on the east and north boundaries.

PROCEDURAL HISTORY

- On July 9, 2014, the annexation petition was submitted to the Planning Division.
- On August 11, 2014 the City Council acknowledged receipt of the annexation petition and set a public hearing for August 25.
- On August 25, the City Council will conduct the public hearing for the annexation and may take action on the request.
- On September 8, if the resolution to annex is approved by the City Council, a public hearing and first reading of an ordinance to include the property in a City Council Ward boundary will be conducted.
- On September 22, the City Council will conduct the second and final reading for the ordinance expanding the ward boundary.

STAKEHOLDERS

Annexation by petition does not require notification of adjoining landowners; however, it does require that the City Council conduct a public hearing. Notice of the public hearing was posted on the property on August 8 and published in the Billings Times on August 7. The Planning Division has not received any inquiries about this petition at the time this memo was prepared.

CONSISTENCY WITH ADOPTED POLICIES OR PLANS

The City Council has expressed concerns regarding how annexing additional properties may affect the City's ability to provide services to new developments without diminishing the services provided to existing City residents. To address these concerns, the City Council adopted an annexation policy that lists criteria for suitable annexations. The proposed annexation complies with the adopted Annexation Policy criteria as follows:

1. The area is located within the Limits of Annexation.
2. The City is able to adequately provide municipal water and sewer services. Sewer and water services will require extension of lines by the property owner at the time of development.
3. Any proposed improvements to the property will meet City standards.
4. As part of a Development Agreement or Subdivision Improvement Agreement, the owners will sign a Waiver of Right to Protest the creation of any Special Improvement Districts.
5. If annexed, any proposed land use will comply with the zoning. Future development also may conform to the goals of the City of Billings and Yellowstone County Growth Policy.

Although MCA 7-2-4600 allows the municipality to waive the requirement of an annexation public services plan, it is the City's custom for staff to prepare an analysis of predicted impacts to services and facilities. State law lists the required contents of a public services plan including a 5-year (minimum) plan that outlines how and when services and infrastructure will be extended to the annexed area and how they will be financed. This report follows that general format.

Departmental Response: City and County Departments were given the opportunity to comment on this annexation. City departments mostly responded favorably and detailed responses are provided below. The County Public Works Department did not respond to this annexation request.

City Facilities: The following improvements and facilities are necessary to provide adequate services to the subject property.

- **Water:** Water service is available and will need to be extended from Elysian Road and from the existing Josephine Crossing Subdivision to the east. The cost to extend service for the property will be at the developer's expense.
- **Sewer:** The property may be served by the developer extending City sanitary sewer from Elysian Road and from the existing Josephine Crossing Subdivision to the east. The developer will be required to fund and construct sanitary extension(s) as defined in city policy.
- **Stormwater:** There is currently limited City storm drain in the area of this property and a combination of connecting to existing storm water lines in the existing Josephine Crossing Subdivision to the east and on-site retention or detention will be necessary to manage stormwater. Stormwater impacts will be identified during the subdivision and site development process and mitigating measures developed at that time.
- **Transportation:** The subject property has frontage on Elysian Road, designated as a local street east of its intersection with Mullowney Lane. Details of access and traffic management are being determined through the subdivision process. Any specific traffic impacts will be identified during the subdivision and site development process and mitigating measures developed.
- **Fire Stations:** The subject property is currently served by the Billings Fire Department through the Billings Urban Fire Service Area and the Billings Fire Department will continue to serve the property upon annexation. The Billings Fire Chief stated that as this and other annexations are built out, additional fire department resources will be needed. The nearest fire station is Station #5, located at 604 South 24th Street West, about 4 miles northwest of the subject property.
- **Parks:** The subject property will be zoned Planned Development - Josephine Crossing Residential Neighborhood if annexed and the zone change is approved. Park land dedication and/or cash-in-lieu for dedication is being determined through the subdivision process. It is expected that park land will be provided in a similar manner to the park areas developed in the existing Josephine Crossing Subdivision to the east.
- **Bicycle and pedestrian facilities:** The proposed subdivision lies within the jurisdiction of the Billings Area Bikeway and Trail Master Plan. The Master Plan shows a proposed bike trail along the south portion of this property running east/west along the river corridor. There is already an existing trail along the southern boundary of the adjacent Josephine Crossing Subdivision to the east that is expected to be continued west to Mullowney Lane and beyond in coordination with future development in this area and the property owners. The future subdivision on the subject property also is expected to have multiple pedestrian connections via park areas and sidewalks.

General City Services: These are the City services that are provided to all residents and businesses in the City, such as police and fire protection, street and storm drain maintenance, and garbage collection and disposal. The service providers that responded did not object to the annexation of this property.

- **Transit:** MET transit system operators have no objections to the annexation request, but the nearest bus route is north of the subject property at the intersection of Mullowney Lane and Midland Road near the Holiday Inn Hotel, about 0.75 miles north of the subject property. There are currently no plans to extend service closer to the subject property.
- **Police:** The Police Department states that while the Police do patrol the property in the City

Limits in this area, continued development and annexation will eventually require an increase in resources.

- **Public Utilities:** The Public Works-- Distribution and Collection Division had no objection with the annexation request as long as the owner agrees to fund the necessary water and sewer connection costs, and agrees to a waiver of protest for future SIDs through a Development Agreement or Subdivision Improvement Agreement as a condition in the Annexation Resolution.
- **Public Works -Street and Traffic Division:** The Street and Traffic Division stated that it has no problems serving the property.
- **Public Works-Solid Waste:** The Solid Waste Division notes that it can serve the property when developed, but noted that Senate Bill 234 passed in the 2011 State Legislature dictates that it is up to the property owner as to whether the City or a private carrier collects solid waste from the property.
- **Ambulance Service:** The City does not provide ambulance service, however it does dictate the level of service provided by American Medical Response (AMR). By City ordinance, 90% of ambulance calls must be answered within 8 minutes; this annexation is within the area of acceptable response time.
- **Legal and Finance:** General Fund services, such as the Legal and Finance Departments should not be negatively impacted by this annexation. The Finance Department responded that it did not see any issues with the petition request. Legal staff also did not have any issues with the annexation proposal.
- **Other Departments:** City/County services including Library, Planning, and Environmental Health are only slightly affected by the annexation since they will continue to serve new development whether in the City or the County. Planning staff stated that the relatively high-density development planned for the property and its adjacency to the existing Josephine Crossing Subdivision in the City will provide for more efficient and cost effective delivery of some services.

Annexation of this property would adhere to the following goals, objectives and policies of the Yellowstone County and City of Billings 2008 Growth Policy:

- More housing and business choices within each neighborhood (Land Use Element Goal, page 6).
- New developments that are sensitive to and compatible with the character of adjacent City neighborhoods and County townsites (Land Use Element Goal, page 6)
- Protect and increase the availability of public access to natural areas and trails along the River (Open Space and Recreation Element Goal, Page 10).
- Safe, functional, and attractive streets for all users, including drivers, bicyclists and pedestrians (Public Facilities and Services Element Goal, p. 13).
- Healthy, safe neighborhoods and communities with sense of pride (Community Health Element Goal, p. 15).

RECOMMENDATION

Staff recommends that the City Council conduct the public hearing and approve the Resolution annexing the subject property, subject to the following conditions of approval:

- Prior to site development, a Development Agreement shall be executed between the owner(s) and the City that shall stipulate specific infrastructure improvements and provide guarantees for said improvements, and a Waiver of Right to Protest the Creation of Special Improvement Districts will be recorded; and/or
- A Subdivision Improvements Agreement (SIA) and Waiver of Right to Protest the Creation of Special Improvement Districts shall be approved and recorded that will stipulate specific infrastructure improvements and provide guarantees for such infrastructure improvements.

APPROVED BY CITY ADMINISTRATOR

Annexation Petition

Annexation Exhibit

Annexation Resolution

ANNEX #
14-04

P2-14-00159
P2-14-00098 sub



PETITION FOR ANNEXATION TO THE CITY OF BILLINGS

NOTICE TO PETITIONER

This is a Petition to the City of Billings requesting the annexation of property to the City, pursuant to MCA Title 7, Chapter 2, Part 46. Procedures for annexation are governed by the Statutes of the State of Montana. This Petition requires the signatures of more than 50% of the Resident Freeholder Electors to be considered for annexation.

INSTRUCTIONS

1. All items must be completed or provided. Please type or print. You may attach additional pages if more space is needed.
2. Prepare a map drawn to a scale adequate and legible to show the property requesting annexation and all other property within one-quarter (1/4) mile.

The map must show:

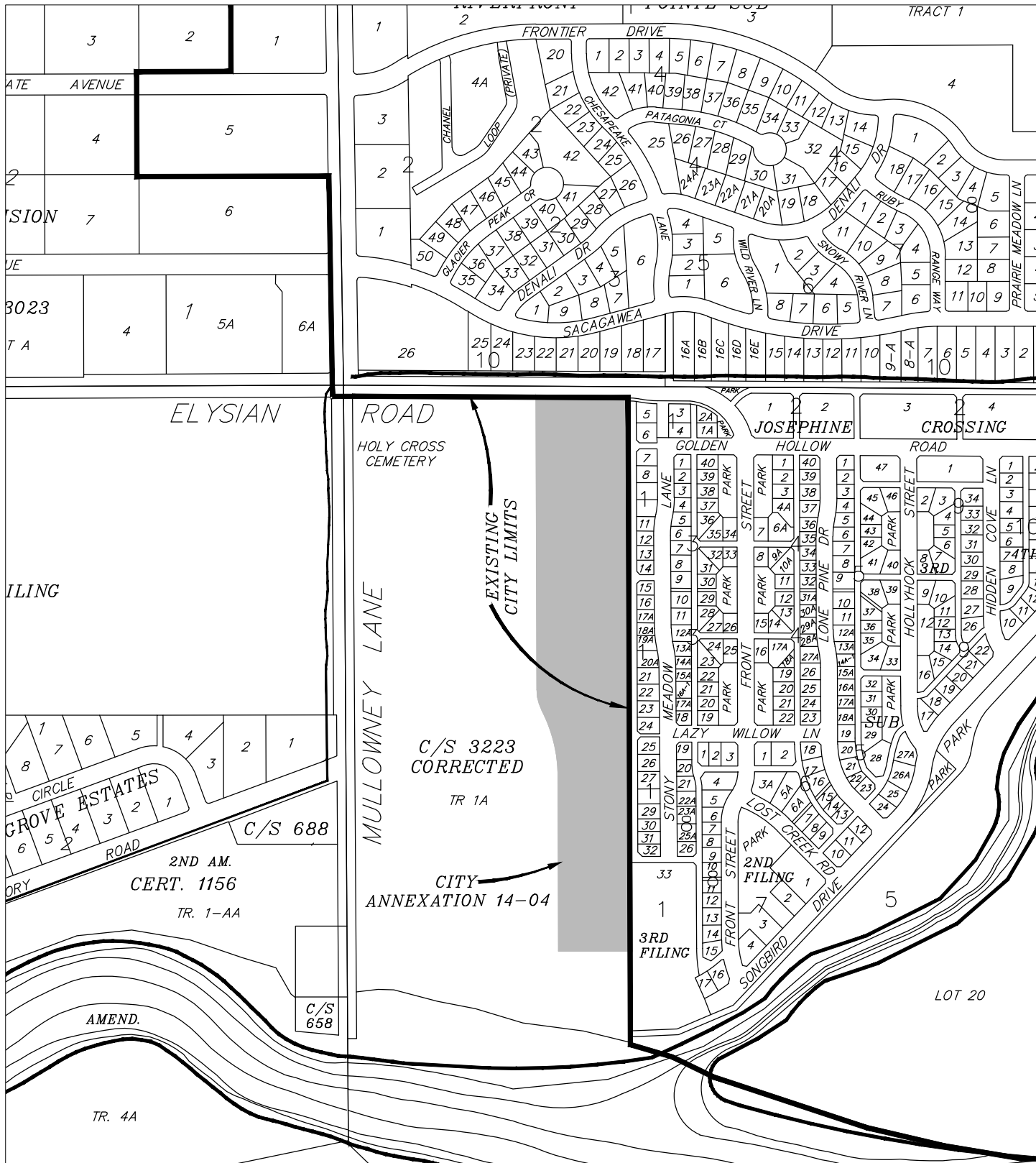
- a. The present and proposed boundaries of the municipality;
 - b. The present streets, major trunk water mains and sewer mains;
 - c. The zoning of the property requesting annexation and the property immediately adjacent to it.
3. The Petition should be submitted to the Planning Department, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m., located on the 4th Floor of Parmly Billings Library at 510 North Broadway, Billings, Montana. Upon presentation, the Petition will be checked for completeness. Once accepted, the Petition will be routed to the following City Departments: Public Works, City-County Planning, Public Utilities, Fire Department, City Attorney, Police Department, and Finance Department. If no problems with the Petition have been noted by the departments, the City Clerk will schedule the Petition for City Council action.
 4. By filing the petition for annexation, the Petitioner(s) agree that only those City services which are available to the general area shall be provided to Petitioner, and that additional services as may become available to the general area shall be made available to Petitioner(s) in the same manner as said services are made available to other residents of the City. Petitioner(s) specifically waive the right to the report and plans for extension of services as provided in MCA Title 7, Chapter 2, Part 47.
 5. A description of the territory to be annexed to the City is legally described on a document attached hereto.

RESIDENT FREEHOLDER ELECTORS

Date	Print Name	Name Signature	Address
7/9/14	Jerry Horton, Property Manager	<i>[Signature]</i>	121 23rd St. S, Great Falls, MT
	for Diocese Great Falls, Billings		

(continued on separate page)

EXHIBIT "A"



RESOLUTION NO. 14 -

A RESOLUTION OF THE CITY OF BILLINGS APPROVING PETITIONS FOR ANNEXATION AND ANNEXING TERRITORY TO THE CITY.

WHEREAS, one hundred percent (100%) of the freeholders who constitute more than fifty percent (50%) of the resident freeholder electors have petitioned the City for annexation of the territory hereinafter described; and

WHEREAS, the territory was described in the Petition as required by law, and

WHEREAS, annexation of said territory would be in the best interest of the City.

