

# CITY OF BILLINGS

## CITY OF BILLINGS VISION STATEMENT:

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

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## AGENDA

**COUNCIL CHAMBERS**

**August 24, 2015**

**6:30 P.M.**

**CALL TO ORDER:** Mayor Hanel

**PLEDGE OF ALLEGIANCE:** Mayor Hanel

**INVOCATION:** Councilmember McCall

**ROLL CALL:** Councilmembers present on roll call were:

**MINUTES:** August 10, 2015

**COURTESIES:**

**PROCLAMATIONS:**

Childhood Cancer Awareness Month  
Chief Plenty Coups Day of Honor

**ADMINISTRATOR REPORTS - TINA VOLEK**

**PUBLIC COMMENT on “NON-PUBLIC HEARING” Agenda Item: #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. SID 1398 Mountain View Boulevard Street Improvements.** (Opened 8/18/2015). Staff will recommend award recipient at meeting.
- 2. W.O. 15-15, Shawnee Drive Improvements.** (Opened 8/11/2015) Recommend Winkler Excavating, Inc., \$88,126.
- 3. One New Current Model Year Ten Foot Width Wide Area Rotary Mower.** (Opened 8/11/15) Recommend Midland Implement Company Inc., \$54,242.
- 4. Two New Current Model Year Sixteen Foot Width Wide Area Rotary Mowers.** (Opened 8/11/15) Recommend Midland Implement Company Inc., \$156,998.

**B. Approval** of the Assignment and Transfer and Amendment One of the West End Hangar Ground Lease from James C. and/or Gail G. Heatherly to Morledge-Hampton Family, LLC.

**C. Resolution** authorizing the issuance and calling for a negotiated sale of up to \$51,000, special improvement district bonds (SID 1398).

**D. Approval** of Scheduled Airline Operating Permit with Trans States Airlines, LLC.

**E. Preliminary Subsequent Minor Plat** of Amended Lot 2, Block 1, Westward Ho Subdivision, 5.85 acres generally located on the northeast corner of South 32nd Street West and Monad Road; West Side Baptist Church and River Point Edge, LLC, owners; Sanderson Stewart, agent; conditional approval and adoption of the findings of fact.

**F. Final Plat** of Lenhardt Square Subdivision, 3rd Filing.

**G. Bills and Payroll:**

1. July 27, 2015
2. August 3, 2015

**REGULAR AGENDA:**

2. **PUBLIC HEARING AND SPECIAL REVIEW #930:** a special review to locate a beer and wine license with gaming for a proposed Dotty's Casino in an Entryway Light Industrial zone on a 1.939 acre parcel of land described as: Lot 8C, Block 1, Montana Sapphire Subdivision and located at 4010 Montana Sapphire Drive. Stock Land Properties, owner; Blueline Engineering, agent. Zoning Commission recommends conditional approval and adoption of the findings of the three criteria. (Action: approval or disapproval of Zoning Commission recommendation.)
  
3. **PUBLIC HEARING AND FIRST READING ORDINANCE FOR ZONE CHANGE #938:** a zone change from Residential 9,600 to Residential 7,000 on a 7.8 acre parcel of land described as: Lot 1, Block 5, and Lot 5, Block 2, Grand Peaks Subdivision, and generally located at 54th Street West and Grand Peaks Drive. Grand Peaks, LLC, owner; Sanderson Stewart, agent. Zoning Commission recommends approval of the zone change and adoption of the findings of the ten criteria. (Action: approval or disapproval of Zoning Commission recommendation.)
  
4. **PUBLIC HEARING AND RESOLUTION** creating SILMD 318, Summerhill Subdivision. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)

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

## **COUNCIL INITIATIVES**

## **ADJOURN**

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

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

**Regular City Council Meeting**

**Meeting Date:** 08/24/2015

**TITLE:** Bid Award: SID 1398 Mountain View Street Improvements

**PRESENTED BY:** David Mumford, Public Works Director

**Department:** Public Works

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**PROBLEM/ISSUE STATEMENT**

SID 1398, Mountain View Boulevard Street Improvements, is a project that will construct street and surface storm drainage improvements to the upper section of Mountain View Boulevard pursuant to the Special Improvement District (SID).that Council created on June 22, 2015.

The project was advertised on August 6th and August 13th in the Billings Times and on the City's Website. Bids were opened on August 18, 2015. As bids were opened after the Council packet was created, bid results and an award recommendation will be presented during the August 24th Council meeting.

**ALTERNATIVES ANALYZED**

Alternatives will be analyzed after the August 18, 2015 bid opening and presented at the August 24th Council meeting.

**FINANCIAL IMPACT**

The funding for this project is included in the approved budget for fiscal year 2015 and staff will request that Council approve a budget amendment to transfer the funding to FY 16. Gas Tax and SID funds will be used for this project.

**RECOMMENDATION**

Staff will present the bid award recommendation at the August 24th Council meeting.

**APPROVED BY CITY ADMINISTRATOR**

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**Regular City Council Meeting**

**Meeting Date:** 08/24/2015

**TITLE:** W.O. 15-15 Shawnee Drive Improvements - Bid Award

**PRESENTED BY:** David Mumford, Public Works Director

**Department:** Public Works

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**PROBLEM/ISSUE STATEMENT**

W.O. 15-15 - Shawnee Drive Improvements will construct approximately 250 feet of street improvements including curb, gutter, and asphalt on Shawnee Drive east of Main Street. Shawnee Drive is currently a gravel street without improvements.

The project was advertised on July 21st, 28th, and August 4th in the Billings Times and on the City's Website. Bids were opened on August 11, 2015. The City received six bids and Winkler Excavating, Inc. submitted the lowest responsible bid.

**ALTERNATIVES ANALYZED**

City Council may:

- Approve W.O. 15-15 Shawnee Drive improvements to Winkler Excavating, Inc. in the amount of \$88,126.00, or;
- Do not award W.O. 15-15. If not awarded, Shawnee Drive will remain a gravel street.

**FINANCIAL IMPACT**

The following bids were received and evaluated:

Contractor	Total Bid
Winkler Excavating, Inc.	\$88,126.00
Knife River	\$96,373.50
H.L. Ostermiller	\$98,297.20
Wharton Asphalt	\$104,495.35
CMG	\$122,970.00
Asphalt Plus	\$97,000

The project was funded in FY 15 with gas tax and a budget amendment request will be submitted to Council to transfer the funds to FY16.

**RECOMMENDATION**

Staff recommends Council award W.O. 15-15; Shawnee Drive Improvements, to Winkler Excavating, Inc. in the amount of \$88,126.00.

**APPROVED BY CITY ADMINISTRATOR**

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**Regular City Council Meeting**

**Meeting Date:** 08/24/2015

**TITLE:** One New Current Model Year Ten (10') Foot Width Wide Area Rotary Mower

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

**Department:** Parks/Rec/Public Lands

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**PROBLEM/ISSUE STATEMENT**

This bid is for replacing one (1) ten foot (10') wide rotary mower for the Billings Park and Recreation Department. This mower replaces a 2006 Jacobson 10' wide mower. The mower is used 8 hours a day, 5 days a week from May through the end of October. It is used to mow many neighborhood parks, smaller park areas and sport fields. The current mower is in poor condition from this heavy use, is unreliable and has high maintenance costs. The invitation for bid was advertised on July 21st, 28th, and August 4th in the Billings Times and on the City's Website. Bids were opened on August 11, 2015. The 2006 Jacobson mower was offered for trade in on the purchase of a new mower. The City received two bids. The low bid should be rejected because it doesn't meet the specifications for mower decks. The Midland Implement Company Inc. submitted the lowest responsible bid which meets the specifications.

Bids: Midland Implement Company Inc. \$54,742 with a \$500 trade-in allowance  
Yellowstone County Implement Inc. \$53,541 with a \$5,756 trade-in allowance

**ALTERNATIVES ANALYZED**

City Council may:

- Award the purchase of ten foot (10') wide rotary mower to Midland Implement Company Inc. in the net amount of \$54,242, or
- Do not approve purchasing the mower at this time. High maintenance costs and unreliability of the current mower will continue.

**FINANCIAL IMPACT**

The purchase of the 10' mower is included the Equipment Replacement Plan. Funding for the purchase is included in the FY 2016 budget.

**RECOMMENDATION**

Staff recommends that the City Council award the purchase of a new ten foot (10') wide rotary mower to Midland Implement Company Inc. in the net bid amount of \$54,242.

**APPROVED BY CITY ADMINISTRATOR**

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**Regular City Council Meeting**

**Meeting Date:** 08/24/2015

**TITLE:** Two New Current Model Year Sixteen (16') Foot Width Wide Area Rotary Mowers

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

**Department:** Parks/Rec/Public Lands

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**PROBLEM/ISSUE STATEMENT**

This bid is for purchasing two (2) new sixteen foot (16') large area rotary mowers for the Billings Parks and Recreation Department. These mowers are used 8 hours a day, 5 days a week from May through the end of October. They are used to mow large areas in parks and sport fields. They will replace a 2006 Jacobson mower and a 2004 Toro mower. The Jacobson mower was offered as a trade-in and the Toro will be kept as a backup mower if one of the new mowers is unavailable. The equipment's heavy use and age have caused high maintenance and repair costs and difficulty in meeting scheduled mowing times. The invitation for bids was advertised on July 21st, 28th, and August 4th in the Billings Times and on the City's Website. Bids were opened on August 11, 2015. Midland Implement Company Inc. submitted the only bid in the amount of \$159,498 and offered a \$2,500 trade-in allowance for the Jacobsen mower. The bid met all of the bid specifications. Staff is recommending that the Council accept the bid, including the trade-in value, which results in a net cost of \$156,998.