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

1. TERRITORY ANNEXED. Pursuant to Petition filed as provided M.C.A., Title 7, Chapter 2, Part 46, the following territory is hereby annexed to the City of Billings:

A tract of land situated in the NW1/4 of Section 20, T.1S., R.26E., P.M.M., Yellowstone County, Montana, more particularly described as: Tract being a portion of Tract 1A, of the Corrected Certificate of Survey No. 3223, Tract 1 Amended, Recorded December 14, 2005, under Document Number 3360294, of record and on file in the office the Yellowstone County, Clerk and Recorder's, said portion described as follows:

Basis of Bearings being the plat of Josephine Crossing Subdivision, Document No. 3402833. Beginning at the northeast corner of Tract 1A of said Corrected Certificate of Survey No. 3223; thence S 00°11'11" E along the east line of said Tract 1A for a distance of 1858.00 feet; thence leaving said east line, S 89°49'46" W for a distance of 246.00 feet; thence N 00°11'11" W for a distance of 585.63 feet; thence along a curve to the left with a central angle of 27°15'58" and a radius of 480.00 feet, with an arc length of 228.42 feet (chord bearing N 13°49'10" W for a distance of 226.27 feet); thence along a reversing curve to the right with a central angle of 27°15'58" and a radius of 150.00 feet, with an arc length of 71.38 feet (chord bearing N 13°49'10" W for a distance of 70.71 feet); thence N

00°11'11" W for a distance of 983.78 feet to a point on the north line of said Tract 1A, point also being on the south right-of-way line of Elysian Road; thence N 89°49'46" E along said south right-of-way line for a distance of 316.00 feet to the Point of Beginning.

Containing 12.263 gross and net acres more or less.

(# 14-04) See Exhibit "A" Attached

2. CONDITIONS. The annexation is approved, subject to the following conditions:

- Prior to site development, a Development Agreement shall be executed between the owner(s) and the City that shall stipulate specific infrastructure improvements and provide guarantees for said improvements and a Waiver of Right to Protest the Creation of Special Improvement Districts will be recorded; and/or
- A Subdivision Improvements Agreement (SIA) and Waiver of Right to Protest the Creation of Special Improvement Districts shall be approved and recorded that will stipulate specific infrastructure improvements and provide guarantees for such infrastructure improvements.

3. PROCEDURE. All procedures as required under M.C.A., Title 7, Chapter 2, Part 46, have been duly and properly followed and taken.

PASSED by the City Council and APPROVED this 25th day of August, 2014.

THE CITY OF BILLINGS:

BY: _____

Thomas W. Hanel, MAYOR

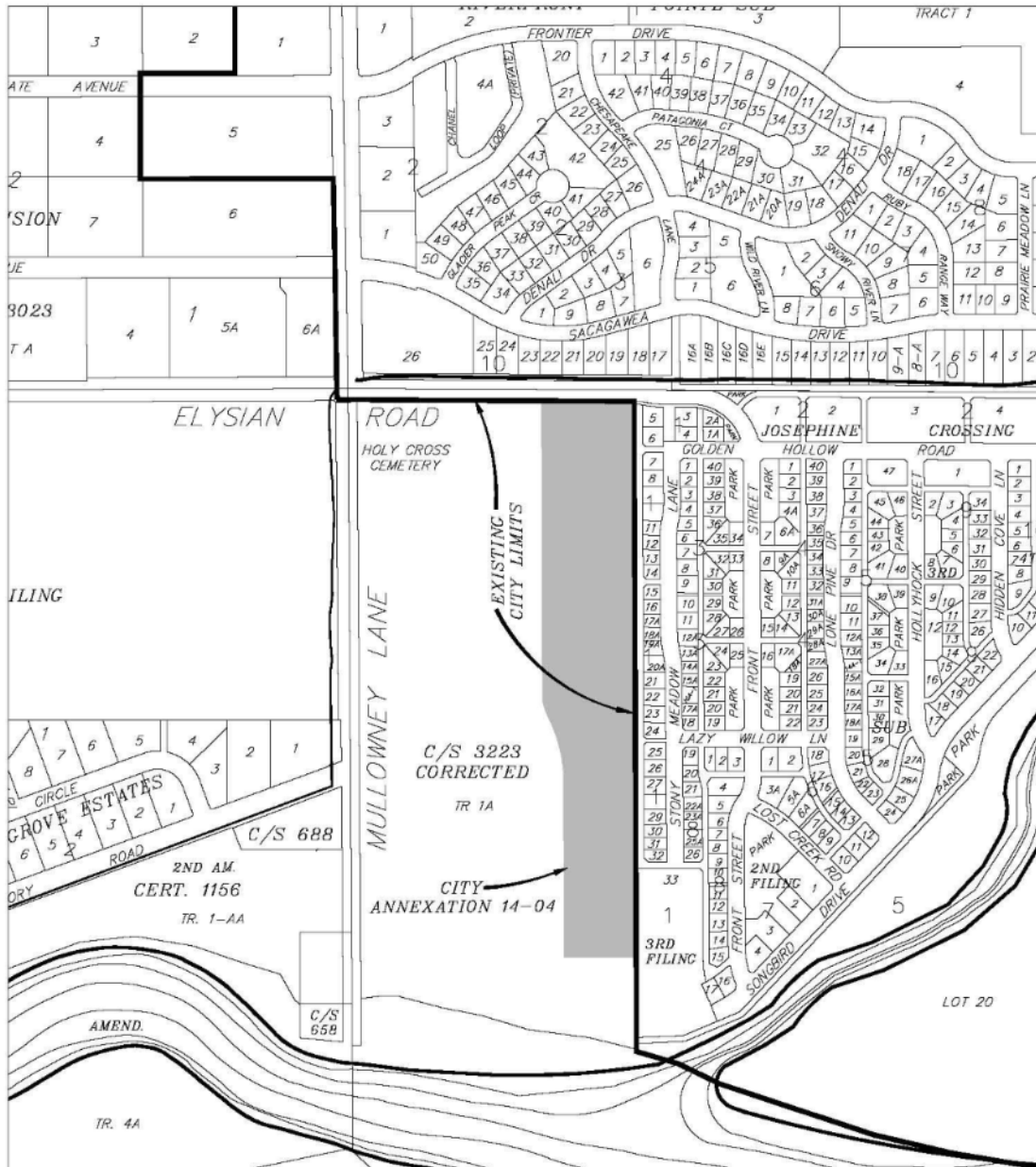
ATTEST:

BY: _____

CITY CLERK

(AN# 14-04)

EXHIBIT "A"



Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Zone Change 921 - Josephine Crossing PD Expansion - Public Hearing and 1st reading

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

Department: Planning & Community Services

PROBLEM/ISSUE STATEMENT

This is a zone change request from Public (P) to Planned Development (PD) Josephine Crossing – Residential Neighborhood on an un-platted 12.263 acre parcel of land directly west of the existing Josephine Crossing PD. The property is currently owned by the Roman Catholic Church and is leased for agricultural production. The property is outside the city limits, but a concurrent annexation petition has been submitted. The agent for the application is McCall Development. A pre-application neighborhood meeting was held on May 27, 2014, and a Preliminary Review meeting was held June 11, 2014. The Zoning Commission conducted a public hearing on August 5, 2014, and is forwarding a recommendation of approval and adoption of the findings of the 10 criteria for Zone Change 921.

ALTERNATIVES ANALYZED

State law at Section 76-2-304, MCA, requires that all zone changes be reviewed in accordance with 10 criteria. Using the 10 criteria to determine the appropriateness of the zone change request, the City Council may:

1. Approve the zone change request
2. Deny the zone change request
3. Allow withdrawal of the application
4. Delay action for up to thirty (30) days

FINANCIAL IMPACT

If the zone change is approved the property will be added to the tax base for the city. As the lots are developed, additional tax base and maintenance fee revenue will be realized. The incremental increase in demand for city services will be less than a subdivision with the same number of dwelling units in a standard residential zoning district.

BACKGROUND

The applicant is requesting to rezone a 12.263 acre parcel of land from Public to Planned Development – Josephine Crossing, Residential Neighborhood. The property is directly adjacent to, and west of, the existing Josephine Crossing Planned Development. An annexation request and a preliminary subdivision are also in process at this time. The preliminary subdivision plan is for 84 building lots. The preliminary subdivision includes land in the existing Josephine Crossing PD and this additional area. The Josephine Crossing Residential Neighborhood has a maximum density of 6 dwelling units per gross acre of land. The proposed zone change would allow up to 92 dwelling units on the property. The applicant is preparing an update to the Traffic Accessibility Study as part of the subdivision review. The proposed number of dwelling units could add up to 840 additional vehicle trips per day to the Elysian Road, Mullowney Lane intersection. Property to the north is zoned Highway Commercial (HC) and is the Riverfront

Pointe Estates Subdivision. This is a neighborhood of mixed housing types including single family, two family, and multi-family dwellings. Riverfront Pointe Estates also has several larger lots with frontage on Mallowney Lane that may develop for commercial uses or mixed uses. West of the subject property is a mixture of land uses and zoning districts in the County. These districts include Controlled Industrial (CI), Residential Manufactured Home (RMH), HC, residential and agricultural zones.

The property is within the limits of annexation for Billings and a petition for annexation has been submitted. The original PD zone change was approved in June 2006 for approximately 61 acres of land. The development plan adopted included approximately 400 dwelling units. The neighborhood has developed in four subdivision filings and all lots have either been developed or purchased for development at this time. Josephine Crossing utilizes the principals of traditional neighborhood design to promote a walkable urban environment. The original PD also included a Town Square to allow commercial uses and service business for the neighborhood. Public and private parks are located throughout the neighborhood.

The Planning Division held a Preliminary Review meeting with the surrounding owners, the developers, and city staff. Several surrounding neighbors expressed concern with traffic on Mallowney Lane, in particular the intersection of Mallowney Lane, Midland Road and South Frontage Road to the north. In addition, concerns were expressed with the allowed building height of 4 stories. The developers have engaged a professional engineer to study the additional traffic from the proposed subdivision and acknowledge the traffic issue at the signalized intersection on the north end of Mallowney Lane. The intersection is not directly adjacent to the property and many other land uses in the area contribute traffic to this intersection. The developers committed to provide whatever mitigation is required as a result of the traffic study. The PD zone has always allowed a 4 story height limit in the Residential Neighborhood. The developers were amenable to amending this section to reflect the actual development pattern in Josephine Crossing Residential Neighborhood which is 2 stories.

The proposed zoning is residential and should not have an effect on the residential character of the area. There are existing agricultural uses in the area but these uses have been adjacent to these residential subdivisions for a number of years. This proposed city subdivision should be compatible with the adjacent residences and agricultural uses in the area. The 2008 Growth Policy encourages compatible developments and annexations of property adjacent to the city limits. This property is adjacent to the city limits to the north and east. City services are available and can be extended to serve this new section of Josephine Crossing.

The property has access to Elysian Road and will have connecting streets and alleys to the existing Josephine Crossing neighborhood. Any impacts to the adjacent streets will be mitigated through the subdivision process.

STAKEHOLDERS

The Zoning Commission conducted a public hearing on August 5, 2014, and received the staff recommendation and testimony from the applicant's agent, Brad McCall and Gus Gustafuson, a surrounding owner from Riverfront Pointe Estates.

Mr. McCall stated they have always considered purchasing additional land from the Catholic Diocese for expansion of Josephine Crossing. The church and the cemetery board have undergone staffing and administrative changes in the last few years and talks on additional land purchases progressed. Mr. McCall stated the lots will be mostly for single family residences with two lots for townhome development near the new entrance road off Elysian Road. Mr. McCall

stated the updated traffic study is reviewing the impact to the Mallowney Lane, Midland Road, and South Frontage Road signal. The subdivision will make a cash contribution based on this impact so the intersection can be improved to improve northbound traffic flow. Mr. McCall stated the intersection of Elysian and Mallowney Lane functions very well and it will handle the additional traffic from this new section of Josephine Crossing. Mr. McCall stated the PD allows up to 4 stories in the residential neighborhood, but as a practical matter all of the homes developed so far are mostly 2 stories. Mr. McCall stated they would be willing to change the required maximum from 4 stories to 2 or 2.5 stories.

Mr. Gustafson stated he was concerned about the impact to his property which is on the south side of Sacagewea Drive. He stated his back yard is on Elysian Road and will now be across the street from this new subdivision. He stated he bought his property thinking the church property and cemetery would make a quiet setting for his home and preserve the view from his back yard to the South Hills. Mr. Gustafson stated it would be better if the first few rows of lots in the new subdivision were restricted to single story homes.

Mr. McCall provided rebuttal testimony. He stated the lots at the entryway will be for 2 to 3 story attached townhomes. He stated these townhomes will face Elysian Road. Mr. McCall stated a 1 story height limitation for these lots would not be agreeable for their development plan or fit in with the Josephine Crossing development.

The Zoning Commission closed the public hearing. Commission member Mike Boyett made a motion to recommend approval and adoption of the findings of the 10 criteria for Zone Change 921. The motion was seconded by Dan Wagner. The Commission discussed whether to amend the story height in the Residential Neighborhood from 4 stories to 2 stories. Mike Boyett did not think it was necessary to amend the PD document. The other member concurred. The Commission voted 4-0 in favor of the motion.

CONSISTENCY WITH ADOPTED POLICIES OR PLANS

Prior to any decision on a zone change application the City Council shall consider the following findings of fact:

1. Is the new zoning designed in accordance with the Growth Policy?

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

- *Predictable land use decisions that are consistent with neighborhood character and land use patterns. (Land Use Element Goal, page 6)*

The proposed zoning would allow expansion of the existing Josephine Crossing neighborhood to the west on land currently farmed. It is south of Elysian Road where the Riverfront Pointe Estates neighborhood is developing with a mixture of housing types. The proposed density of 6 dwelling units per acre is consistent with both neighborhoods. The adjacent agricultural activity is compatible with the proposed zoning. The annexation policy anticipates that several other parcels in the area will annex in the next 5-10 years and similar subdivisions will develop. The zoning district is compatible with the neighborhood character and land use patterns. The Residential Neighborhood zone is consistent with the neighborhood character.

2. Is the new zoning designed to secure from fire and other dangers?

The new zoning requires minimum setbacks, open and landscaped areas and building separations. The new zoning, as do all zoning districts, provides adequate building separations and density limits to provide security from fire and other dangers.

3. *Whether the new zoning will promote public health, public safety and general welfare?*

Public health and public safety will be promoted by the proposed zoning. Development of the agricultural land in the city after annexation, zoning and subdivision approval will promote the public health and safety of the adjacent residential neighborhood by providing public water and sewer and other public amenities to the area.

4. *Will the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirement?*

Transportation: The proposed zoning and subsequent subdivision will have an impact on the surrounding transportation systems. Mitigation of these impacts will be required as part of the subdivision approval.

Water and Sewer: The City will provide water and sewer to the property. There should be no additional impact to the system from the proposed zoning.

Schools and Parks: There will be an impact to schools from the proposed zone change. Additional classroom space has been planned and is under construction for Elysian School (elementary and middle school). School District #2 will provide space for high school students. School District #2 is also planning expansion of facilities to accommodate an increasing enrollment.

Fire and Police: The subject property will be served by city public safety services. The Police Department had no concerns with the zone change and the Fire Department is involved in the subdivision approval process. Access for emergency services will assured through this process. Fire Station #5 is approximately 4.5 miles north and west of the subdivision.