**ALTERNATIVES ANALYZED**

City Council may:

- Accept the bid from the Midland Implement Company Inc. in the net amount of \$156,998.00, for two 16' wide large area mowers, or
- Not accept the bid. Not purchasing the mowers will cause continually increasing maintenance costs and delays in preparing the parks for public use.

**FINANCIAL IMPACT**

Replacing the 16' mowers was recommended in the FY 16 Equipment Replacement Plan (ERP). Funding in the amount of \$164,321 is included in the capital replacement fund.

**RECOMMENDATION**

Staff recommends that the City Council award the purchase of two sixteen foot (16') large area rotary mowers to Midland Implement Company Inc. in the net amount of \$156,998, which includes a \$2,500 trade-in value for one of the replaced mowers.

**APPROVED BY CITY ADMINISTRATOR**

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**Regular City Council Meeting**

**Meeting Date:** 08/24/2015

**TITLE:** Assignment and Transfer of West End Hangar Ground Lease from James C. and/or Gail G. Heatherly to Morledge-Hampton Family, L.L.C.

**PRESENTED BY:** Kevin Ploehn, Acting Director of Aviation and Transit

**Department:** Airport

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**PROBLEM/ISSUE STATEMENT**

On May 29, 2007, John M. Nash and/or Marcia A. Nash entered into two (2) twenty-year, West End Hangar Ground Leases with the City of Billings and subsequently built a 7,200 square foot duplex-style hangar containing two 3,600 square foot units on a leased parcel in Township 1 North, Range 25 East, Section 25 referred to as Lots 10 and 11. This was the second hangar of this size and style built by Mr. and Mrs. Nash. The Nashes opted to sell one-half of this second hangar, Hangar unit #2805, to James C. and/or Gail G. Heatherly, and assigned their lease on Lot 10 to the Heatherlys. The Heatherlys now desire to sell their hangar and assign their Ground Lease to Morledge-Hampton Family, L.L.C. This Assignment and Transfer will formally transfer the Ground Lease agreement on Lot 10 from James C. and/or Gail G. Heatherly to Morledge-Hampton Family, L.L.C.

Since the commencement of this ground lease, several standard lease requirements have changed; therefore in conjunction with the assignment of the 2007 Ground Lease, an Amendment One to the Ground Lease will be implemented on this parcel to bring the lease language up to date with standard lease requirements. The term of the amended lease will not be impacted by this Amendment.

**ALTERNATIVES ANALYZED**

City Council may:

- Approve the Assignment and Transfer from James C. and/or Gail G. Heatherly to Morledge-Hampton Family, L.L.C., or;
- Disapprove the Assignment and Transfer from James C. and/or Gail G. Heatherly to Morledge-Hampton Family, L.L.C.

**FINANCIAL IMPACT**

There is no financial impact from this action. The name on the Lease is all that changes with this Assignment and Transfer and standard lease language is updated with Amendment One; all other terms and conditions remain in full force and effect.

**RECOMMENDATION**

Staff recommends that City Council approve the Assignment and Transfer of the West End Hangar Ground Lease from James C. and/or Gail G. Heatherly to Morledge-Hampton Family, L.L.C., along with Amendment One to the Ground Lease.

**APPROVED BY CITY ADMINISTRATOR**

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**Regular City Council Meeting**

**Meeting Date:** 08/24/2015

**TITLE:** Authorizing the Issuance and Calling for a Negotiated Sale for SID 1398

**PRESENTED BY:** Patrick M. Weber, Finance Director

**Department:** City Hall Administration

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**PROBLEM/ISSUE STATEMENT**

Following a water line installation, Mountain View Boulevard property owners requested street improvements. In June 2015, Council created Special Improvement District (SID) 1398 to pay for storm water improvements and widening the road an additional two feet beyond the planned ten feet. Costs to be assessed to the property owners are \$51,000.00 and will be paid for through the sale of SID bonds. The City contribution on this project is over \$67,000 and will be from storm drain funds and water funds.

Upon approval of the resolution, staff can proceed with negotiations to sell the bonds.

**ALTERNATIVES ANALYZED**

The Council may:

- Approve the resolution; or
- Not approve the resolution and find another funding source

**FINANCIAL IMPACT**

The financial impact will be determined after the bond sale. The interest will be determined during negotiations.

**RECOMMENDATION**

Staff recommends that the Council approve the attached resolution that authorizes a negotiated sale for the indicated project.

**APPROVED BY CITY ADMINISTRATOR**

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**Attachments**

SID 1398

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CERTIFICATE AS TO RESOLUTION AND VOTE

I, the undersigned, being the duly qualified and acting recording officer of the City of Billings, Montana (the "City"), hereby certify that the attached resolution is a true copy of Resolution No. \_\_\_\_\_, entitled: "RESOLUTION RELATING TO UP TO \$51,000 SPECIAL IMPROVEMENT DISTRICT NO. 1398 BONDS; AUTHORIZING THE ISSUANCE AND PRIVATE NEGOTIATED SALE THEREOF AND AUTHORIZING THE PLEDGE OF THE REVOLVING FUND TO THE SECURITY THEREOF" (the "Resolution"), on file in the original records of the City in my legal custody; that the Resolution was duly adopted by the City Council of the City at a regular meeting on August 24, 2015, and that the meeting was duly held by the City Council and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.

I further certify that, upon vote being taken on the Resolution at said meeting, the following Council Members voted in favor thereof: \_\_\_\_\_; voted against the same: \_\_\_\_\_; abstained from voting thereon: \_\_\_\_\_; or were absent: \_\_\_\_\_.

WITNESS my hand officially this 24th day of August, 2015.

\_\_\_\_\_  
City Clerk

RESOLUTION NO. \_\_\_\_\_

RESOLUTION RELATING TO UP TO \$51,000 SPECIAL IMPROVEMENT DISTRICT NO. 1398 BONDS; AUTHORIZING THE ISSUANCE AND PRIVATE NEGOTIATED SALE THEREOF AND AUTHORIZING THE PLEDGE OF THE REVOLVING FUND TO THE SECURITY THEREOF

BE IT RESOLVED by the City Council (the “Council”) of the City of Billings, Montana (the “City”), as follows:

Section 1. Recitals.

1.01. Prior Acts. This Council has duly and validly created and established in the City under Montana Code Annotated, Title 7, Chapter 12, Parts 41 and 42, as amended (the “Act”), a special improvement district, designated as Special Improvement District No. 1398 (the “District”), for the purpose of financing costs of certain public improvements of special benefit to the properties within the District (the “Improvements”) and paying costs incidental thereto (the “Incidental Costs”), including costs associated with the sale and the security of special improvement district bonds of the City drawn on the District, the creation and administration of the District and the funding of deposits to the City’s Special Improvement District Revolving Fund (the “Revolving Fund”).

1.02. Proposed Bond Issue. The City proposes to issue special improvement district bonds of the City drawn against the District in the maximum estimated principal amount of \$51,000 to pay a portion of the costs of the Improvements and Incidental Costs (the “Bonds”). The Bonds are to be payable primarily from special assessments to be levied against property within the District, which property will be specially benefited by the Improvements. Assessments will be levied against the property within the District in an amount not less than the principal amount of the Bonds to be issued.

The costs of the Improvements and Incidental Costs are currently estimated, as follows:

Construction	\$105,529.00
Design/CA/Project Administration	8,000.00
Contingency	5,276.45
Total Project Costs	<u>\$118,805.45</u>
Less City Contribution	(67,396.07)
Less City Lots	<u>(8,117.27)</u>
Project Costs to be Assessed	\$ 43,292.11
City Financing Expense	350.00
Engineering Expense	1,253.09
Revolving Fund Deposit	2,547.12
Costs of Issuance	3,500.00
Rounding	57.68

Total

\$ 51,000.00

Section 2. Sale and Term of Bonds.

2.01. Principal Amount. Pursuant to Sections 7-7-4204 and 17-5-107, Montana Code Annotated, this Council hereby determines that it is in the best interests of the District and the City to sell the Bonds in the principal amount of \$51,000.00 at a private negotiated sale at a price not less than 97% of the principal amount thereof, including interest thereon to the date of delivery. The City Finance Director is authorized to select one or more purchasers (the “Purchasers”) for the Bonds and to negotiate the sale thereof, subject to section 2.02.

2.02. Pricing and Terms. The Bonds shall be sold to the Purchasers on the terms and at a purchase price subject to the following limitations and conditions: (1) the aggregate principal amount of the Bonds shall not exceed \$51,000; (2) the interest on the Bonds shall not exceed 5.0%; (3) the purchase price of the Bonds shall not be less than 100% of the principal amount thereof; (4) the term of the Bonds shall not exceed 15 years; (5) the Bonds shall be payable from special assessments to be levied against property in the District; and (6) the Bonds shall be callable from the prepayment of special assessments.

All costs of issuing the Bonds (including, without limitation, the fees and expenses of Dorsey & Whitney LLP, the City’s Bond Counsel) shall be paid by the City as part of the financing from proceeds of the Bonds or other available sources.

2.03. Bond Purchase Agreement. The City Administrator and City Finance Director are hereby authorized and directed to approve the final principal amount of the Bonds, dated date, the amount of the serial maturities, interest rates and redemption provisions of the Bonds, subject to the limitations contained in Section 2.02 and the Act. Upon approving such terms, the City Administrator and City Finance Director are hereby authorized and directed to approve, execute and deliver to the Purchaser a bond purchase agreement (the “Bond Purchase Agreement”), containing the agreement of the City to sell, and the agreement of the Purchaser to purchase, the Bonds on the terms so approved, and containing such other provisions as such officers shall deem necessary and appropriate. In the event of the absence or disability of the City Administrator and City Finance Director, the Mayor or Deputy City Administrator shall make such approvals and execute and deliver the Bond Purchase Agreement. The execution and delivery by appropriate officers of the City of the Bond Purchase Agreement shall be conclusive as to the approval of such officers of the terms of the Bonds and the agreement of the City to sell the Bonds on such terms in accordance with the provisions thereof.

The form of the Bonds and the final terms and conditions thereof shall be prescribed by a subsequent resolution to be adopted by this Council.

Section 3. Pledge of Revolving Fund. In Resolution No. 15-10456, the resolution of intention to create the District, adopted on May 26, 2015, this Council found it to be in the public interest, and in the best interest of the District and the City, to secure payment of principal of and interest on the Bonds by the Revolving Fund and authorized the City to enter into the undertakings and agreements authorized in the Act in respect of the Bonds, based on the factors required to be considered under Section 7-12-4225(4) of the Act. Those findings and determinations were ratified and confirmed in Resolution No. 15-10480, the resolution creating

the District adopted by this Council on June 22, 2015, and are hereby ratified and confirmed. It is hereby covenanted and recited that the City has the power under the Act to pledge the Revolving Fund to payment of the principal of and interest on the Bonds.

PASSED AND APPROVED by the City Council of the City of Billings, Montana, this 24th day of August, 2015.

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Mayor

Attest: \_\_\_\_\_  
City Clerk

**Regular City Council Meeting**

**Meeting Date:** 08/24/2015

**TITLE:** Airline Operating Permit with Trans States Airlines, L.L.C.

**PRESENTED BY:** Kevin Ploehn, Acting Director of Aviation and Transit

**Department:** Airport

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**PROBLEM/ISSUE STATEMENT**

Trans States Airlines, L.L.C. (Trans States) will operate at Billings Logan International Airport as a United Airlines, Inc. (United) affiliate. To ensure that specific operating requirements will continue to be met, a standard Scheduled Airline Operating Permit between the City of Billings and Trans States is required. The Operating Permit ensures that the airline follows certain operating parameters and procedures, including providing proof that the proper insurance coverage is in place. The Permit is effective August 1, 2015 through July 31, 2016 and is automatically renewable for one-year periods, unless there have been no operational activities for one year or either party chooses to cancel the Permit with 30 days advance written notice. A copy of the Operating Permit is available for review at the City Clerk's office.

**ALTERNATIVES ANALYZED**

City Council may:

- Approve the Operating Permit with Trans States, or
- Disapprove the Operating Permit with Trans States.

**FINANCIAL IMPACT**

Under the new Operating Permit, Trans States would not lease any new space in the Terminal Building, but would operate from space currently leased by United, the affiliate airline contracting its services. Trans States will basically be treated as just another United operation, and all the common space rentals generated by Trans States will be paid by the airline for which it works.

**RECOMMENDATION**

Staff recommends that City Council approve and the Mayor execute the Scheduled Airline Operating Permit with Trans States Airlines, L.L.C.

**APPROVED BY CITY ADMINISTRATOR**

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**Regular City Council Meeting**

**Meeting Date:** 08/24/2015

**TITLE:** Amended Lot 2, Block 1, Westward Ho Subsequent Minor Subdivision Preliminary Plat

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

**Department:** Planning & Community Services

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**PROBLEM/ISSUE STATEMENT**

On July 15, 2015, the Planning Division received an application for preliminary plat approval for Amended Lot 2, Block 1, Westward Ho Subdivision. The plat contains 2 lots on approximately 5.85 acres of land generally located on the northeast corner of South 32nd Street West and Monad Road. The property currently has the West Side Baptist Church on the western side of the lot while the east side of the lot is vacant. The new lot that is being created with this proposed subdivision is to be used for residential housing. The owner is West Side Baptist Church and the representing agent is Sanderson Stewart.

**ALTERNATIVES ANALYZED**

In accordance with state law, the City Council has 35 working days to act upon this preliminary subsequent minor plat. The 35 working day review period for the proposed plat ends on September 2, 2015. 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 35-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:	Northeast corner of South 32nd Street West and Monad Road.
Legal Description:	Lot 2, Block 1 of Westward Ho Subdivision
Owner/Subdivider:	West Side Baptist Church / River Point Edge, LLC
Engineer and Surveyor:	Sanderson Stewart
Existing Zoning:	Residential 6,000 and Public

Existing land use:	Church and Vacant
Proposed land use:	Residential Condominium
Gross/net area:	5.85 acres / 5.85 acres
Proposed number of lots:	2
Lot size:	Max: 3.76 acres Min.: 2.1 acres
Parkland requirements:	There is no parkland dedication required with this subdivision

## **STAKEHOLDERS**

A public hearing is not scheduled for the City Council meeting; however nearby property owners may attend the meeting. The Planning Division has received no public comments or questions regarding the proposed subdivision.

## **CONSISTENCY WITH ADOPTED POLICIES OR PLANS**

Consistency with the Growth Policy, the 2014 Billings Urban Area Long Range Transportation Plan, and the Billings Area Bikeway and Trail Master Plan are discussed within the Findings of Fact.

## **RECOMMENDATION**

Staff recommends that the City Council conditionally approve the preliminary minor plat of Amended Lot 2, Block 1, Westward Ho Subdivision, based on the Findings of Fact as presented in the staff report.

### **Recommended Conditions of Approval:**

1. To ensure compliance with State required construction practices and storm water management during construction, prior to final plat approval the applicant will add the standard language about a Stormwater Pollution Prevention Plan (SWPPP) in the SIA under the Storm Drainage heading.
2. To ensure public safety on walking surfaces and properly functioning curbs and gutters. prior to final plat approval the applicant will add verbiage to the SIA under Transportation that any cracked or sunken curb and gutter or sidewalk must be removed and replaced by the developer.
3. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal, or Engineering Divisions 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 City of Billings, and the laws

and Administrative Rules of the State of Montana.

**APPROVED BY CITY ADMINISTRATOR**

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**Attachments**

- Proposed Plat
  - Findings of Fact
  - Mayor's Approval Letter
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PROPOSED PRELIMINARY PLAT OF AMENDED LOT 2, BLOCK 1,  
**WESTWARD HO SUBDIVISION**

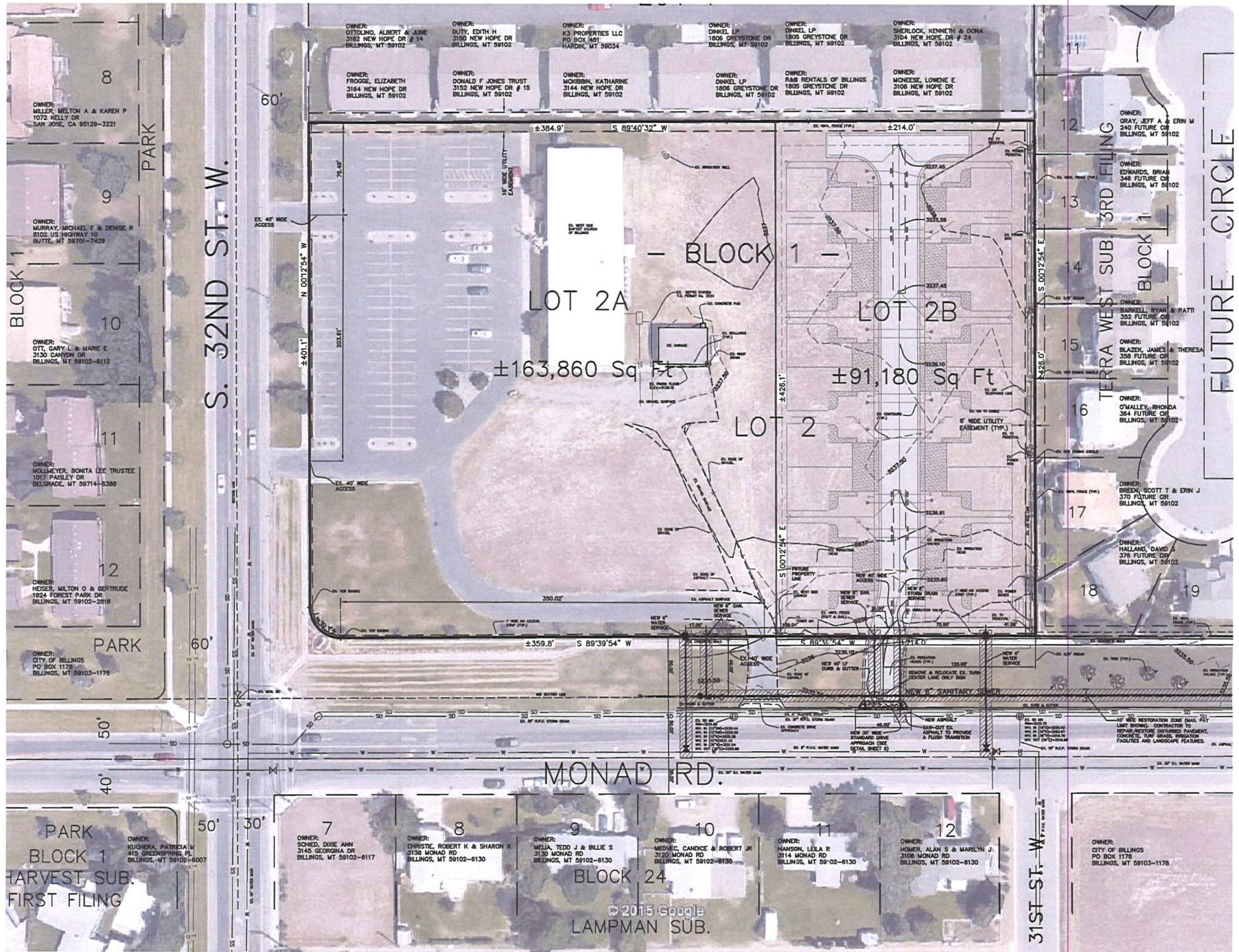
SITUATED IN THE NW1/4 OF SECTION 12, T. 1 S., R. 25 E., P.M.M.  
 IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : RIVER POINT EDGE, LLC