5. *Will the new zoning provide adequate light and air?*

The proposed zoning provides for sufficient setbacks to allow for adequate separation between structures and adequate light and air.

6. *Will the new zoning effect motorized and non-motorized transportation?*

The new zoning will have an effect on vehicle and pedestrian traffic. The access to Elysian Road and connections to the existing Josephine Crossing streets will be studied and mitigated through the subdivision process. The subdivision proposes to build boulevard sidewalks and an internal trail system.

7. *Will the new zoning will promote compatible urban growth?*

The new zoning does promote compatibility with urban growth. The proposed zoning will allow single family, two-family dwellings, accessory dwellings as well as multi-family dwellings as long as the average density of 6 units per gross acre is not exceeded. Higher density zones are compatible with arterial street access, and nearby commercial zones. Zoning that supports 6 or more dwelling units per acre is more efficient for providing public services.

8. *Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?*

The proposed zoning does consider the character of the district and the suitability of the property for a mix of housing types and density in the neighborhood.

9. *Will the new zoning conserve the value of buildings?*

The property is currently vacant and used for agricultural production. The Catholic Diocese has determined the property is not necessary for cemetery expansion.

10. *Will the new zoning encourage the most appropriate use of land throughout the City of Billings?*

The proposed zoning will permit affordable residential uses and is the most appropriate use of the property at this location.

RECOMMENDATION

The Zoning Commission recommends approval and adoption of the 10 criteria for Zone Change 921 on a 4-0 vote.

APPROVED BY CITY ADMINISTRATOR

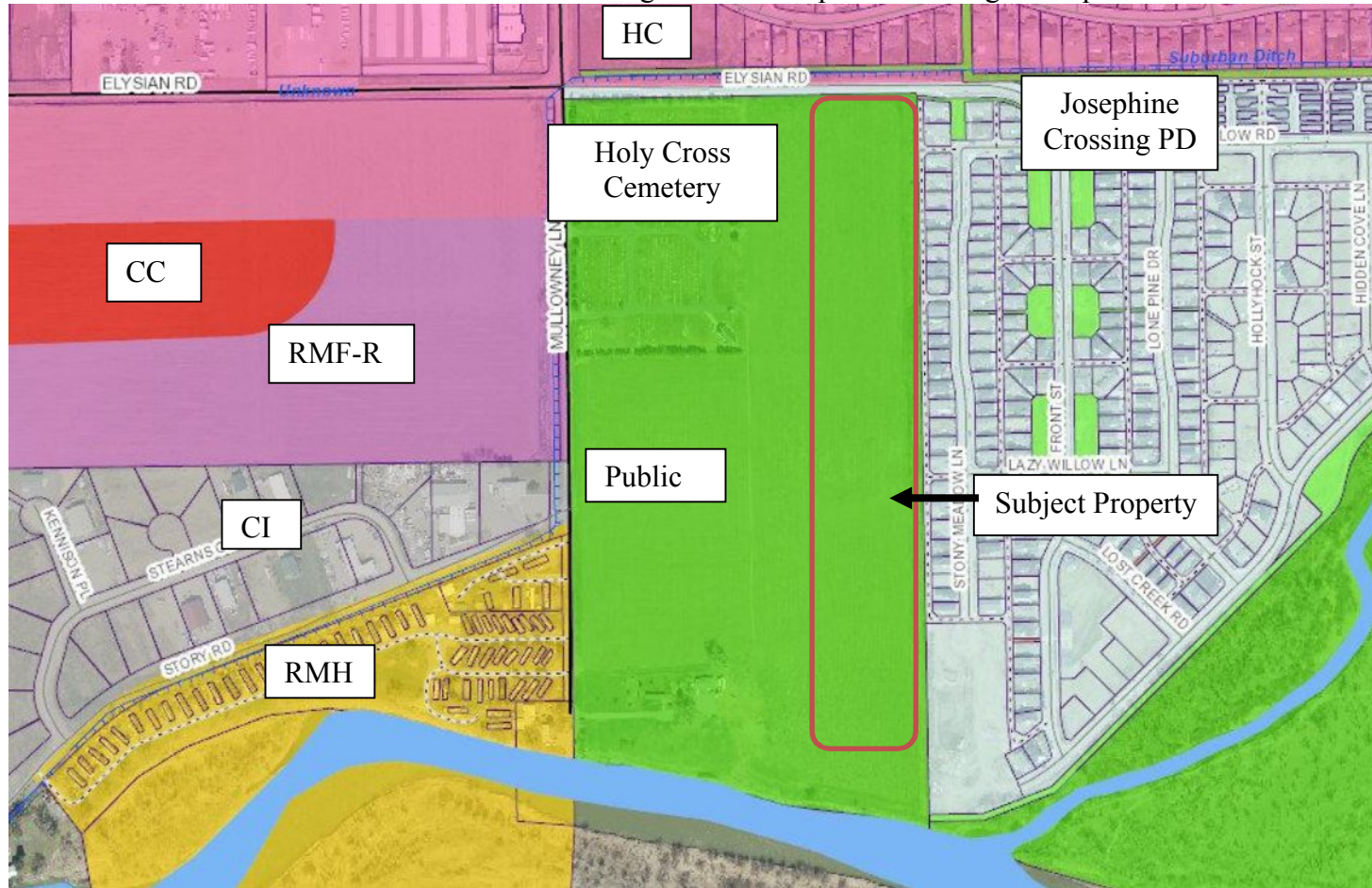
Zoning Map

Site Photos

Surrounding owner comments and responses

Ordinance and Amended Planned Development Agreement

Attachment A: Surrounding Zoning
Zone Change #921 – Josephine Crossing PD expansion



Attachment B

Site Photographs, Zone Change #921 – Josephine Crossing PD Expansion



Subject Property – view south from Elysian Road



View north and east across Elysian Road

Attachment B, continued

Site Photographs, Zone Change #921 – Josephine Crossing PD Expansion



View north across Elysian Road – Riverfront Pointe Estates in background

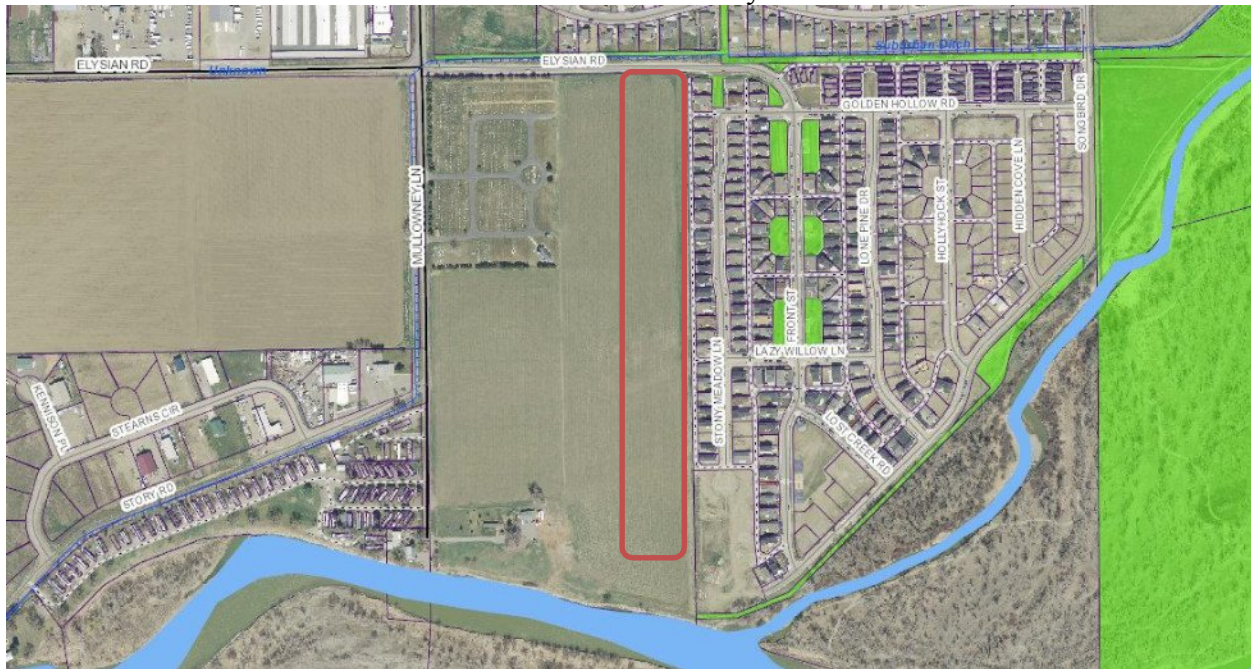


View west along Elysian Road

Attachment B, continued
Site Photographs, Zone Change #921 – Josephine Crossing PD Expansion



View south and west from Elysian Road



Aerial View

Attachment B, continued
Site Photographs, Zone Change #921– Josephine Crossing PD Expansion



Aerial view

Attachment C

Surrounding Property Owner comments and responses

From: Theresa Roll [mailto:bluladee@gmail.com]

Sent: Monday, June 30, 2014 9:03 AM

To: Cromwell, Nicole

Subject: Zone Change #921 - Josephine Crossing - Addition to PD

Dear Nicole,

We are not sure if we will be able to attend the preliminary review meeting set for Monday, June 30, 2014 at 11:00 a.m. since we have to work, so we are writing this letter to ask you to deny the zoning request by the developers of McCall Subdivision for the following reasons:

1. The primary reason we bought our house was because there was nothing behind us but a farmer's field and Holy Cross Cemetery. We wanted a house where there was no possibility of anyone ever building behind us. We believed the land was owned by Holy Cross Cemetery, and would only be used for future cemetery expansion.

The back of our house faces South and there is a field directly behind our house with a view of the trees down by the river and the South hills. If we look to the right of our property, we see the pretty little chapel in Holy Cross Cemetery. The view to the left is the first row of houses in Josephine Crossing. The current houses in Josephine Crossing are far enough away that they are not interfering with our view or our enjoyment of our backyard.

The McCall Subdivision developers' current plan for the zoning change calls for rows of mostly two (2) story houses with streets and carriage ways to be built on the east end of the property which would effectively eliminate our view of the Cemetery to the West and a view of the river, trees and hills to the South. We would lose our view but the people who buy the newly built houses would get our current view and all we would see is house after house interspersed with carriage ways and roads instead of the peaceful scene we now have.

2. We also believe there is a possibility of our property values going down since we will no longer have the view and the peacefulness and privacy we now have.

3. Another reason we are protesting is the possibility that our privacy will be reduced. The vast majority of the houses in Josephine Crossing are two story houses. Our house is a one story. We have a 6-foot high fence surrounding our property, but that won't stop people in a two-story house looking down into our backyard.

4. Another reason we are protesting the zoning request is because the developers of McCall Development want to squeeze approximately 30 houses onto 12 acres of land. This seems excessive for a community that wants to reduce sprawl.

5. There are already a large number of houses for sale in Josephine Crossing by private owners. We wonder why there is a need for more houses to be built when there are so many houses already available for sale in this subdivision.

6. We don't think adding more houses to Josephine Crossing will be best for Elysian School. Both Josephine Crossing and Riverfront Pointe Subdivision children as well as children from other outlying areas are attending Elysian School. Both subdivisions are actively building new houses which will tax an

already overcrowded school. We just approved a tax increase for the school to add more room for the children currently attending Elysian School. We just don't see how building more houses is going to benefit the school system.

7. We also think the zoning request should be denied because we don't believe that houses should be built so close to a cemetery. We believe a cemetery is sacred ground and the sanctity and peacefulness of a cemetery should be preserved. The addition of more houses with cars, playing children and barking dogs will not help to preserve the sanctity and peacefulness of our loved ones final resting place in the cemetery.

For the reasons we have listed above, we ask that you please deny the zoning change request from McCall Development for Josephine Crossing.

Please feel free to contact us at 406-259-7540 or 406-860-6631 if you have any questions.

Sincerely,

Theresa and Terry Roll
5418 Sacagawea Drive
Billings, MT 59101

June 16, 2014

Nicole M. Cromwell
AICP, Zoning Coordinator
Planning & Community Services Dept.
2825 3rd Ave. N, 4th Floor
Billings, MT 59101
cromwelln@ci.billings.mt.us

Re: Preliminary Review Meeting for Expansion and Amendment to the Josephine Crossing
Planned Development Zone (Zone Change #921)

Dear Ms. Cromwell:

I write this in response to your letter dated June 11, 2014 regarding the above-referenced proposed zone change. I have owned a home in the Josephine Crossing Subdivision since September 2008. I submit this to raise concerns that should be considered before rendering any decision on the proposed zone change.

First, should the zone change be approved, the builder seeks to add 60+ additional houses to our neighborhood, without adding new access from our neighborhood onto Mallowney Lane. Should there ever be an emergency situation that requires homeowners to leave the neighborhood near or at the same time, there would be well over 300 households of individuals trying to leave. That would be at least 300 vehicles using one road, Elysian, to access Mallowney Lane. That one lane is already congested enough with the current homeowners accessing it to go to work, school, etc. I would not want to see, nor experience, what it would look like in an emergency situation with hundreds of vehicles trying to exit.

Next, the addition of 60+ houses would mean a substantial increase in the number of children in the neighborhood. Safety of children in our neighborhood has been a great concern. Just recently, speed humps were added to our most used street, Front Street, in order to slow cars down at the insistence of greatly concerned parents. A petition is being circulated to attempt to change the State statutory speed limit in our residential streets from 25 MPH to 15 MPH. These recent measures by neighbors demonstrate that the last thing our neighborhood needs is even more young children accessing and using our streets. Additionally, without alternative access to Mallowney Lane, it would mean more vehicles traveling down Front Street, where there is already considerable concern regarding the possibility of an accident involving a vehicle and a child, and considerable congestion and driving sight obstructions caused by parked cars and parked recreational vehicles. If you reviewed our neighborhood forum on Facebook, you would see the great concern over speed of vehicles and the safety of neighborhood children. The proposed expansion of the neighborhood would be connected to the existing neighborhood, which means more kids playing on the streets and in our carriage ways (i.e. alleys), coupled with an increased likelihood of one of those kids being struck by a vehicle.

For these reasons, I have substantial concerns regarding the Zoning Change #921. I am available by telephone at 255-7204 should you like to discuss the above.