JULY 2015

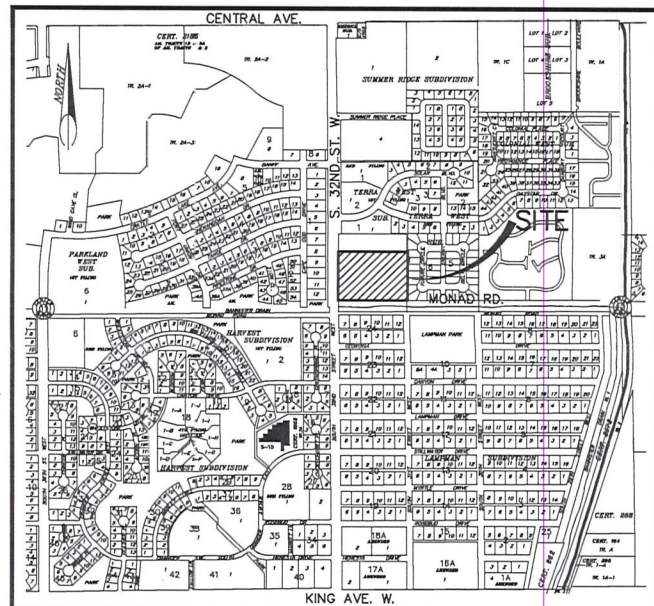
PREPARED BY : SANDERSON STEWART 

BILLINGS, MONTANA

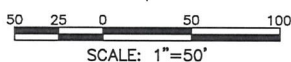


**PLAT DATA**

GROSS AREA	= ±255,040 Sq Ft
NET AREA	= ±255,040 Sq Ft
NUMBER OF LOTS	= TWO
MINIMUM LOT SIZE	= ±91,180 Sq Ft
MAXIMUM LOT SIZE	= ±163,860 Sq Ft
LINEAL FEET OF STREETS	= 0
PARKLAND REQUIREMENT	= N/A
PARKLAND DEDICATION	= N/A
EXISTING ZONING	= PUBLIC & R6000
SURROUNDING ZONING:	
NORTH	= R6000
SOUTH	= R9600
EAST	= R6000
WEST	= PUD
EXISTING LAND USE	= CHURCH
PROPOSED LAND USE:	
LOT 2A	= CHURCH
LOT 2B	= RESIDENTIAL CONDOMINIUM



**VICINITY MAP**



**Findings of Fact**  
**Amended Lot 2, Block 1, Westward Ho Subdivision**

Staff is forwarding the recommended Findings of Fact for Amended Lot 2, Block 1, Westward Ho Subdivision for review and approval by the City Council. These findings are based on the preliminary plat application and supplemental documents and address the review criteria required by the Montana Subdivision and Platting Act (76-3-608, MCA) and the Billings Subdivision Regulations (Section 23-303(H), BMCC).

**A. What are the effects on agriculture, local services, the natural environment, wildlife, wildlife habitat, and public health, safety and welfare? [MCA 76-3-608 (3)(a) and BMCC 23-303(H)(1)]**

**1. Effect on agriculture and agricultural water user facilities**

The subject property is not used for agriculture. It is currently an undeveloped property with an existing church building on the western portion of the property. There are no irrigation facilities on the site. It is anticipated that there will be no effect on agriculture or water user facilities.

**2. Effect on local services**

- a. **Utilities** – The subdivision is currently served by a public water main located in South 32<sup>nd</sup> Street West and Monad Road. Lot 2A has an existing 1-inch water service from a 24 inch main in South 32<sup>nd</sup> Street West. A new 6 inch water main for fire suppression is proposed from the existing 8 inch main in Monad Road. Lot 2D will have a 4 inch domestic water service from an 8 inch line located in Monad Road.
- b. **Sewer** – This parcel is not currently served by a sanitary sewer. There is an existing 42 inch trunk sewer in South 32<sup>nd</sup> Street West. The church is currently served by an existing septic system on the parcel. The subdivider is proposing to install a new 8 inch sewer main from the man hole at the intersection of Monad Road and South 30<sup>th</sup> Street West to serve the proposed subdivision.

Lot 2A will receive a new 6 inch sanitary sewer service from the proposed main in the Monad Road right-of-way. At a future time should the church expand or if the existing septic system fails then the church would connect to the new 6 inch sanitary sewer line. Lot 2B will use the proposed new 8 inch sanitary sewer service proposed in Monad Road.

Private utilities such as electric, gas and cable currently exist to the subdivision. The subdivider will provide the appropriate easement for the utilities to expand into the proposed development.

**Storm water** – All drainage improvements shall comply with the provisions of the *Stormwater Management Manual* and Chapter 28, BMCC, and shall be in accordance with any recommendations of an approved storm drain study to be

submitted to the Engineering Division at the time of site development. A new 6 inch storm water service will be extended to Lot 2B to handle storm water with future development. In the SIA under the Storm Drainage Heading the applicant needs to include language that lets future developers know there is a Stormwater Pollution Prevention Plan (SWPPP) in place and they are required to use Best Management Practices (BMP). **(Condition #1)**

- c. **Solid waste** - The City of Billings will provide solid waste collection and disposal. The City's landfill has adequate capacity for this waste.

**Streets** – The subdivision fronts the existing South 32<sup>nd</sup> Street West and also Monad Road. South 32<sup>nd</sup> has an existing 120-foot wide right-of-way dedication and has a paved surface width of 52 feet. Monad Road has an existing 130-foot wide right-of-way dedication and is constructed with a 63 foot wide pave surface.

At the time of development of proposed Lot 2B the developer will be required to inspect the existing sidewalks, curb and gutter and replace any damaged areas. The SIA must read that any cracked or sunken curb and gutter or sidewalk must be removed and replaced by the developer. **(Condition #2)**

There are currently three accesses to this property, two from South 32<sup>nd</sup> Street West and one from Monad Road. An additional access will be provided off of Monad Road to serve the proposed development on Lot 2B. A 1-foot no access strip will be placed along South 32<sup>nd</sup> Street West and Monad Road with the exception of the three existing accesses and the one new proposed access.

- d. **Emergency services** - The Billings Police and Fire Departments will respond to emergencies within the proposed subdivision. The nearest emergency service station is located at 605 South 24<sup>th</sup> Street West (Station #5). The subdivision is located within the ambulance service area of American Medical Response.
- e. **Schools** –This proposed subdivision is in School District #2 and would be served by Big Sky Elementary, Riverside Middle School and West High School. At the writing of this staff report there was no response from the schools concerning this application.
- f. **Parks and Recreation** - Parkland dedication is not required for this subdivision, as they are only creating one additional lot.
- g. **Mail Delivery** - The United States Postal Service will provide postal service to the subdivision. Any special requirements will have to be submitted and approved by the Postal Service.

### **3. Effect on the natural environment**

The proposed subdivision should have only minor effects on the natural environment. There will be short term air and noise pollution associated with construction on the property. Storm water shall be managed in compliance with an approved plan and the property is outside of the flood plain. New development proposals will need to prepare and submit a project-specific geotechnical analysis to minimize any potential impacts from soil and groundwater conditions.

#### **4. Effect on wildlife and wildlife habitat**

The proposed subdivision should not affect wildlife or habitat. There are no known endangered or threatened species on the property. There is a paragraph in the SIA under Conditions that Run with the Land that lets property owners know that they are near wildlife habitat and there may be damage to their outdoor plants.

#### **5. Effect on the public health, safety and welfare**

The subdivision should not negatively affect public health or safety. The subject property is not within a mapped floodway or flood zone. A geotechnical survey will be required prior to any construction to ensure appropriate foundation designs are installed based on the subsurface conditions. There are no obvious threats to public health, safety or welfare.

#### **B. Was an Environmental Assessment required? [MCA 76-3-616 and BMCC 23-901]**

The proposed subdivision is exempt from the requirement for an Environmental Assessment pursuant to Section 76-3-616, MCA and 23-901, BMCC.

#### **C. Does the subdivision conform to the Yellowstone County-City of Billings 2008 Growth Policy Update, the 2006 Billings Heights Neighborhood Plan, the Urban Area Transportation Plan, 2009 Update, and the Billings Area Bikeway and Trails Master Plan? [BMCC 23-303(H)(3)]**

##### **1. Yellowstone County-City of Billings 2008 Growth Policy Update**

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

- a. **Goal:** Predictable land use decisions 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).

##### **2. 2014 Billings Urban Area Transportation Plan**

The proposed subdivision adheres to the goals and objectives of the 2014 Transportation Plan Update and preserves the street network and street hierarchy specified within the plan.

##### **3. Billings Area Bikeway and Trail Master Plan**

The Billings Area Bikeway and Trail Master Plan does identify a bike lane on Monad Road. No other bike trail is identified in this area or on this subdivision.

**D. Does the subdivision conform to the Montana Subdivision and Platting Act and to local subdivision regulations? [MCA 76-3-608(3)(b), BMCC 23-303(H)(2)]**

The proposed subdivision, with the proposed conditions, 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 23-303(H)(2)(e)]**

The subject property is located in two zoning districts. The west half is zoned Public and the east half is zoned Residential 6,000 (R-60). Lot 2B where the housing is proposed to be developed is in the R-60 zoning area. This site will be required to go through the Master Site Plan review process for multiple buildings on a single lot. At that time it will be determined if they meet all the requirements of zoning.

**F. Does the proposed plat provide easements for the location and installation of any utilities? [MCA 76-3-608(3)(c) and BMCC 23-303(H)(2)(b)]**

The plat provides easements for needed utilities throughout the proposed subdivision. Those easements will be provided for NWE, MDU, city water, sewer and storm water systems.

**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 23-303(H)(2)(c)]**

There are currently three accesses to this property, two from South 32<sup>nd</sup> Street West and one from Monad Road. An additional access will be provided off of Monad Road to serve the proposed development on Lot 2B.

### **CONCLUSIONS OF FINDING OF FACT**

- The preliminary plat of Amended Lot 2, Block 1, Westward Ho Subdivision 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, and does not conflict with the 2014 Transportation Plan Update or the Trail Plan.
- The proposed subdivision complies with state and local subdivision regulations, local zoning, and sanitary requirements and provides legal and physical access to each lot.
- Any potential negative or adverse impacts will be mitigated with the proposed conditions of approval.

Approved by the Billings City Council, August 24, 2015.

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Thomas W. Hanel, Mayor

Mayor's Approval Letter— Amended Lot 2, Block 1, Westward Ho Subdivision

August 24, 2015

West Side Baptist Church  
Pastor E. Lynn Howe  
323 South 32<sup>nd</sup> Street West  
Billings, MT 59102

Dear Property Owner:

On August 24, the Billings City Council conditionally approved the preliminary plat of Amended Lot 2, Block 1, Westward Ho Subdivision, subject to the following conditions of approval:

1. To ensure compliance with State required construction practices and storm water management during construction, prior to final plat approval the applicant will add the standard language about Stormwater Pollution Prevention Plan (SWPPP) in the SIA under the Storm Drainage heading.
2. To ensure public safety on walking surfaces and properly functioning curbs and gutters, prior to final plat approval the applicant will add verbiage to the SIA under Transportation that any cracked or sunken curb and gutter or sidewalk must be removed and replaced by the developer.
3. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Engineering 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 City of Billings, and the laws and Administrative Rules of the State of Montana.

Should you have questions please contact the Dave Green at (406) 247-8666 or by email at [greend@ci.billings.mt.us](mailto:greend@ci.billings.mt.us)

Sincerely,

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Thomas W. Hanel, Mayor

Pc: River Point Edge, LLC, Daniel Marsich  
Sanderson Stewart, Bryan Alexander

**Regular City Council Meeting**

**Meeting Date:** 08/24/2015

**TITLE:** Final Plat of Lenhardt Square Subdivision, 3rd Filing

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

**Department:** Planning & Community Services

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**PROBLEM/ISSUE STATEMENT**

The final plat for Lenhardt Square Subdivision, 3rd Filing, is being presented to Council for approval. On January 12, 2015, the City Council gave preliminary plat approval to this 2-lot subdivision. The 25.186-acre property is located on the north side of King Avenue West and west of South 44th Street West. It is legally described as Tract 3A, Certificate of Survey 2063. The proposed subdivision will create two lots for multi-family residential development. The owner is Stock Land Properties Inc. 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 Lenhardt Square Subdivision, 3rd Filing. 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 and may increase tax revenues for the City.

**RECOMMENDATION**

Staff recommends that the City Council approve the final plat of the Lenhardt Square Subdivision, 3rd Filing.

**APPROVED BY CITY ADMINISTRATOR**

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**Attachments**

Final Plat

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# PLAT OF LENHARDT SQUARE SUBDIVISION, THIRD FILING

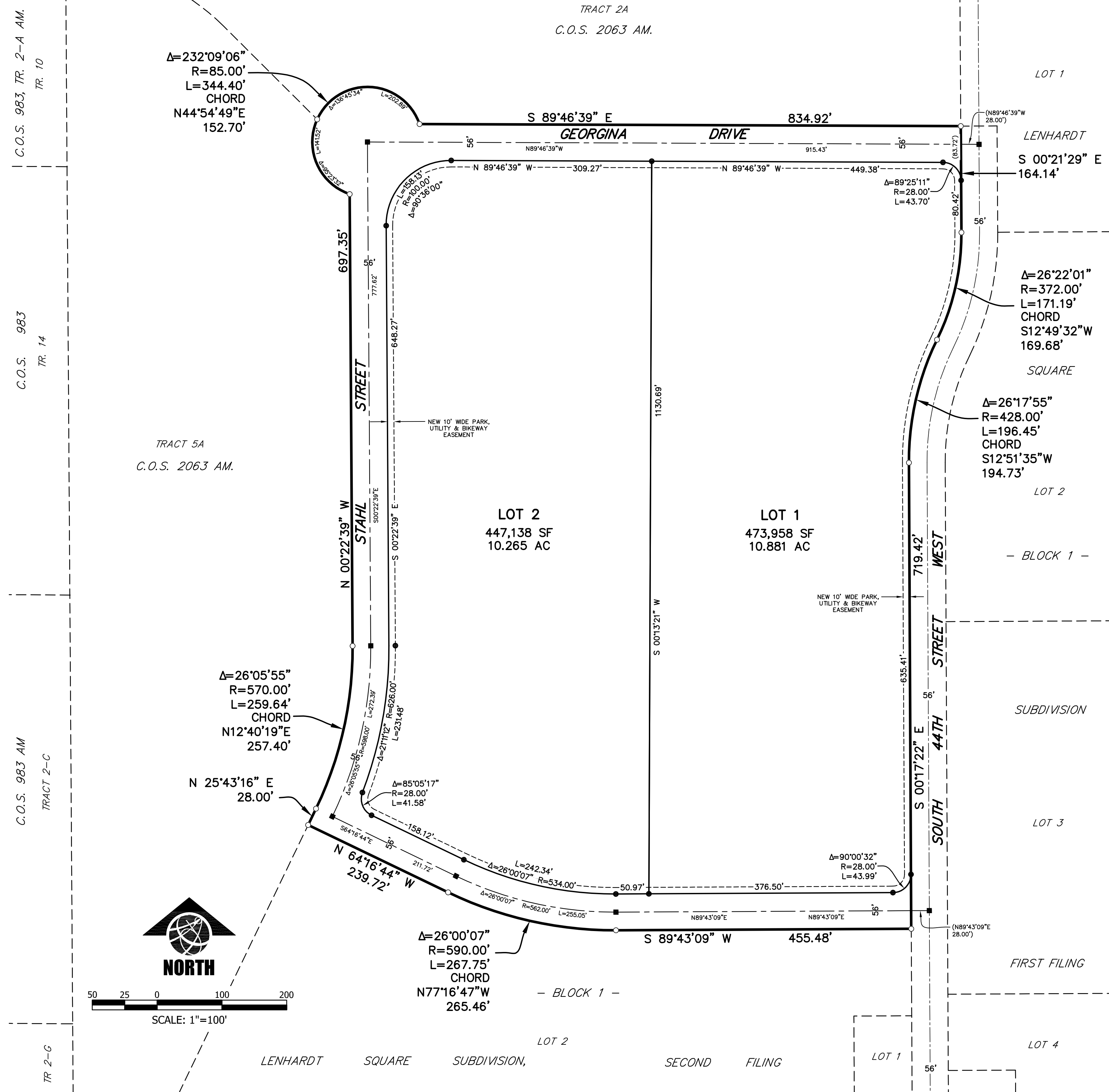
BEING TRACT 3A OF CERTIFICATE OF SURVEY No. 2063, AMENDED  
SITUATED IN THE SE1/4 AND SW1/4 OF SECTION 10, T. 1 S., R. 25 E., P.M.M.,  
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : STOCK DEVELOPMENT

FEBRUARY, 2015

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA



BASIS OF BEARING: CERTIFICATE OF SURVEY No. 2063 AMENDED

- FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "ENGINEERING INC 9960-LS", OR AS NOTED
- SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

NOTE: ALL CURVES ARE TANGENT AND ALL PROPERTY LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

### NOTICE OF APPROVAL

STATE OF MONTANA )  
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 COUNCIL APPROVAL

STATE OF MONTANA )  
County of Yellowstone )

We hereby certify that we have examined the annexed and foregoing PLAT OF LENHARDT SQUARE SUBDIVISION, THIRD FILING 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 COUNTY TREASURER