Sincerely,

A handwritten signature in blue ink that reads "Daniela E. Pavuk". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Daniela E. Pavuk, Esq.
1714 Front Street
Billings, MT 59101

Cromwell, Nicole

From: Gregory McCall <greg@mccalldevelopment.com>
Sent: Tuesday, June 17, 2014 10:24 AM
To: Cromwell, Nicole
Cc: Bradley McCall; Smith, Terry; Meling, Debi; Hertz, Chris; Claunch, Erin; Friday, Wyeth; Spalding, Juliet
Subject: Re: Preliminary Review Meeting for Expansion to Josephine Crossing Planned Development Zone (Zone Change #921)

Follow Up Flag: Follow up
Flag Status: Flagged

Nicole,

Thank you for bringing this complaint to our attention. I was able to visit briefly with Ms. Pavuk during our recent Homeowners Association meeting last Thursday the 12th. She did not bring up any of her concerns during our meeting, nor did she attend the recent pre-application meeting, where we were able to better inform many of the surrounding land owners.

While she accurately describes some of the recent activity on our Facebook page concerning street speeds, safety of kids in our right of ways, and the petition that the neighbors are currently circulating to look at the speed limit, she is inaccurate to assume additional pressure will be put on to Front St. The 5th filing funnels directly onto Elysian Rd. as well as create both connectivity to the lower part of Josephine which relieves pressure on Front St. There will be a great deal of people, who currently use Front St to access their homes on Stony Meadow Ln, Songbird, or even lower Front St, who may find it more convenient to now use the connectivity from the 5th filing, which had not been an option previously. I am not sure she has had the opportunity to view our most recent concept of the fifth filing where she should be able to recognize this connectivity. Also she may not realize, but we still have an alternate point of access via Songbird heading north through Riverfront Point. Access and congestion on Elysian has never been a problem in the neighborhood.

Ms. Pavuk raises valid concerns that we may see more young families moving to the area, which of course brings more children. In my opinion, that is not bad, on the contrary, there are very few neighborhoods in our community that offer as rich of a landscape for children to safely play outdoors. Whether that is along the Yellowstone on the trails, at Norm's Island, or in one of the many parks in Josephine, it is a place that attracts both young and old.

Feel free to browse our FB page, I think you will find a spirit of cooperation, and as stated by Ms. Pavuk there is sometimes concerns for keeping our streets safe, so that our kids can continue to use them to ride their bikes, scooters, skate boards, and whatever new thing they are riding! With the recent help from the Engineering Division, we have been able to add two new speed humps to Front St. to help encourage even safer street speeds. That said, Terry, Erin, or Chris can all attest that even before these humps were installed, Josephine had arguably some of the safest street speed data compared to other residential neighborhoods in Billings. Sometimes our FB page can create a perception that is not always accurate compared to the data. Regardless, we pursued the installation of the new speed humps, at our own expense, so that we could doubly insure the safety of our neighborhood children.

Thank you again for bringing this letter to our attention, but we do not support Ms. Pavuk's position, and do feel that the addition of the fifth filing will have far more positive impacts on the existing community than negative.

Sincerely,

Greg McCall, CGB, CGP

McCall Homes &
McCall Development
Office: 406.651.5354

ORDINANCE NO. 14-_____

AN ORDINANCE AMENDING THE ZONE CLASSIFICATION FOR a 12.263 acre portion of Tract 1A of C/S 3223, generally located east of Mallowney Lane, south of Elysian Road

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

1. RECITALS. *Title 76, Chapter 2, Part 3, MCA, and Sections 27-302 and 27-1502, BMCC,* provide for amendment to the City Zoning Map from time to time. The City Zoning Commission and staff have reviewed the proposed zoning for the real property hereinafter described. The Zoning Commission and staff have considered the ten (10) criteria required by Title 76, Chapter 2, Part 3, MCA. The recommendations of the Zoning Commission and staff have been submitted to the City Council, and the City Council, in due deliberation, has considered the ten (10) criteria required by state law.
2. DESCRIPTION A portion of Tract 1A of Corrected Certificate of Survey No. 3223, Tract 1 Amended, recorded under Document No. 3360294, in the Office of Clerk and Recorder of Yellowstone County said portion being 12.263 acres in area, and more particularly described in Exhibit B of the attached Amended Planned Development Agreement, is presently zoned **Public (P)** and is shown on the official zoning maps within these zones.
3. ZONE AMENDMENT. The official zoning map is hereby amended and the zoning for **the above described parcel** is hereby changed from **Public (P) to Planned Development (PD) – Residential Neighborhood** in accordance with the attached Amended Planned Development for Josephine Crossing and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to the **PD- Residential Neighborhood** as set out in Amended Planned Development for Josephine Crossing.
4. REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed.
5. EFFECTIVE DATE. This ordinance shall be effective from and after final passage and as provided by law.

PASSED by the City Council on first reading August 25, 2014.

PASSED, ADOPTED AND APPROVED on second reading September 8, 2014.

CITY OF BILLINGS:

BY: _____
Thomas W. Hanel, Mayor

ATTEST:

BY: Cari Martin, City Clerk

**AMENDED PLANNED DEVELOPMENT AGREEMENT
FOR
Josephine Crossing
PD #8**

THIS ORIGINAL AGREEMENT was made and entered into the 12th day of June, 2006 by and between McCall Development, Inc., of 1536 Mallowney Ln Suite 100, Billings, Montana 59102 (hereinafter referred to as the “Owner”) and the City of Billings (the “City”), 210 N 27th Street Billings, MT 59101 and filed with the Yellowstone County Clerk and Recorder as Document No. 3383147.

RECITALS

NOW WHEREAS:

A. The parties to the original agreement desire to expand and amend the original Planned Development agreement and substitute this amended agreement for the original filed document and the undersigned is the Owner of all undeveloped or unbuilt properties which fall within the 1st Filing, 2nd Filing, 3rd Filing, 4th Filing and the pending 5th Filing of Josephine Crossing Subdivision in Billings, Montana. The pending 5th Filing is more particularly described as a 12.263 acre portion of Tract 1A of Certificate of Survey 3223, Tract 1 Amended (Exhibit B). Land excepted from the following agreement:

1. That part conveyed to the Suburban Ditch Company, a corporation, by warranty deed recorded June 26, 1896, in Book J, Page 406, records of Yellowstone County, Montana.

B. The Owner and the City have placed building and use restrictions on the above described premises, and desire to amend and restate the building and use restrictions adopted as provided in this agreement.

C. The Owner intends to develop the aforementioned property for multiple use purposes including residential and commercial uses in a pedestrian-oriented development. This property is hereinafter referred to as “Josephine Crossing”.

D. Josephine Crossing will be a Traditional Neighborhood Development (TND) in keeping with the tenants of Smart Growth and New Urbanism.

E. The Owner desires to place certain building and use restrictions on the property within Josephine Crossing, specify certain permitted land uses and regulations and create a pattern of development which promotes sustainability, diversity, community, health and safety.

F. The City adopted a Neighborhood Plan for the West Billings Neighborhood to establish development guidelines in West Billings, specifically to meet the community-shared vision of the future of West Billings, enabling it to thrive on growth and change through innovative, aesthetic land use, and responsible development.

G. The Owner intends to utilize smart growth principals with respect to the overlying form of Josephine Crossing.

H. The Owner intends to utilize applicable section of the SmartCode© 6.5 & 7.0 as a comprehensive form-based planning regulation, suited to describing the underlying zoning for Josephine Crossing.

I. The Owner enters into this Amended Agreement with the City to ensure that Josephine Crossing will be developed and maintained as a first class development.

NOW THEREFORE, in consideration of the premises the undersigned hereby establishes this **Amended Planned Development Agreement for Josephine Crossing** to declare the following plan for Josephine Crossing, including such restrictions as set forth herein, which shall be applicable to all of the above described real estate and shall bind all of the present and future property owners to such real estate and shall run with the land.

AGREEMENT

PERSONS BOUND BY THE PLANNED DEVELOPMENT AGREEMENT

All persons, corporations or other entities who shall hereafter acquire any interest in and to the above described real estate shall be held to agree to conform to and observe the following building and zoning restrictions. These restrictions and stipulations as to the use of the property may be amended from time to time through the zone change process as described in the Unified Zoning Regulations of the City Of Billings and Yellowstone County.

BUILDING AND USE RESTRICTIONS

A. This Planned Development (PD) is created to provide for Josephine Crossing a mixed use Traditional Neighborhood Design (TND) that embraces the tenants of Smart Growth and New Urbanism. A human-scale, pedestrian-oriented design will be essence of the neighborhood's character. The emphasis of Josephine Crossing will be on the people and their living space instead of their cars. Josephine Crossing will emphasize and make feasible other modes of transportation that will enhance social interaction. Large front porches in residential areas and walking paths throughout will knit the fabric of the neighborhood together. The intent is not to create another subdivision but to build a neighborhood. Garage doors will be placed to the rear of homes and boulevards will separate the sidewalk from the street to create a more secure path for pedestrians. The neighborhood may feature a central store with just the necessities. Many homes will have parks for their front yards. The Yellowstone River to the south will provide the perfect setting for the village.

B. This PD shall permit maximum flexibility to meet the demands of the residential and commercial markets as they change over time.

C. This PD will use the SmartCode© as a comprehensive planning tool to define the areas for development within Josephine Crossing. This PD will fall under the category of transect 4 (T4) and transect 5 (T5) and all details to the structure and intent of mixed use will be defined by the geographic cross-sections of T4 and T5.

D. Josephine Crossing is divided into two main sections (See Exhibit A). The Residential Neighborhood is a T4 in all respects. Josephine Crossing Town Square is T5 in all respects. (See Table 1).

E. The Residential Neighborhood will permit only the residential uses allowed by right as shown in Table 1. No other uses commercial or otherwise will be allowed in the Residential Neighborhood.

F. Heritage Corner will permit all uses allowed in the Residential Neighborhood as well as those shown in Table 1.

G. The following uses are prohibited throughout Josephine Crossing:

1. No bars or establishments whose sole purpose is the selling of alcoholic beverages for consumption on premise.
2. No casino or similar type establishment that provides for gambling activities.

TRANSECT 4 (T4) has a denser and primarily residential urban fabric. Mixed-use is usually confined to certain corner locations. This zone has a wide range of building types including single family, sideyard and row houses. Setbacks and street tree settings are variable. Street typically define medium sized blocks.

Land Uses: Medium density residential and home occupations; limited commercial and lodging.

Buildings: Houses and outbuildings, sideyard houses, townhouses, live/work units, corner stores and inns.

Private frontages: Porches and fences.

Public frontages: Raised curbs, narrow sidewalks, bike lanes, continuous planters, street trees in alley.

Thoroughfares: Streets and rear lanes (alleys).

Open Spaces: Squares and playgrounds.

TRANSECT 5 (T5) is the equivalent of the main street area. This zone includes mixed-use building types that accommodate retail, offices and dwellings, including row houses and apartments. This zone is a tight network of streets and blocks with wide sidewalks, steady street tree planting and buildings set close to the frontages.

Land Uses: Medium intensity residential and commercial: retail, offices, lodging, civic buildings.

Buildings: Townhouses, apartment houses, live/work units, shopfront buildings and office buildings, hotels, churches, schools.

Private frontages: Stoops, dooryards, forecourts, shopfronts and galleries.

Public frontages: Raised curbs, wide sidewalks, bike routes, continuous or discontinuous planters, street trees in alley.

Thoroughfares: Boulevards, avenues, couplets, main streets, streets and rear lanes (alleys).

Open Spaces: Squares, plaza and playgrounds.

GENERAL REQUIREMENTS FOR ALL ZONES

A. There is no minimum lot area required in Josephine Crossing. A maximum residential density is set forth in Table 1 and is based on the gross acres of Josephine Crossing not on subdivided lots and blocks. Minimum lot width and maximum lot width shall be as set forth in Table 1.

B. Each lot is allowed one principal building and one accessory building as shown in Table 1. Allowable uses and uses allowed by special review approval in each zone are as shown in the Table 1.

C. Setbacks and access for buildings are as shown in Table 1. Lot coverage by building shall not exceed the maximum shown in Table 1.

D. Building facades shall be built parallel to the principal lot frontage or parallel to the tangent of a curved principal frontage line.

E. Rear setbacks for accessory buildings shall be a minimum of twelve (12) feet measured from the center of the alley or rear lane easement. If there is no alley or rear lane easement, the setback shall be as shown in Table 1.

F. Projections into the required building setback are allowed for awnings, stoops, open porches, balconies and bay windows. Awnings may encroach over the public sidewalk in the designated T5 zone. Stoops in the T4 and T5 zones may encroach up to 100% of the setback. Open porches and awnings in the T4 zone may encroach up to 50% of the setback. Balconies and bay windows in the T4 and T5 zones may encroach up to 25% of the setback.

G. Loading docks, service areas and parking in front or side yards in the T5 zone may only be allowed by variance.

GENERAL PARKING STANDARDS

A. Parking shall be provided as shown in Table 2.

B. On-street parking available along the frontage lines that correspond to each lot shall be counted toward the parking requirement of the building on the lot.

C. Off-street parking shall be accessed by the alley or rear lane where it is provided.

D. Parking may be provided within one-quarter (1/4) mile of the site that it serves with special review approval.

E. Access driveways from the front of lots may provide access to rear lot parking.

F. Parking areas in the T5 zone shall be screened from the street frontage by a building line or in combination with a screen wall between 3.5 feet and 8 feet in height and constructed of a material to match the principal building façade. Screen walls over 4 feet in height shall be at 30% permeable or articulated to prevent a blank wall space.

G. One bicycle rack shall be provided in the Public or Private Frontage area for every ten (10) off-street parking spaces.

GENERAL ARCHITECTURAL STANDARDS

A. Street screens for parking areas and fences, walls, hedges may be located in side and rear yards but not in required front yards. Street screens and fences, walls and hedges may be up to 8 feet in height from finished grade.

B. All openings, including porches, galleries, arcades and windows, with the exception of storefronts, shall be square or vertical.

C. All openings above the first story shall not exceed 50% of the total building wall area. Each façade shall be calculated separately.

D. The facades of Retail buildings shall be detailed as storefronts and glazed no less than 70% of the sidewalk level story.

E. Doors and windows that operate as horizontal sliders are not permitted along frontages.

F. Pitches roofs, if provided, shall be symmetrically sloped no less than 5:12. Porches and attached accessory structures may be no less than 2:12.

G. Flat roofs must be enclosed by parapet walls of no less than 42 inches or as required to conceal roof-top mechanical equipment.

GENERAL LANDSCAPE AND SIGN STANDARDS

A. A minimum of one (1) street tree shall be planted within the private frontage of each lot for each 30 lineal feet of frontage line.

B. Street tree species shall not include evergreen species, Carolina poplar, Canadian poplar, elms, Lombardy poplar, silver leaf poplar, weeping willow, and box elder trees or any street tree species otherwise prohibited by the City of Billings Montana Municipal Code (BMCC).

C. In the T5 zone, the private frontage shall be landscaped or paved to match the public frontage (See Exhibit B).

D. One address number no more than six (6) inches in vertical height shall be attached to the building in proximity to the principal entrance or at a mailbox.