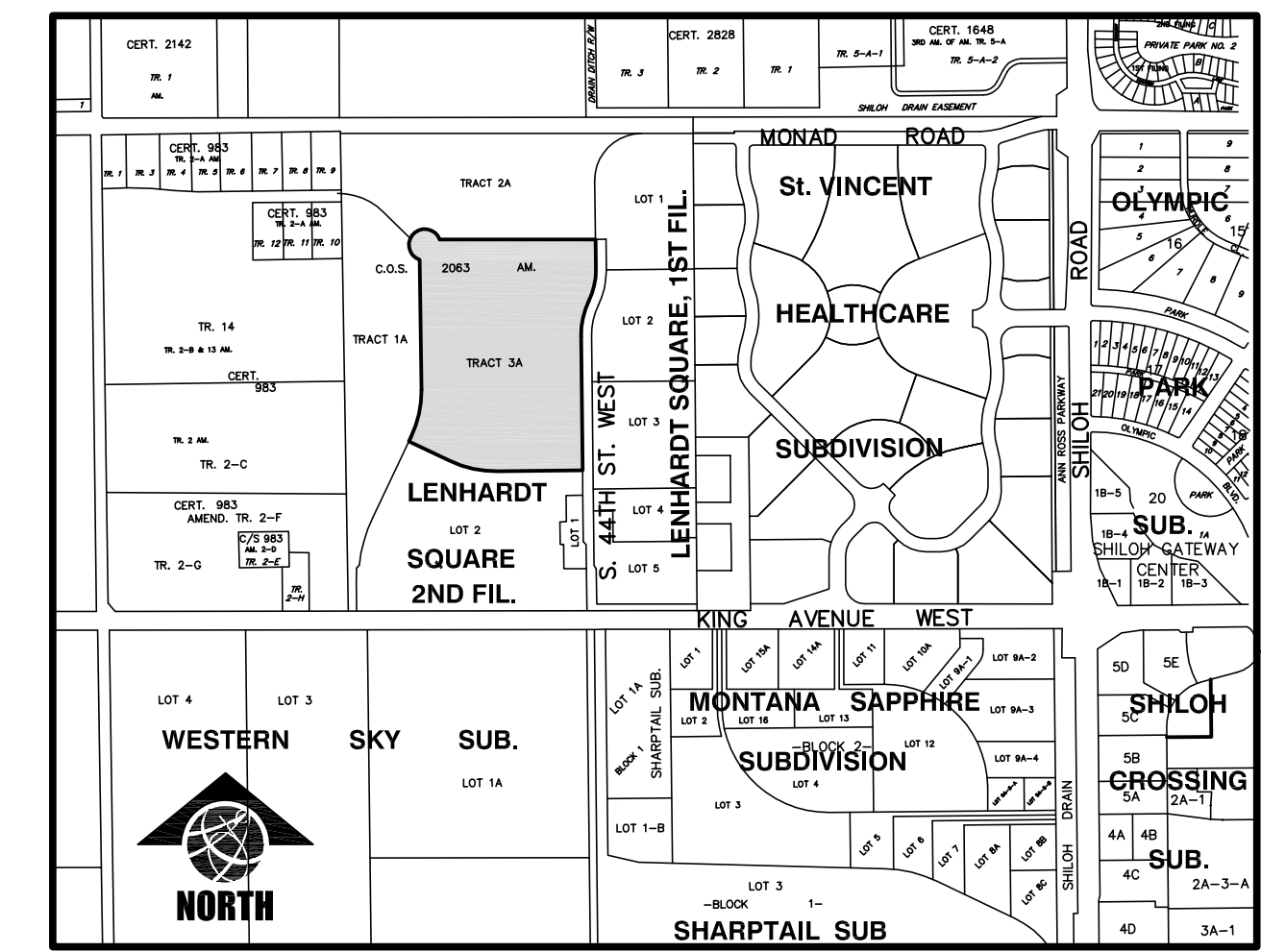
I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b) / 76-3-207(3), M.C.A.

Date: \_\_\_\_\_

Yellowstone County Treasurer

By: \_\_\_\_\_ Deputy

RESERVED FOR CLERK AND RECORDER



VICINITY MAP  
NOT TO SCALE

### CERTIFICATE OF DEDICATION

STATE OF MONTANA )  
County of Yellowstone )

KNOW ALL MEN BY THESE PRESENTS: That STOCK LAND PROPERTIES, INC., a Montana corporation, the undersigned 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 SE1/4 and SW1/4 of Section 10, T. 1 S., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Tract 3A of Certificate of Survey No. 2063 Amended, as recorded in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3460596.

Pursuant to the City of Billings Subdivision Regulations and the Lenhardt Square Master Plan Agreement, there is no park requirement for this 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. The undersigned also grants unto the Public perpetual easements for Parks and Bikeways across the areas designated on the plat for those uses. Said tract to be known and designated as LENHARDT SQUARE SUBDIVISION, THIRD FILING, and the lands included in all streets and avenues as shown on the annexed plat are hereby granted and donated to the ownership and use of the public forever.

STOCK LAND PROPERTIES, INC., a Montana corporation

By: \_\_\_\_\_ Title: \_\_\_\_\_

STATE OF MONTANA )  
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 STOCK LAND PROPERTIES, INC., and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana

### CERTIFICATE OF SURVEYOR

STATE OF MONTANA )  
County of Yellowstone )

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of February, 2015, a survey was performed under his supervision of a tract of land to be known as LENHARDT SQUARE SUBDIVISION, THIRD FILING, 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 25.186 acres and the net area is 21.146 acres.

SANDERSON STEWART

By: \_\_\_\_\_

Montana License No. \_\_\_\_\_

Date: \_\_\_\_\_

### CERTIFICATE OF CITY ATTORNEY

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

Date: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

### SUBDIVISION IMPROVEMENT AGREEMENT

Document No. \_\_\_\_\_

### DECLARATION

Document No. \_\_\_\_\_

### CONSENT TO PLATTING

Document No. \_\_\_\_\_

**Regular City Council Meeting**

**Meeting Date:** 08/24/2015

**TITLE:** Payment of Claims July 27, 2015

**PRESENTED BY:** Patrick M. Weber, Finance Director

**Department:** City Hall Administration

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**PROBLEM/ISSUE STATEMENT**

Claims in the amount of \$4,849,771.68 have been audited and are presented for City Council payment approval. A complete listing of the claims dated July 27, 2015, 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**