E. One blade sign for each business may be permanently installed perpendicular to the building façade. Blade signs in the T4 zone shall not exceed four (4) square feet. Blade signs in the T5 zone shall not exceed six (6) square feet for each separate business entrance.

F. Signage may be externally lit.

G. In the T5 zone, a single wall sign may be attached to the façade of the building providing that such sign does not exceed three (3) feet in height by any length.

GENERAL ENVIRONMENTAL STANDARDS

A. In the T4 zone sound levels shall not exceed 65 decibels between 7 am and 7 pm and 55 decibels between 7 pm and 7 am. Sound levels shall be measured at any exterior property line.

B. In the T5 zone sound levels shall not exceed 70 decibels between 6 am and midnight and 55 decibels between midnight and 6 am. Sound levels shall be measured at any exterior property line.

C. Average lighting levels measured in foot-candles shall not exceed 2.0 fc at the building frontage in the T4 zone. Average lighting levels measured in foot-candles shall not exceed 5.0 fc at the building frontage in the T5 zone.

D. Outdoor storage shall be screened from view from any frontage by a street screen or solid fence.

Exhibit "A"

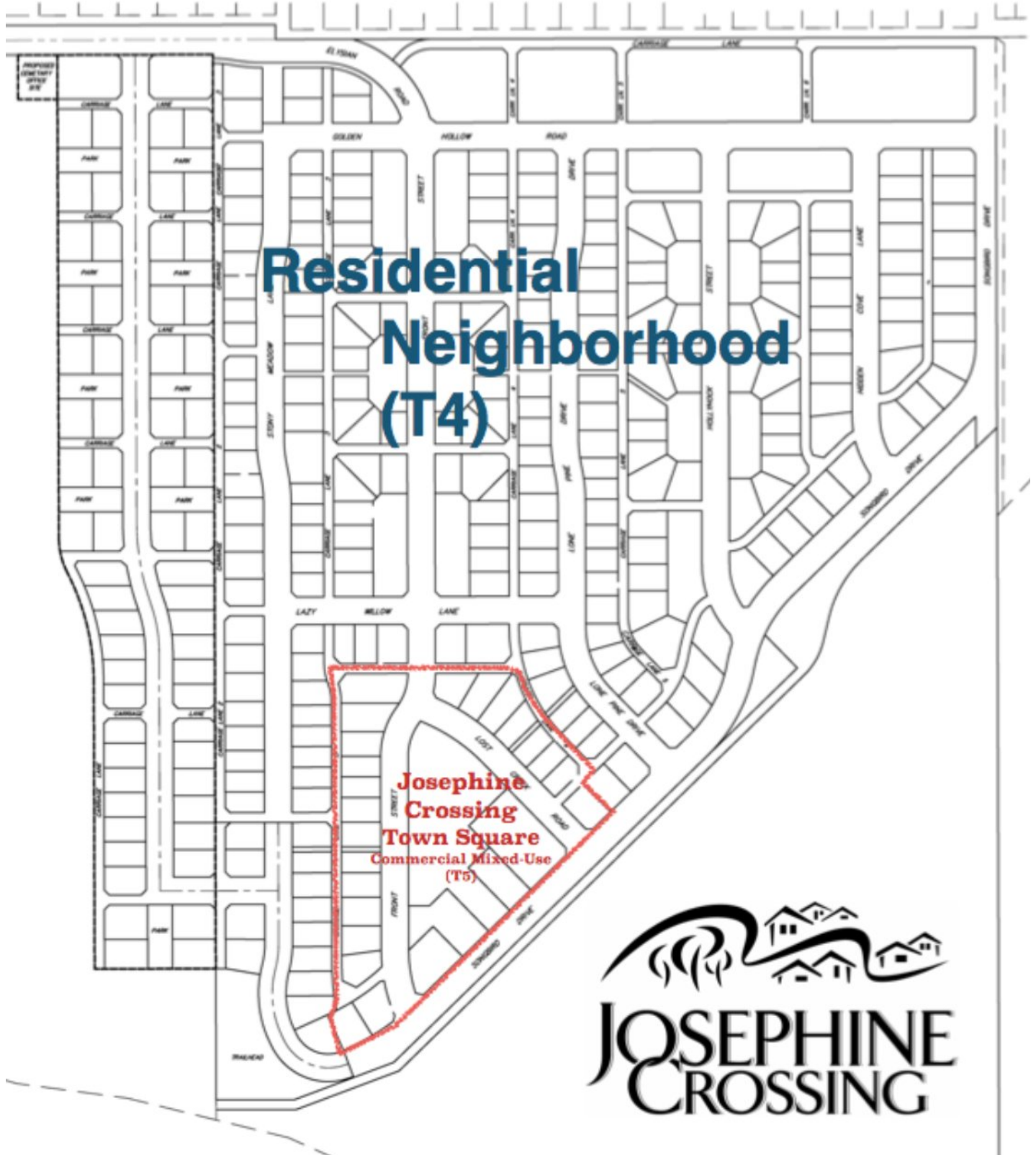


Exhibit "B"

A portion of Tract 1A of Corrected Certificate of Survey No. 3223, Tract 1 Amended, as recorded under Document No. 3360294, in the Office of the Clerk and Recorder of Yellowstone County, Montana; said portion being more particularly described as follows:

Beginning at a point being the northeast corner of said Tract 1A; thence, from said Point of Beginning, S 00°11'11" E along the east line of said Tract 1A, a distance of 1858.00 feet; thence, leaving said east line, S 89°49'46" W a distance of 246.00 feet; thence N 00°11'11" W a distance of 585.63 feet; thence along a curve to the left with a central angle of 27°15'58" a radius of 480.00 feet, and a length of 228.42 feet (chord bears N 13°49'10" W a distance of 226.27 feet); thence along a reversing curve to the right with a central angle of 27°15'58", a radius of 150.00 feet, and a length of 71.38 feet (chord bears N 13°49'10" W a distance of 70.71 feet); thence N 00°11'11" W a distance of 983.78 feet to a point on the north line of said Tract 1A; thence N 89°49'46" E along said north line, a distance of 316.00 feet to the Point of Beginning;

said described portion having an area of 12.263 acres (534,187 square feet).

TABLE 1**JOSEPHINE CROSSING –USES & BUILDING SETBACKS**

A= Allowed

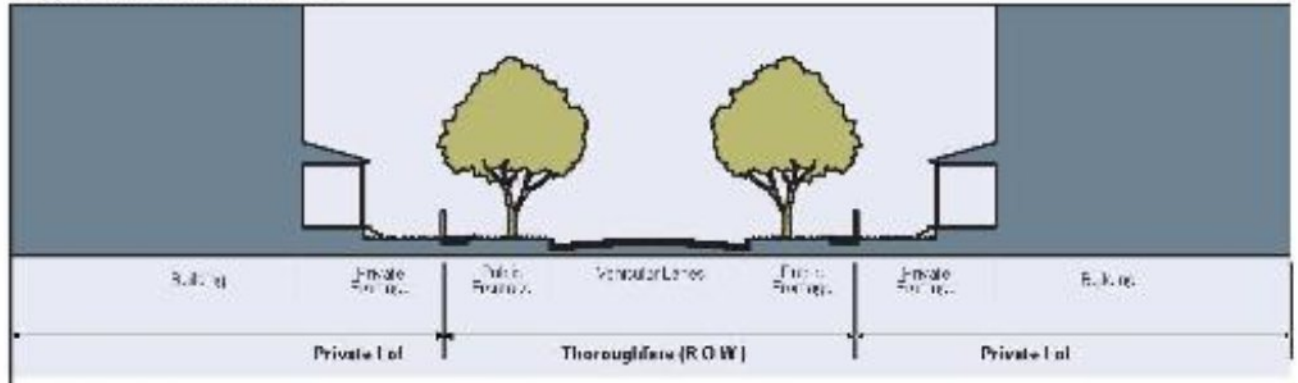
SR = Special Review

TYPE OF USE	TRANSECT 4 (T4)	TRANSECT 5 (T5)
Apartment Building	A	A
Row House	A	A
Duplex House	A	A
Sidyard House	A	A
Cottage	A	A
House	A	A
Accessory Unit	A	A
Temporary Tent	SR	SR
Live/Work Unit	A	A
Inn up to 12 rooms		A
Inn up to 5 rooms		A
S.R.O. Hostel		SR
School Dormitory		A
Office Building		A
Open-market Building		A
Retail Building		A
Display Gallery		A
Restaurant		A
Kiosk		A
Bus Shelter		A
Fountain or Public Art		A
Library		A
Playground		A

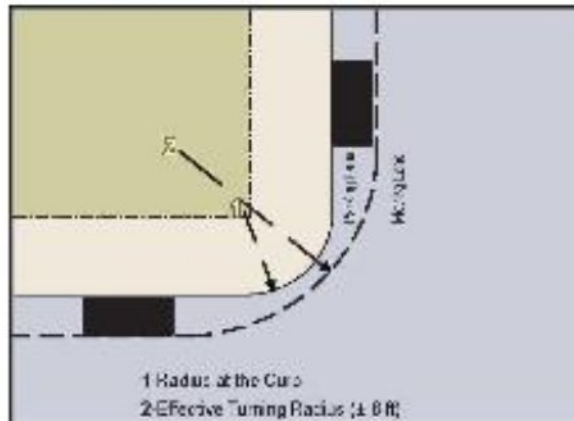
Surface Parking Lot (not associated with principal building)		SR
Kennel		SR
Fire Station		A
Police Station		A
Cemetery		SR
Funeral Home		A
Medical Clinic		SR
High School		SR
Elementary School		A
Other- Childcare Center		A
Electric Substation		SR
MAXIMUM RESIDENTIAL DENSITY	6 units/gross acre	10 units/gross acre
MAXIMUM BLOCK PERIMETER	3000 lineal feet	2400 lineal feet
LOT WIDTH	18 feet min. 96 feet max.	18 feet min. 180 feet max.
LOT COVERAGE	70% maximum	80% maximum
BUILDING SETBACK FRONT	5 feet min. 18 feet max.	0 feet min. 12 feet max.
BUILDING SETBACK SIDE	0 feet min.	0 feet min. 24 feet max.
BUILDING SETBACK REAR	3 feet min. OR 12 feet min. from center of alley	3 feet min. OR 12 feet min. from center of alley
MAXIMUM BUILDING HEIGHT	Principal Building = 4 stories Accessory Building = 2 stories	Principal Building = 6 stories Accessory Building = 2 stories

Uses not specifically listed as allowed or allowed by special review are prohibited.

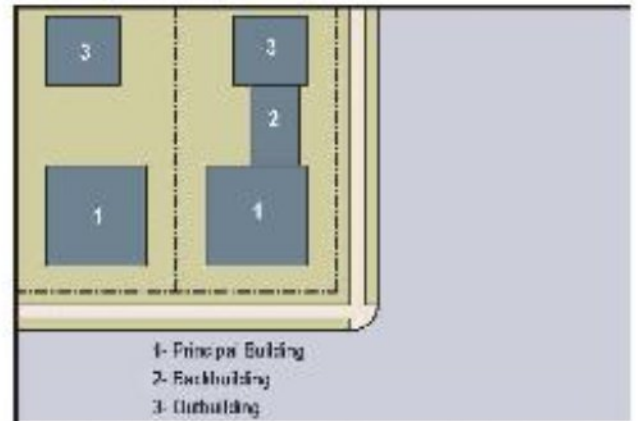
a. THOROUGHFARE & FRONTAGES



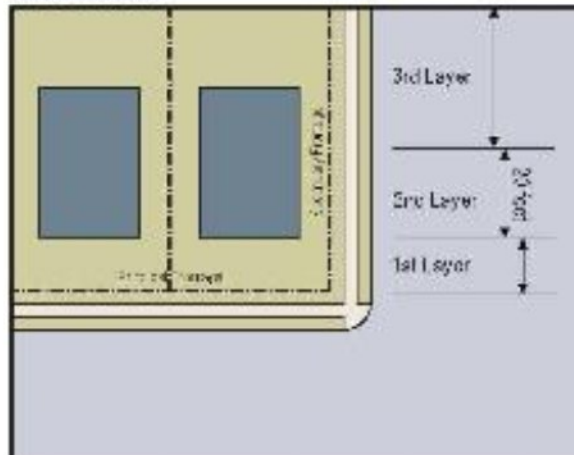
b. TURNING RADIUS



c. BUILDING DISPOSITION



d. LOT LAYERS



e. FRONTAGE & LOT LINES



TABLE 2
JOSEPHINE CROSSING
REQUIRED PARKING

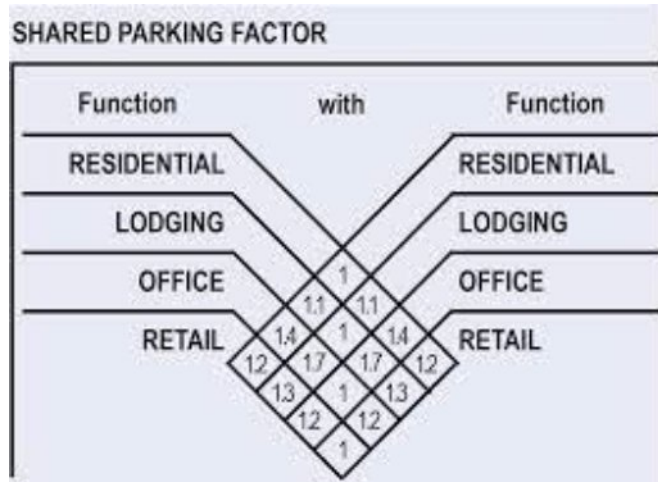
TYPE OF USE	TRANSECT 4 (T4)	TRANSECT 5 (T5)
Residential	1.5/dwelling unit	1.0/dwelling unit
Lodging	1.0/bedroom	1.0/bedroom
Office	3.0/1,000 square feet	2.0/1,000 square feet
Retail	4.0/1,000 square feet	3.0/1,000 square feet
Civic	As determined by Planning Director	As determined by Planning Director
Other Uses	As determined by Planning Director	As determined by Planning Director

TABLE 3
SHARING FACTOR

The Required Parking TABLE 2 can be used in conjunction with the Sharing Factor TABLE 3 to establish either the

1. **ADJUSTED DENSITY** or
2. **EFFECTIVE PARKING**

The **ADJUSTED DENSITY** may be determined by the amount of parking provided, and the base density can be adjusted upward. By *adding the actual parking available for each of two functions and the sum then multiplied by the corresponding Sharing Factor.*



For Example: *Ten* actual parking spaces are available for a residential building site and *ten* actual spaces are provided for an office site. $(10+10=20 \times 1.4=28)$ Effective parking spaces divided equally between the two uses is 14 spaces. Thus the *Adjusted Density* of the residential building can be increased from 10 to 14 units; likewise the office building can be adjusted from 5,000 to 7,000 square feet.

The **EFFECTIVE PARKING** required for any two functions whose density is already determined *is the sum of the Required Parking divided by the Sharing Factor.* Round up to the nearest parking space.

For Example: A residential building with ten units has ten Required Parking spaces, and a neighboring 5,000 square foot office building also has ten Required Parking spaces. $(10+10=20/1.4=14.29)$ Round up to the nearest parking space equals an *Effective Parking* requirement of 15 parking spaces.

DEFINITIONS OF TERMS

The terms herein defined are in addition to those contained within the Unified Zoning Regulations of the City of Billings and Yellowstone County. Where terms or phrases are not defined, they shall have the plain meaning of the word or words as found in the most recent edition of the Merriam-Webster Dictionary of the English Language.

Accessory Building: An Accessory Building, usually located towards the rear of the same lot as a Principal Building. Accessory Buildings shall not exceed 600 square feet of habitable space, excluding parking areas.

Block – A block is the aggregate of private lots, passages, rear lanes and alleys, circumscribed by public streets.

Building Height: The height of a building is the vertical extent of a building measured in stories, not including a raised basement or a habitable attic. Height limits do not apply to belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. Building Height shall be measured from the average grade of the frontage street.

Civic: A term used to define non-profit organizations dedicated to the arts, culture, education, recreation, government, transit and municipal services.

Commercial: A term used to collectively define workplace, office and retail functions.

Density: The number of dwelling units within a standard measure of land area usually given as units per acre.

Driveway: A vehicular lane within a lot usually leading to a garage. A Driveway that enters a lot from a street frontage may be no more than 18 feet in width.

Edgeyard Building: A building that occupies the center of its lot with setbacks on all sides.

Façade: The exterior wall of a building that is set along a Frontage Line.

Frontage Line: Those lot lines that coincide with a public frontage.

Live-Work Unit: A dwelling unit that contains, to a limited extent, a commercial component. A live-Work Unit is a fee simple unit on its own lot with the commercial component limited on the ground level.

Lodging: A premises available for daily and weekly renting of bedrooms. The area allocated for food service shall be calculated and provided with parking according to retail use.

Lot Width: The length of the principal Frontage Line of a lot.

Office: A premises available for the transaction of general business but excluding retail, artisans and manufacturing uses.

Principal Building: The main building on a lot usually located towards the frontage.

Rear Alley: A vehicular driveway located to the rear of lots providing access to service areas and parking and containing utility easements.

Rearyard Building: A building that occupies the full frontage line leaving the rear of the lot as the sole yard. A Rearyard Building provides a continuous façade along the Frontage Line. When used for residential purposes this defines a row house.

Residential: Premises available for long-term housing.

Retail: Premises available for the sale of merchandise and food service.

Setback: The area of a lot measured from the lot line to a building façade or elevation. This area must be maintained clear of permanent structures with the exception of fences, porches, stoops, balconies, bay windows and other permitted encroachments.

Sideyard Building: A building that occupies one side of the lot with a setback to the other side.

Story: A habitable level within a building of no more than 14 feet in height from finished floor to finished ceiling. Attics and raised basements are not considered stories for the purpose of determining building height.

Streetscreen: A free-standing wall built along the frontage line or coplanar with the building façade, often for the purpose of masking a parking lot from the public street.

Transect: A system of ordering human habitats in a range from the most natural to the most urban. The SmartCode © is based upon six Transect Zones which describe the physical character of place at any scale, according to the density and intensity of land use and urbanism.

Transect Zone: Transect Zones are administratively similar to the land use zones in conventional zoning codes except that in addition to the usual building use, density, height and setback requirements, other elements of the intended habitat are integrated.

CONDITIONS OF USE

- The text and diagrams appearing in this document are the property of Duany Plater-Zyberk & Company (DPZ). Their reproduction and use are permitted with "Credit: Duany Plater-Zyberk & Company" in print.
- The complete SmartCode in printed form will be available from MuniCode.com.
- The complete SmartCode in electronic, editable format is available at DPZ.com.
- A SmartCode User's Manual will be available from wwright@balch.com.
- Information on implementation seminars and consultants is available from placemakers.com.

PLANNED DEVELOPMENT AGREEMENT AMENDMENTS OR CHANGES

Any modification of the approved development plan requested by the developer shall be processed using the same procedures for a new application, as set forth in above Unified Zoning Regulations Sections 27-1304 through 27-1309. However, minor modifications may be approved by the zoning coordinator if he/she makes the following findings:

- (1) No change in the overall character of the development;
- (2) No increase in the number of residential units greater than two (2) percent;
- (3) No additional allowed uses;
- (4) No reduction in open space greater than two (2) percent; and
- (5) No change in the approved minimum setbacks, maximum lot coverage or maximum allowed height.

VARIANCE PROCEDURES

The procedure to vary from the absolute standards for building height, setback, landscaping, lighting, vehicle access, signage, fencing and minimum lot area shall follow the process in the Unified Zoning Regulations of Yellowstone County. In no case shall a variance be granted for a use not listed within this agreement or for uses prohibited within the Unified Zoning Regulations of Yellowstone County.

EFFECT OF THIS AGREEMENT

The provision of the Planned Development Agreement shall remain in full force and effect as to Owner and any and all persons becoming an owner of all or any portion of the property and all of such Owner's heirs, personal representatives, successors and assigns.

RIGHT TO ENFORCE

The provisions of the Planned Development shall be enforced as provided for in the Unified Zoning Regulations of the City of Billings and Yellowstone County in effect at the time of enforcement.

DATED this ____ day of _____, 20__

BY: _____
McCall Development, Owner

ATTEST:

STATE OF MONTANA)
)
 : ss
County of Yellowstone)

On this ____ day of _____, 20__ before me a Notary Public for the State of Montana personally appeared Gregory J. McCall known to me to be the Vice-President of McCall Development, Inc. and acknowledged to me that he executed the within instrument on behalf of said corporation, having first been authorized so to do.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first hereinabove written.

Printed Name
Notary Public for the State of Montana
Residing at Billings, Montana
My commission expires: _____

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Zone Change 922 - Public Hearing and 1st reading

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

Department: Planning & Community Services

PROBLEM/ISSUE STATEMENT

This is a zone change request from Residential Multi-family-Restricted (RMF-R) to Community Commercial (CC) on Tract 1, Certificate of Survey 979, a 2.5 acre parcel of land, generally located at 1125 Lake Elmo Drive. The property is owned by Harvey Capital, LLC and Sanderson Stewart is the agent. A pre-application meeting was held at 231 Main Street on June 30, 2014. The Zoning Commission conducted a public hearing on August 5, 2014, and is forwarding a recommendation of approval and adoption of the findings of the 10 criteria for Zone Change 922 on a 4-0 vote.

ALTERNATIVES ANALYZED

State law at Section 76-2-304, MCA, requires that all zone changes be reviewed in accordance with 10 criteria. Using the 10 criteria to determine the appropriateness of the zone change request, the City Council may:

1. Approve the zone change request
2. Deny the zone change request
3. Allow withdrawal of the application
4. Delay action for up to thirty (30) days

FINANCIAL IMPACT

If the zone change is approved, the property value will increase when it is developed. City service fees will also increase based on the new zoning for arterial construction and storm water maintenance.

BACKGROUND

The applicant is requesting to rezone a 2.5 acre parcel described as Tract 1 in C/S 979, located on the east side of Lake Elmo Drive. The property has been zoned as RMF-R since at least 1972. The owner is proposing to construct up to a 300-unit self-storage facility on the parcel. The proposed zoning allows this use in addition to other uses in the CC zoning including retail businesses, service businesses, restaurants, gas stations and convenience stores, veterinary hospitals, and general contractors with storage yards.

The lots to the west are zoned Residential Multi-family (RMF) and Residential Manufactured Home (RMH) and are developed as single family and multi-family homes. Property to the south is zoned RMF and developed with single family homes. The property to the east is zoned Highway Commercial and is developed for businesses with frontage on Main Street. Property to the north is zoned RMF and developed as an apartment complex. Lake Elmo Drive is a collector street and was re-constructed recently by the city to provide a more complete street. The street carries approximately 5,500 vehicles per day at this location. The traffic volume has been steady for the past 6 years with a slight decrease in the past 2 years since Aronson Avenue (an

arterial street) was connected to Alkali Creek Road. The proposed zoning and subsequent development may increase traffic slightly by about 80 additional trips per weekday on average. The Billings Heights Neighborhood Plan indicates the area between Main Street and Lake Elmo Drive should be developed for higher density residential uses or mixed uses. The 2008 Growth Policy encourages the location of commercial uses at intersections of arterial streets to avoid “stripping” commercial zones narrowly along arterial streets. The practice of commercial strip zoning is evident in the traffic congestion and accessibility problems along Main Street, Grand Avenue, and 24th Street West.

The property is not located at an intersection and may only have access on Lake Elmo Drive. The parcels to the east with frontage on Main Street are owned by different parties so it is not likely that a connection from Main Street to this parcel would occur. A drive approach for the development would occur at the time of the building permit application. There is an alley that borders the property to the south and this has an approach off Lake Elmo Drive that extends to Main Street.

The CC zone requires a maximum building height of 45 feet and a front property line minimum setback of 20 feet. A new section of the zoning code – 27-612(e) - requires any new commercial development adjacent to a residential zone to provide additional screening and buffering to those residential zones including limiting outdoor lighting, signage, waste collection areas and screening of mechanical equipment. These requirements will apply to any commercial development on this property. The CC zone could allow the addition of a restaurant with alcoholic beverage service with special review approval. The proposed CC zone also allows residential use mixed with commercial uses. The residential uses would require the same setbacks, lot area and lot coverage as the RMF-R zone.

The applicant conducted a pre-application neighborhood meeting on June 30, 2014. Ten surrounding property owners attended and concerns were voiced about the development of the property related to drainage, fencing and field-type storage of boats and RVs. The developer has stated in response that the property will have security fencing and up to an 8-foot high wrought iron style fence on the Lake Elmo Drive frontage. The developer stated there will not be an area for boat and RV storage. The developer stated the project will meet the city’s required storm water management requirements. The developer stated the buildings will be single-story with metal siding. The surrounding owners voiced a strong objection to the development of other allowed uses in the CC zoning. A synopsis of the meeting and list of attendees is in Attachment D. No surrounding property owners contacted the Planning Division staff prior to the Zoning Commission public hearing.

The Heights Neighborhood Plan adopted by the City in 2006 states the purpose of the plan is to guide the long-term growth of Billings Heights. A preferred land use map was developed locating and encouraging the retention of most commercial uses along Main Street and to locate a mixture of uses between Main Street and the parallel streets of Lake Elmo Drive and Bench Boulevard. The 2008 Growth Policy encourages the compatibility of adjacent zoning to new zoning especially in established neighborhoods. The proposed zoning is compatible with the adjacent zoning and existing land uses. In addition, Section 27-612(e) of the zoning code requires additional screening and buffering of any new commercial uses from the directly adjacent residential neighborhoods.

STAKEHOLDERS

The Zoning Commission conducted a public hearing on August 5, 2014, and received the staff recommendation and testimony from the applicant's agent, Lauren Waterton of Sanderson Stewart. There was no other testimony.

Ms. Waterton stated the proposed zoning is needed for the intended use as a self-storage facility (300 units). She stated the owner, Mr. Harvey, has built several of these facilities in Billings. She stated the site will not have a management office on site but will be managed by Mr. Harvey's storage facility on Wicks Lane. The entire site will have 24-hour secure access for customers, have a perimeter fence and will comply with all the site development standards for the 2.5 acre site.

There was no other testimony. The Zoning Commission closed the public hearing. Commission member Dennis Ulvestad made a motion to recommend approval and adoption of the findings of the 10 criteria. The motion was seconded by Dan Wagner. The Zoning Commission voted 4-0 in favor of the motion

CONSISTENCY WITH ADOPTED POLICIES OR PLANS

The Planning Division has reviewed the application and recommended approval to the Zoning Commission based on the ten (10) criteria for zone changes. The Zoning Commission concurred with this recommendation. The subject property is not located at the intersection of arterial streets but is proposed for a location where commercial uses – such as the proposed use – may provide a needed service to the surrounding residents. The street carries a modicum of average daily traffic and the proposed use should not have an impact on the street carrying capacity. There are higher density residential uses to the north and single family uses to the south. The uses allowed within the CC zoning are compatible with the surrounding zoning and neighborhood character. Some uses in the CC zone would only be allowed by special review approval such as on-premise service of alcoholic beverages. Any development of the property requires compliance with the new zoning and the ability to meet site development requirements and traffic safety standards. The 2008 Growth Policy and the Billings Heights Neighborhood Plan encourage predictable land use decisions that are consistent with neighborhood character and land use patterns. The existing use and proposed zoning are consistent with this neighborhood and land use pattern.

Prior to any decision on the zone change by the City Council, it shall consider the findings of the following 10 criteria:

1. Is the new zoning designed in accordance with the Growth Policy?

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

- *Predictable land use decisions that are consistent with neighborhood character and land use patterns. (Land Use Element Goal, page 6)*

The proposed zoning would permit more land uses than currently allowed by the RMF-R zoning and this is consistent with the neighborhood character and the planned development of areas between Main Street and Lake Elmo Drive. The proposed zoning is compatible with the existing uses on Lake Elmo Drive and Main Street.

- *More housing and business choices with each neighborhood. (Land Use Element Goal, page 6)*

The existing zoning is restricted to residential uses. The proposed zoning will allow service businesses to locate here. The proposed zoning will allow more businesses and services to be located near existing residents.

2. *Is the new zoning designed to secure from fire and other dangers?*

The new zoning requires minimum setbacks, open and landscaped areas and building separations. The new zoning, as do all zoning districts, provides adequate building separations and density limits to provide security from fire and other dangers. The City Fire Department will ensure safe access to the site and provision for minimum fire flow to the new buildings.

3. *Whether the new zoning will promote public health, public safety and general welfare?*

Public health and public safety will be promoted by the proposed zoning. Development of the vacant property will be done in accordance with current site development regulations that provide more screening and buffering for adjacent residential uses. These new requirements were adopted in 2012. This will improve public health and safety and the general welfare of the adjacent neighbors.

4. *Will the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirement?*

Transportation: The proposed zoning may have some impact on the surrounding streets, and a traffic impact study may be required depending on the development that is built on the property in the future. New development that generates 500+ new vehicle trips per day will require a Traffic Accessibility Study (TAS).

Water and Sewer: The City will be able to provide sewer to the property by extension of those utilities from Lake Elmo Drive. The Billings Heights Water District will provide water service.

Schools and Parks: There should not be any impact to schools from the proposed zone change. However, any residential development in the future could affect the schools in the area.