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**Attachments**

council memo 7-27-15

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Check Date	Check	Name	Amount	Account	Item Desc
07/27/2015	786341	American Title & Escrow	\$963.05	2660-67730-409200	FORECLOSURE-ESTABLISH REHAB
07/27/2015	786341	American Title & Escrow	\$19,559.70	2900-66980-407275	FORECLOSURE-ESTABLISH REHAB
07/27/2015	786341	American Title & Escrow	\$55,602.25	2910-66980-407275	FORECLOSURE-ESTABLISH REHAB
07/27/2015	786346	Berkley Equipment	\$3,162.00	5410-31220-403660	Compactor repair
07/27/2015	786353	Business Tax Section	\$417.82	2050-31310-409310	WO 15-04 2015 ADA Ramps
07/27/2015	786353	Business Tax Section	\$235.61	8450-31860-409310	WO 15-04 2015 ADA Ramps
07/27/2015	786353	Business Tax Section	\$5,035.51	5130-85910-409340	WO 15-01 2015 Sewer Sch 2 Replacement
07/27/2015	786353	Business Tax Section	\$4,956.61	5030-75910-409340	WO 15-01 2015 Water Sch 3 - 17th St West
07/27/2015	786353	Business Tax Section	\$1,518.62	5030-74910-409390	WO 14-09 Briarwood Reservoir Expansion
07/27/2015	786353	Business Tax Section	\$156.38	5130-85910-409340	WO 14-15 Bench Blvd North Sanitary Sewer Ext.
07/27/2015	786353	Business Tax Section	\$353.92	4050-00000-201100	Invoice #15128-6. Retainage Release AIP-47
07/27/2015	786353	Business Tax Section	\$1,660.12	5030-75910-409340	WO 14-13 Elysian Area Water & Sewer
07/27/2015	786353	Business Tax Section	\$7,357.07	5130-85910-409340	WO 14-13 Elysian Area Water & Sewer
07/27/2015	786357	Champion Disc Inc	\$6,695.00	0100-51120-409370	Disc golf baskets and anchor sleeves.
07/27/2015	786361	Cop Construction Co	\$490,704.39	5030-75910-409340	WO 15-01 2015 Water Sch 3 - 17th St West
07/27/2015	786361	Cop Construction Co	\$498,515.51	5130-85910-409340	WO 15-01 2015 Sewer Sch 2 Replacement
07/27/2015	786363	Cove Irrigation Ditch Company	\$2,500.00	8400-31840-403660	WO 15-03 2015 Street Maintenance - Chip Seal
07/27/2015	786365	Crescent Electric	\$2,668.01	5610-71120-402450	Invoice #054-104035-00, Ramp Lights, Shop
07/27/2015	786369	DataProse LLC	\$8,127.98	5020-73110-403110	Monthly Statement mailing
07/27/2015	786369	DataProse LLC	\$2,642.12	5020-73110-403111	Monthly Statement mailing
07/27/2015	786369	DataProse LLC	\$5,418.66	5120-83110-403110	Monthly Statement mailing
07/27/2015	786369	DataProse LLC	\$1,761.42	5120-83110-403111	Monthly Statement mailing
07/27/2015	786370	Dixie Petro-Chem	\$774.00	5020-00000-141000	WATER PARTS AND SUPPLIES PO NUM
07/27/2015	786370	Dixie Petro-Chem	\$3,092.00	5020-00000-141000	WATER PARTS AND SUPPLIES PO NUM
07/27/2015	786371	DOWL	\$774.89	2100-51510-409390	WO 13-21 Swords Park Trail - Materials Testing
07/27/2015	786371	DOWL	\$120.11	2360-43700-409370	WO 13-21 Swords Park Trail - Materials Testing
07/27/2015	786371	DOWL	\$477.97	2050-31310-409310	WO 15-04 2015 ADA Ramps - Materials Testing
07/27/2015	786371	DOWL	\$269.53	8450-31860-409310	WO 15-04 2015 ADA Ramps - Materials Testing
07/27/2015	786371	DOWL	\$372.00	8400-31840-409310	WO 15-06 Poly Drive 32nd St West to 38th St
07/27/2015	786371	DOWL	\$1,112.50	8450-31860-409310	WO 15-06 Poly Drive 32nd St West to 38th St
07/27/2015	786371	DOWL	\$58.00	5130-85910-409340	WO 15-06 Poly Drive 32nd St West to 38th St
07/27/2015	786372	Dowl Hkm	\$54,880.57	8400-31840-409310	WO 15-06 Poly Drive - 32nd St West to 38th St
07/27/2015	786372	Dowl Hkm	\$10,598.62	2100-51510-409390	WO 13-21 Swords Park Trail Outlet
07/27/2015	786372	Dowl Hkm	\$1,822.80	2360-43700-409370	WO 13-21 Swords Park Trail Outlet
07/27/2015	786372	Dowl Hkm	\$67,775.23	5030-75910-409340	WO 15-01 2015 Water Replacement Project-Sch1
07/27/2015	786374	Ebms	\$1,615.00	6270-17520-403511	August 2015 Breakdown
07/27/2015	786374	Ebms	\$23,837.50	6270-17520-403512	August 2015 Breakdown
07/27/2015	786374	Ebms	\$45,463.95	6270-17520-403515	August 2015 Breakdown
07/27/2015	786374	Ebms	\$724.50	6270-17520-403517	August 2015 Breakdown
07/27/2015	786374	Ebms	\$3,325.00	6270-17520-405161	August 2015 Breakdown
07/27/2015	786378	Endress & Hauser Inc	\$8,927.26	5020-74000-402360	3 -ultrasonic level control transmitters and sensors
07/27/2015	786378	Endress & Hauser Inc	\$72.74	5020-74000-402360	Freight Charges
07/27/2015	786385	First Montana Title Co	\$10,000.00	2840-65810-407277	FTHB Adam Daviau 4223 Jansma
07/27/2015	786387	Flathead County Sheriff's Office	\$18,754.49	2520-21490-407860	Reimbursement of ICAC Donation Costs.
07/27/2015	786388	Gallagher Benefit Services Inc	\$26,950.00	6270-17520-403560	July - December 2015 Consulting
07/27/2015	786396	HDR, Inc.	\$7,496.03	5410-31220-409250	WO 15-38 Solid Waste CNG Short-Term Fueling
07/27/2015	786396	HDR, Inc.	\$8,864.57	8400-31840-403590	MS4 General Permit
07/27/2015	786396	HDR, Inc.	\$16,150.26	8450-31860-409310	WO 09-15 GRAND AVE/ZIMMER MAN TRAIL
07/27/2015	786396	HDR, Inc.	\$192,847.88	5130-84910-409390	WO 14-11 WWTP Nutrient Upgrade Expansion &
07/27/2015	786396	HDR, Inc.	\$4,765.38	5120-82110-403540	WO 12-13 IWPI Reuse and Reclamation Study
07/27/2015	786396	HDR, Inc.	\$2,891.56	5020-72110-403540	WO 12-13 IWPI Reuse and Reclamation Study
07/27/2015	786396	HDR, Inc.	\$1,412.19	8400-31840-403590	WO 12-13 IWPI Reuse and Reclamation Study
07/27/2015	786398	High Point Networks LLC	\$527.52	6200-19110-405370	Juniper SRX210HE 2 SRX Gateway 210
07/27/2015	786398	High Point Networks LLC	\$2,157.60	6200-19110-405370	Juniper EX2200-48P-4G 48 port
07/27/2015	786398	High Point Networks LLC	\$72.00	6200-19110-405370	SVC-COR-SRX210 Juniper Care Core Support
07/27/2015	786398	High Point Networks LLC	\$68.40	6200-19110-405370	SVC-COR-EX2200-48P Juniper Care Core
07/27/2015	786398	High Point Networks LLC	\$600.00	6200-19110-405370	Professional Services (4)
07/27/2015	786398	High Point Networks LLC	\$4,222.08	6060-19310-403450	(4) SRX220H2 SRX 220 with 8 x GE ports
07/27/2015	786398	High Point Networks LLC	\$288.00	6060-19310-403450	(4) SRX220-RMK SRX220 Rack Mount
07/27/2015	786398	High Point Networks LLC	\$12,945.60	6060-19310-403450	(6) EX2200-48-4G EX220 48 port
07/27/2015	786398	High Point Networks LLC	\$7,473.60	6060-19310-403450	(6) EX2200-24P-4G EX2200 24 port
07/27/2015	786398	High Point Networks LLC	\$144.00	6060-19310-403450	(1) SRX220-PWR-200W-US Power Supply
07/27/2015	786398	High Point Networks LLC	\$400.00	6060-19310-403450	(5) SFP-GE-S 1000BASE-SX SFP DOM
07/27/2015	786398	High Point Networks LLC	\$694.80	6060-19310-403450	(4) SVC-ND-SRX220 Juniper Care Support for
07/27/2015	786398	High Point Networks LLC	\$1,258.20	6060-19310-403450	(6) SVC-ND-EX2200-48P Juniper Care Support
07/27/2015	786398	High Point Networks LLC	\$750.60	6060-19310-403450	(6) SVC-ND-EX2200-24P Juniper Care Support
07/27/2015	786398	High Point Networks LLC	\$99.00	6060-19310-403450	(1) SVC-SWA-JS-PLATFRM Juniper Care Software Advantage for JS-PLATFORM
07/27/2015	786401	I-State Truck, Inc.	\$1,864.10	5710-71440-402320	AUTO & TRUCK MAINT. ITEMS
07/27/2015	786401	I-State Truck, Inc.	\$154,635.00	2110-31320-409420	2015 aerial truck approved budget item fy 14/15
07/27/2015	786401	I-State Truck, Inc.	\$1,896.00	2110-31320-409420	5yr engine/transmission warranty
07/27/2015	786401	I-State Truck, Inc.	\$921.03	6300-17530-407310	SW Truck 0155 parts. #2015-084
07/27/2015	786401	I-State Truck, Inc.	\$300.50	5410-31220-402320	C251182950.01
07/27/2015	786401	I-State Truck, Inc.	\$99.14	1500-22310-402320	C251183348.01
07/27/2015	786402	Iaff	\$4,514.33	9000-00000-209920	Payroll Summary