Fire and Police: The subject property is currently served by the city Public Safety Services. Commercial development of the site may increase calls for service and change the nature of those calls for service.

5. *Will the new zoning provide adequate light and air?*

The proposed zoning provides for sufficient setbacks to allow for adequate separation between structures and adequate light and air.

6. *Will the new zoning effect motorized and non-motorized transportation?*

Traffic generation from a commercial property is dependent on the specific uses within the development. A development plan has not yet been finalized so prediction of traffic impacts is not possible with certainty at this time. In general, the proposed development of personal storage units generates little additional daily traffic. The re-construction of Lake Elmo Drive included a 10-foot wide multi-use path on the east side of the street. Any new drive approach will interrupt this pathway but should not significantly impact its usability.

7. *Will the new zoning will promote compatible urban growth?*

The new zoning does promote compatibility with urban growth. The proposed zoning will provide an area to locate services businesses in an area where none currently exist.

8. *Does the new zoning consider the character of the district and the peculiar suitability of the property for particular uses?*

The proposed zoning does consider the character of the district and the suitability of the property for commercial uses including neighborhood and commuter service businesses. The level of existing traffic along with the number of existing and planned residential developments in the

area will likely support the types of businesses likely to locate here.

9. Will the new zoning conserve the value of buildings?

The lot is currently vacant and used for casual recreation by area residents. Development of the site will add property value and may increase the adjacent property values. Surrounding buildings should be conserved when development occurs on the site by adding property value to the market.

10. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?

The proposed zoning will permit a greater variety of uses on the property and is the most appropriate use of the property.

RECOMMENDATION

The Zoning Commission recommends approval and adoption of the findings of the 10 criteria for Zone Change 922, on a 4-0 vote.

APPROVED BY CITY ADMINISTRATOR

Zoning Map

Site photos

Applicant letter and pre-application notes

Ordinance

Attachment B
Site Photographs, Zone Change #922 – 1125 Lake Elmo Drive



1125 Lake Elmo Drive



Aerial Map

Attachment B, continued
Site Photographs, Zone Change #922 – 1125 Lake Elmo Drive



View north along Lake Elmo Drive



View west across Lake Elmo Drive – intersection of Windsor Circle North

Attachment B, continued
Site Photographs, Zone Change #922 – 1125 Lake Elmo Drive



View south on Lake Elmo Drive



View north west across Lake Elmo Drive

Attachment C
Applicant's Letter and Pre-application Meeting Notes

TRACT 1, CERTIFICATE OF SURVEY 979
ZONE CHANGE APPLICATION FROM RMFR
TO COMMUNITY COMMERCIAL

STATEMENT OF PROPOSAL

Harvey Capital owns Tract 1 of Certificate of Survey No. 979 located on the east side of Lake Elmo Drive, between Kuhlman Drive and Judith Lane. This property is two and one-half acres in size and is currently vacant.

Access to the site is directly from Lake Elmo Drive. Surrounding uses include multifamily residential to the north, single family residential to the west and south, and commercial buildings to the east.

The property owner would like to construct buildings for approximately 300 self-storage units. In order to do so, a zone change from RMFR to Community Commercial is requested. The applicant has several other self-storage facilities in Billings and this facility will be much smaller than the others, but will be similar in nature of design, access and security.

A site plan for this site has not yet been developed. It will be pending approval of this zone change request. The intent is to build three to four buildings that will house approximately 300 self-storage units. The site will have security controlled gates, a perimeter fence and 24-hour video surveillance. The facility will be managed by the staff of Homestead Storage located on Wicks Lane.

RESPONSES TO APPLICATION QUESTIONS

1A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?

The primary goals and objective of the 2008 Growth Policy are divided into eight primary elements. The goals of the Land Use Element are described below.

Goal 1. Predictable land use decisions that are consistent with neighborhood character and land use patterns.

Lake Elmo Drive has seen a changing development pattern over the years. Recent improvements to the street have been coupled with infrastructure improvements. There is a variety of uses in the area, as demonstrated by the zoning within the Billings Heights area. There are eight different zone designations within ½ mile of this property and three different zone designations directly adjacent to this property. While there are numerous residential uses along Lake Elmo Drive, there are also professional offices, child care, and self-storage facilities. The use of this site as self-storage provides a transition and buffer between residential uses west of Lake Elmo Drive to the commercial uses along Main Street.

Goal 2. New developments that are sensitive to and compatible with the character of adjacent City Neighborhoods and County Townsites.

As Billings Heights grows, redevelops and infills, sensitivity to existing land uses and character of the neighborhoods is important. This zone change application allows for use of the property in a manner that is sensitive to the character of the area.

Goal 3. Growth management tools available to rural townsites.

Areas within the City limits should be evaluated and reviewed for development. This reduces sprawl into the County and places development where City services are available.

Goal 4. Contiguous development focused in and around existing population centers separated by open space.

Development within the Heights will continue. The improvements to the street, existing City services and amenities make places like Lake Elmo Drive logical for development. This zone change to Community Commercial allows for the continued growth in areas already designated for such a mix of uses.

Goal 6: More housing and business choices with each neighborhood.

The addition of Community Commercial to existing residences can often be viewed as a negative. However, this goal acknowledges the benefits of a mix of development types and uses. The intended use of this site as self-storage will be compatible to existing residential uses and will provide a needed service in the neighborhood.

1B. Explain your need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land uses of the immediate area.

This property has sat vacant for several years after the owner had previous residence demolished following a fire. The introduction of Community Commercial zoning along Lake Elmo Drive is not unique. There is property with the same zoning designation located approximately 350 feet to the south. Community Commercial is the most compatible zone district that permits self-storage units.

The development of the self-storage units will comply with all requirements of the zoning regulations.

WICKS LANE, LLC, TRACT 1, CERTIFICATE OF SURVEY NO. 979
 NEIGHBORHOOD ZONE CHANGE MEETING
 JUNE 30, 2014
 5:30 P.M. - COUNTRY INN AND SUITES CONFERENCE ROOM
 231 MAIN STREET, BILLINGS

NAME	ADDRESS	PHONE	EMAIL
Jon Goetz	1136 Lake Elmo		
Joy Hunt	283 Midland Circle S		
Leann + Jim Vogt	396 Windsor Cir S.		
Doreen Macione	118 Windsor Cir. North		
Julia Tackett	154 Windsor Cir S.		
Scott Eastlick	1170 Lake Elmo		
Ellen Lewis	354 Windsor Circle North		
Don Lewis	358 Windsor C. N.		

MEETING MINUTES

PROJECT: C/S 979, Tract 1 – Zone Change			
Project No: 13032.01			
Meeting Location: 231 Main Street, Billings, MT 59105		Meeting Date: 6/30/2014, 5:30 PM	
Meeting Subject: Neighborhood Meeting on Zone Change		Prepared by: Sanderson Stewart	
Attending:	(see attached sign-in sheet)		
Date of Issue: 07/07/2014			

Minutes:

- Lauren Waterton introduced the zone change process, discuss the zoning commission meeting, and the City Council meeting
- Lauren Waterton discussed proposed zone change from RMF-R to CC.
- Discussed Wicks Lane, LLC’s intent to constructed self-storage on the property as a second property from the main Wicks Lane property by the fire station.
- Site will be remote to Wicks Lane property, all metal, no wood, about 300 units; when complete, no boats or RV storage.
- In response to a neighbor’s question, Mr. Harvey is intending to install a wrought iron fence on Lake Elmo Drive up to eight-feet high if allowed by the City.
- Neighbors had concerns of other uses than self-storage for the property.
- There were questions on storm drain service to the property. Discussed that the site will retain stormwater in accordance to 50-year City design storm requirements for stormwater management at the time of building permit submittal.
- Discussed that Mr. Harvey has about 30 acres of self-storage in Billings.
- Neighbor asked about multi-level storage and Mr. Harvey responded noting this is single-level storage.

End of Meeting 6:05 PM.

ORDINANCE NO. 14-_____
AN ORDINANCE AMENDING THE ZONE CLASSIFICATION
FOR Tract 1, C/S 979, a 2.5 acre parcel of land generally
located at 1125 Lake Elmo Drive

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

1. RECITALS. *Title 76, Chapter 2, Part 3, MCA, and Sections 27-302 and 27-1502, BMCC*, provide for amendment to the City Zoning Map from time to time. The City Zoning Commission and staff have reviewed the proposed zoning for the real property hereinafter described. The Zoning Commission and staff have considered the ten (10) criteria required by Title 76, Chapter 2, Part 3, MCA. The recommendations of the Zoning Commission and staff have been submitted to the City Council, and the City Council, in due deliberation, has considered the ten (10) criteria required by state law.
2. DESCRIPTION That Tract 1, C/S 979, a 2.5 acre parcel of land is presently zoned **Residential Multi-Family-Restricted (RMF-R)** and is shown on the official zoning maps within these zones.
3. ZONE AMENDMENT. The official zoning map is hereby amended and the zoning for **the above described parcel** is hereby changed from **Residential Multi-Family-Restricted (RMF-R) to Community Commercial (CC)** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Community Commercial (CC)** as set out in the Billings, Montana City Code.
4. REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed.
5. EFFECTIVE DATE. This ordinance shall be effective from and after final passage and as provided by law.

PASSED by the City Council on first reading August 25, 2014.

PASSED, ADOPTED AND APPROVED on second reading September 8, 2014.

CITY OF BILLINGS:

BY: _____
Thomas W. Hanel, Mayor

ATTEST:

BY: Cari Martin, City Clerk
Zone Change #922 – 1125 Lake Elmo Drive

Regular City Council Meeting

Meeting Date: 08/25/2014

TITLE: Special Review 918 - 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 a vacant tenant space in the Babcock Building located just south of Sky Point at 116 N Broadway. This is the former location of Z Pizza. The proposed location is zoned Central Business District (CBD) and is legally described as Lots 7-12 and a fraction of Lot 6, Block 93, Billings Original Town. The floor area for the proposed location includes 1,200 square feet on the ground floor and 300 square feet on a mezzanine level for a total of 1,500 square feet. The owner is the Babcock, LLC and Bruce Harper is the agent. The Zoning Commission is recommending conditional approval and adoption of the findings of the 3 criteria on a 4-0 vote.

ALTERNATIVES ANALYZED

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 because 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 to 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 recommends the following conditions of approval.

1. The special review approval shall be limited to Unit 2 of the Babcock Building located on Lots 7 through 12 and a fraction of Lot 6, Block 93, Billings Original Town generally located at 116 North Broadway.
2. Increases in the area where alcohol service is provided greater than 10% of the area

shown on the site plan (1,500 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

Approval of the special review will require the issuance of a new business tax determination for this location which will generate revenue for the Finance Department. A building permit may or may not be needed to accomplish the interior renovation of Unit 2 in the Babcock Building. The new business will add taxable value to the property taxes.

BACKGROUND

This is a special review request to locate a gaming-restricted all beverage liquor license in a vacant 1,500 square foot tenant space in the Babcock Building at 116 N Broadway. The previous tenant, Z Pizza, served beer and wine with food service but no gaming was attached to this license. The lot is legally described as a fraction of Lot 6 & Lots 7-12, Block 93, Billings Original Town (BOT) and is 21,000 square feet in area. Surrounding development is commercial in nature with a mix of retail sales, eating establishments and other downtown businesses. The proposed venue for the license is to an up-scale bar with limited food service. No gaming is attached to this license. The applicant states in the application letter that this will help support the continued growth and stabilization of downtown businesses including other restaurants and entertainment.

The city has approved several liquor licenses within the vicinity, some for all beverage service and some for beer and wine service with gaming. Two outdoor patios are located in this area. 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. The building is currently undergoing a remodel to finish the space for the new tenant. Surrounding development is commercial in nature with a mix of retail sales, eating establishments, and mixed use buildings.

North Broadway is a downtown commercial street with two-way traffic, on-street parking, and wide sidewalks for a high level of pedestrian activity. The 2013 traffic count data indicates an average daily traffic count of approximately 3,150 vehicles per day on this section of N Broadway. The vehicle traffic on this street is lower than adjacent and surrounding arterial streets. Vehicle traffic is not indicative of commerce in the area as most businesses rely on pedestrian access for their businesses.

The Planning Division has reviewed this application and recommended conditional approval to the Zoning Commission. The Zoning Commission concurred with this recommendation.

STAKEHOLDERS

The Zoning Commission conducted a public hearing on August 5, 2014, and received the staff recommendation and testimony from the agent, Bruce Harper, and Kay Foster, one of the owners of the Babcock Building. There was no other testimony.

Mr. Harper stated he was the agent for the building owners and will be the owner of the all beverage liquor license proposed for Unit 2 of the Babcock Building. He stated the business plan is to offer a high-end cocktail bar with limited food service. He stated he and his partners have no interest in offering gaming at this location. Mr. Harper stated this would be a welcome addition to the downtown especially for visitors who have limited choices for before and after other activities and events downtown. Mr. Harper stated the business would be open from 4 pm until midnight on weekdays, an earlier opening time on Saturdays and a decision on Sunday hours has not been made yet. He stated if the special review is approved, they plan on a mid-October opening. In response to a questions from Commission member Ulvestad, Mr. Harper stated the restrooms are shared by all the units in the Babcock Building.

Ms. Kay Foster presented testimony in favor of the special review. She stated there are 14 residential apartments on the 2nd floor of the building but those apartments have a separate secure entrance from 2nd Ave North.

Commission member Dan Wagner made a motion to recommend conditional approval and adoption of the findings of the 3 criteria. The motion was seconded by Dennis Ulvestad. The Commission voted 4-0 in favor of the motion.

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 findings of the 3 criteria for Special Review 918 on a 4-0 vote.

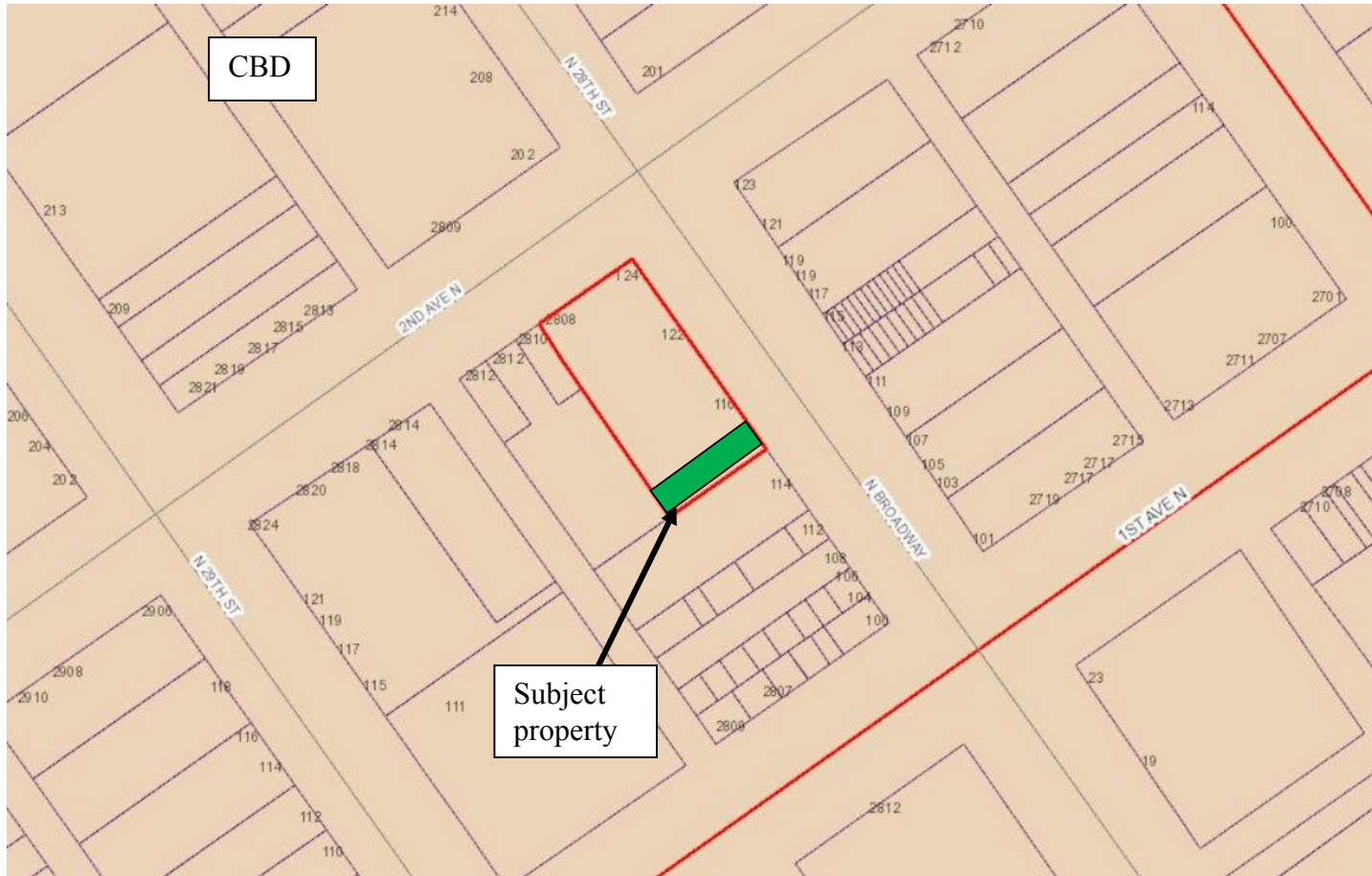
APPROVED BY CITY ADMINISTRATOR

[Zoning Map](#)

[Site photos](#)

[Site Plan and Applicant Letter](#)

Attachment A
Zoning Map – Special Review #918



Attachment B
Site Photos – Special Review #918



Subject Property



Aerial

Attachment B, continued
Site Photos – Special Review #918



View north on N Broadway



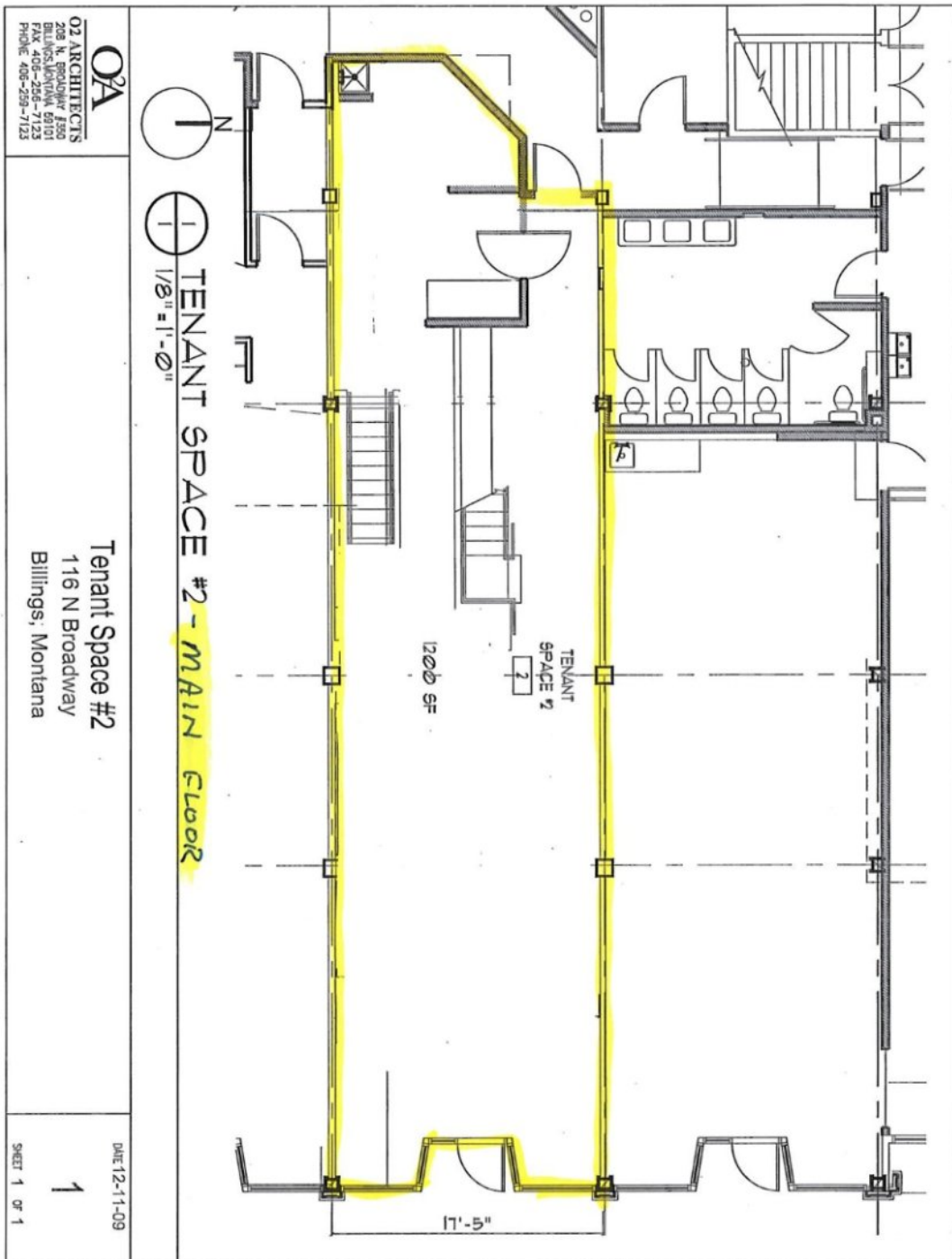
View south on N Broadway

Attachment B, continued
Site Photos – Special Review #918



View east across N Broadway

Attachment C
Site plan



O2A
O2 ARCHITECTS
208 N. BROADWAY #300
BILLINGS, MONTANA 59101
PHONE: 406-259-7123

Tenant Space #2
116 N Broadway
Billings, Montana

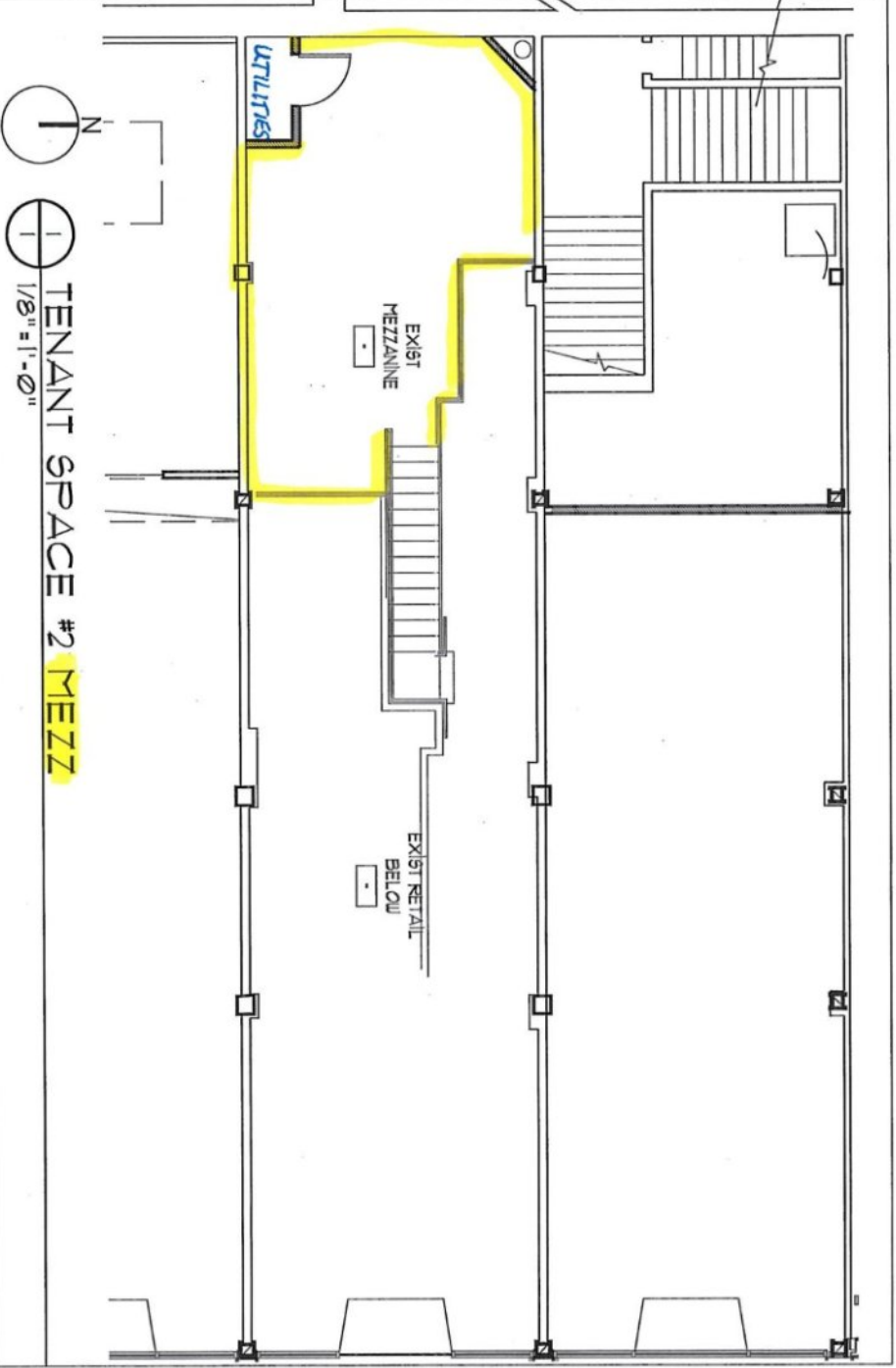
DATE 12-11-09
1
SHEET 1 OF 1

BROADWAY

O2A
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SHEET 1 OF 1



1/8" = 1'-0"

TENANT SPACE #2 MEZZ

BROADWAY

Attachment C, continued
Applicant Letter

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

The location of an all-beverage license without gaming in the Babcock building on North Broadway will present an alternative to other liquor and gaming establishments in the downtown area which promote gaming machines and card rooms. This all-beverage facility, likely to become named something like "Point Broadway," will offer high end cocktail services - martinis, manhattans, gibsons and rob boys - coupled with local chefs and caterers on an alternating basis who are looking for opportunities to promote and market their small meal products in a first class indoor setting. Nothing on this theme is available anywhere in Billings, Montana, at this time. The addition of a variety of light meal menus combined with high end alcoholic beverage services will bring a unique alternative facility to the full restaurant all-beverage license operations now available in downtown Billings. Local micro brews will also be on tap and local and regional wines and cheeses will be promoted. This use will be attractive to downtown Billings and will add to and improve quality of life. Approval of this non-gaming license will promote the live-work environment of downtown Billings. Permitting an all-beverage license without gaming will present a real alternative to other licensed operations for the entire downtown Billings business and residential community, thus promoting, enhancing and complimenting both commercial and residential clientele. This use of the property maintains a high quality of life for new and existing residents. The facility will promote the Babcock building and support the downtown Billings hotel and guest services facilities. It will invigorate the entire Billings economy and will attract Billings residents and Billings tourists, conventioners and business representatives. Promotion of business, and thus economic development, is a primary goal of the City of Billings Growth Policy of the Billings Zoning Ordinance.

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

North Broadway is undoubtedly the heart of downtown Billings. Literally everything starts, evolves around, or concludes with Sky Point. The introduction of a non-gaming all-beverage license providing high quality beverage services and light meals and tapas will present a unique alternative to current beverage facilities in downtown Billings. The existence of a non-gaming all-beverage license at this location will help to promote a vibrant and viable Broadway Avenue in the heart of downtown Billings. Sky Point activities - farmers' markets - Burn the Point activities - parade activities - New Year's celebrations - community events - will all be enhanced in downtown Billings by the addition of a non-gaming full beverage license at this location.

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

The Billings community and visitors/guests to the Billings area will be provided a unique alternative to now-existing meal and beverage services in downtown Billings. Metropolitan areas such as Denver, Seattle, Portland, Boise and Rapid City are praised and repeatedly visited by persons seeking drinking, dining and entertainment experiences such as downtown Billings now provides and which Point Broadway will only enhance. Alberta Bair patrons, YAM patrons, arts and crafts patrons, sports fans, tourists and conventioners seek out and support the very kind of bar services and tapas proprietors as will be featured at this full service bar. This high end bar service facility is

highly unlikely to create after hours issues or off premises consumption issues now being experienced within the downtown Billings community. Arts and crafts and local talented musicians and stand-up comics and entertainers will also be featured on a regular basis.

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 previous business in operation at this location was limited to the service of beer and wine and pizza products. New construction has and will include the removal of the very large pizza ovens within the premises to be replaced by the construction and installation of sufficient food services support equipment featuring the special products to be offered by local caterers on a rotating basis. Much of the facility, including the mezzanine which accommodates approximately 30-40 persons, will continue to be utilized, after enhancement. The ceilings and walls will be painted, decorated and converted to an appropriate Broadway-Billings theme. A full service bar will be constructed on the main floor with appropriate compatible tables and chairs seating arrangements. The Special Review is necessary to comply with the Billings Zoning Ordinance permitting alcoholic beverages to be sold at this Broadway location before the all-beverage license may transfer from its current location to the Broadway location, all of which must be completed and receive the approval of the State of Montana, Department of Revenue.