Check Date	Check	Name	Amount	Account	Item Desc
07/27/2015	786403	Intermountain Traffic, LLC	\$36,340.00	2110-31320-402430	Controller, P44 Cabinet and all accessories per
07/27/2015	786403	Intermountain Traffic, LLC	\$21,844.80	2110-31320-402430	Aldis gridsmart system including camera, cable,
07/27/2015	786403	Intermountain Traffic, LLC	\$4,500.00	2110-31320-402430	Controller, P44 Cabinet and all accessories per
07/27/2015	786405	Interstate Power Systems, Inc.	\$4,224.87	5710-71440-402320	AUTO & TRUCK MAINTENANCE
07/27/2015	786407	J & J Concrete Inc.	\$41,364.37	2050-31310-409310	WO 15-04 2015 ADA Ramps
07/27/2015	786407	J & J Concrete Inc.	\$23,325.78	8450-31860-409310	WO 15-04 2015 ADA Ramps
07/27/2015	786411	Knife River (JTL Group Inc.)	\$4,044.30	2110-31320-404710	asphalt
07/27/2015	786411	Knife River (JTL Group Inc.)	\$146.52	2110-31320-404710	asphalt
07/27/2015	786411	Knife River (JTL Group Inc.)	\$675.27	2110-31320-404710	asphalt
07/27/2015	786411	Knife River (JTL Group Inc.)	\$860.10	2110-31320-404710	asphalt
07/27/2015	786426	Montana CSED	\$4,354.79	9000-00000-209926	Payroll Summary
07/27/2015	786427	Montana Dakota Utilities Co	\$29.37	5120-85000-403440	Lift Station #2 2750 Bitterroot
07/27/2015	786427	Montana Dakota Utilities Co	\$15.18	0100-51120-403410	5014731000 2
07/27/2015	786427	Montana Dakota Utilities Co	\$56.13	1500-22210-403440	6686701000 2
07/27/2015	786427	Montana Dakota Utilities Co	\$311.47	1500-21710-403440	1692331000 3
07/27/2015	786427	Montana Dakota Utilities Co	\$70.95	5610-71130-403440	2855801000 6
07/27/2015	786427	Montana Dakota Utilities Co	\$1,055.59	5120-84000-403440	2937801000 2
07/27/2015	786427	Montana Dakota Utilities Co	\$2,111.18	5120-84000-403440	2937801000 2
07/27/2015	786427	Montana Dakota Utilities Co	\$1,055.59	5120-84000-403440	2937801000 2
07/27/2015	786427	Montana Dakota Utilities Co	\$14.26	1500-21150-403410	51411704789
07/27/2015	786427	Montana Dakota Utilities Co	\$8.05	5020-74000-403440	3735801000 9
07/27/2015	786427	Montana Dakota Utilities Co	\$8.04	5020-74000-403440	3735801000 9
07/27/2015	786427	Montana Dakota Utilities Co	\$14.26	1500-21150-403410	06290794947
07/27/2015	786427	Montana Dakota Utilities Co	\$34.92	0100-51270-403440	4377801000 9
07/27/2015	786427	Montana Dakota Utilities Co	\$23.55	6600-31100-403440	5953731000 1
07/27/2015	786427	Montana Dakota Utilities Co	\$35.33	6700-31410-403440	5953731000 1
07/27/2015	786427	Montana Dakota Utilities Co	\$1,037.82	5610-71120-403440	5955801000 1
07/27/2015	786427	Montana Dakota Utilities Co	\$30.06	5120-85000-403440	5967331000 5
07/27/2015	786427	Montana Dakota Utilities Co	\$70.95	5610-71170-403440	7065801000 7
07/27/2015	786427	Montana Dakota Utilities Co	\$14.26	5210-15920-403440	7173531000 6
07/27/2015	786427	Montana Dakota Utilities Co	\$14.26	5610-71170-403440	8065801000 6
07/27/2015	786427	Montana Dakota Utilities Co	\$48.57	1500-22210-403440	8858801000 4
07/27/2015	786427	Montana Dakota Utilities Co	\$139.03	6500-15670-403440	9297801000 4
07/27/2015	786427	Montana Dakota Utilities Co	\$32.15	5120-85000-403440	9550431000 4
07/27/2015	786427	Montana Dakota Utilities Co	\$135.40	5710-71430-403440	9628801000 0
07/27/2015	786427	Montana Dakota Utilities Co	\$15.77	5020-74000-403440	5413801000 1
07/27/2015	786427	Montana Dakota Utilities Co	\$40.02	5020-74000-403440	9215801000 6
07/27/2015	786427	Montana Dakota Utilities Co	\$28.52	5610-71130-403440	06882310003 / 31454601
07/27/2015	786427	Montana Dakota Utilities Co	\$14.26	5210-15950-403440	79915212090
07/27/2015	786428	Montana Department Of Environmental Quality	\$31,070.30	5410-31230-407635	1st quarter solid waste compliance fee
07/27/2015	786429	Montana Dept Of Justice Cjin	\$6,546.98	2250-22320-403590	CJIN: 2016/TRANSACTION FEES, MONTHLY
07/27/2015	786434	Montana Municipal Interlocal Authority	\$927,806.00	6300-17530-407311	Liability Risk Retention Program for Billings
07/27/2015	786436	Montana Peterbilt LLC	\$250.91	5410-31220-402320	H-251770030
07/27/2015	786436	Montana Peterbilt LLC	\$288.83	5410-31220-402320	H-251880042
07/27/2015	786436	Montana Peterbilt LLC	\$250.91	6300-17530-407310	Inv. H-251770030
07/27/2015	786436	Montana Peterbilt LLC	\$2,417.15	6300-17530-407310	Inv. H-251800021
07/27/2015	786436	Montana Peterbilt LLC	\$273.21	6300-17530-407310	Inv. H-251810009
07/27/2015	786436	Montana Peterbilt LLC	-\$475.00	6300-17530-407310	H-251820038
07/27/2015	786436	Montana Peterbilt LLC	-\$60.00	6300-17530-407310	H-251820040
07/27/2015	786436	Montana Peterbilt LLC	\$288.83	6300-17530-407310	H-251880042
07/27/2015	786437	Montana State Fireman's Assoc	\$3,366.94	9000-00000-209924	Payroll Summary
07/27/2015	786438	Morrison Maierle Inc	\$96,980.42	5130-85910-409340	WO 15-01 Sch 2 2015 Sewer Main Replacement
07/27/2015	786443	MT Waterworks	\$308.35	5030-75910-409340	REROUNDING TOOL,SOFT COPPER TUBE
07/27/2015	786443	MT Waterworks	\$3,662.55	5020-00000-141000	SYSTEMS PO NUM 298367
07/27/2015	786449	NorthWestern Energy	\$10,370.63	2110-31320-403410	Signal Bills
07/27/2015	786449	NorthWestern Energy	\$501.58	8100-31830-403410	SILMD 008 ACCT# 0712544-6
07/27/2015	786449	NorthWestern Energy	\$512.02	8100-31830-403410	SILMD 009 ACCT# 0712545-3
07/27/2015	786449	NorthWestern Energy	\$1,413.18	8100-31830-403410	SILMD 010 ACCT# 0712546-1
07/27/2015	786449	NorthWestern Energy	\$4,299.59	8100-31830-403410	SILMD 013 ACCT# 0721276-4
07/27/2015	786449	NorthWestern Energy	\$2,140.98	8100-31830-403410	SILMD 014 ACCT# 0721277-2
07/27/2015	786449	NorthWestern Energy	\$1,221.27	8100-31830-403410	SILMD 017 ACCT# 0712553-7
07/27/2015	786449	NorthWestern Energy	\$92.74	8100-31830-403410	SILMD 018 ACCT# 0712554-5
07/27/2015	786449	NorthWestern Energy	\$477.96	8100-31830-403410	SILMD 095 ACCT# 0712556-0
07/27/2015	786449	NorthWestern Energy	\$13,380.74	8100-31830-403410	SILMD 097 ACCT# 0712557-8
07/27/2015	786449	NorthWestern Energy	\$1,649.69	8100-31830-403410	SILMD 099 ACCT# 0712558-6
07/27/2015	786449	NorthWestern Energy	\$2,686.71	8100-31830-403410	SILMD 100 ACCT# 0712559-4
07/27/2015	786449	NorthWestern Energy	\$1,717.53	8100-31830-403410	SILMD 107 ACCT# 0712560-2
07/27/2015	786449	NorthWestern Energy	\$4,307.46	8100-31830-403410	SILMD 109 ACCT# 0712561-0
07/27/2015	786449	NorthWestern Energy	\$190.50	8100-31830-403410	SILMD 113 ACCT# 0712562-8
07/27/2015	786449	NorthWestern Energy	\$926.93	8100-31830-403410	SILMD 114 ACCT# 0712563-6
07/27/2015	786449	NorthWestern Energy	\$218.10	8100-31830-403410	SILMD 115 ACCT# 0712564-4
07/27/2015	786449	NorthWestern Energy	\$572.51	8100-31830-403410	SILMD 116 ACCT# 0712565-1
07/27/2015	786449	NorthWestern Energy	\$3,167.98	8100-31830-403410	SILMD 117 ACCT# 0712566-9
07/27/2015	786449	NorthWestern Energy	\$232.79	8100-31830-403410	SILMD 118 ACCT# 0712567-7
07/27/2015	786449	NorthWestern Energy	\$154.76	8100-31830-403410	SILMD 119 ACCT# 0712568-5
07/27/2015	786449	NorthWestern Energy	\$2,453.60	8100-31830-403410	SILMD 121 ACCT# 0712570-1
07/27/2015	786449	NorthWestern Energy	\$186.90	8100-31830-403410	SILMD 122 ACCT# 0712571-9

Check Date	Check	Name	Amount	Account	Item Desc
07/27/2015	786449	NorthWestern Energy	\$327.14	8100-31830-403410	SILMD 123 ACCT# 0712572-7
07/27/2015	786449	NorthWestern Energy	\$954.17	8100-31830-403410	SILMD 124 ACCT# 0712573-5
07/27/2015	786449	NorthWestern Energy	\$381.66	8100-31830-403410	SILMD 125 ACCT# 0712574-3
07/27/2015	786449	NorthWestern Energy	\$190.84	8100-31830-403410	SILMD 126 ACCT# 0712575-0
07/27/2015	786449	NorthWestern Energy	\$700.86	8100-31830-403410	SILMD 127 ACCT# 0712576-8
07/27/2015	786449	NorthWestern Energy	\$490.61	8100-31830-403410	SILMD 128 ACCT# 0712577-6
07/27/2015	786449	NorthWestern Energy	\$327.14	8100-31830-403410	SILMD 129 ACCT# 0712578-4
07/27/2015	786449	NorthWestern Energy	\$124.83	8100-31830-403410	SILMD 130 ACCT# 0712579-2
07/27/2015	786449	NorthWestern Energy	\$845.14	8100-31830-403410	SILMD 131 ACCT# 0712580-0
07/27/2015	786449	NorthWestern Energy	\$231.81	8100-31830-403410	SILMD 133 ACCT# 0712581-8
07/27/2015	786449	NorthWestern Energy	\$534.98	8100-31830-403410	SILMD 134 ACCT# 0712582-6
07/27/2015	786449	NorthWestern Energy	\$513.97	8100-31830-403410	SILMD 135 ACCT# 0712583-4
07/27/2015	786449	NorthWestern Energy	\$454.03	8100-31830-403410	SILMD 136 ACCT# 0712584-2
07/27/2015	786449	NorthWestern Energy	\$376.49	8100-31830-403410	SILMD 137 ACCT# 0712585-9
07/27/2015	786449	NorthWestern Energy	\$736.09	8100-31830-403410	SILMD 138 ACCT# 0712586-7
07/27/2015	786449	NorthWestern Energy	\$245.38	8100-31830-403410	SILMD 139 ACCT# 0712587-5
07/27/2015	786449	NorthWestern Energy	\$570.76	8100-31830-403410	SILMD 143 ACCT# 0712588-3
07/27/2015	786449	NorthWestern Energy	\$27.19	8100-31830-403410	SILMD 144 ACCT# 0712589-1
07/27/2015	786449	NorthWestern Energy	\$467.25	8100-31830-403410	SILMD 145 ACCT# 0712590-9
07/27/2015	786449	NorthWestern Energy	\$354.40	8100-31830-403410	SILMD 146 ACCT# 0712591-7
07/27/2015	786449	NorthWestern Energy	\$464.45	8100-31830-403410	SILMD 147 ACCT# 0712592-5
07/27/2015	786449	NorthWestern Energy	\$1,471.76	8100-31830-403410	SILMD 149 ACCT# 0712593-3
07/27/2015	786449	NorthWestern Energy	\$747.60	8100-31830-403410	SILMD 150 ACCT# 0712594-1
07/27/2015	786449	NorthWestern Energy	\$627.03	8100-31830-403410	SILMD 151 ACCT# 0712595-8
07/27/2015	786449	NorthWestern Energy	\$4,269.72	8100-31830-403410	SILMD 152 ACCT# 0712596-6
07/27/2015	786449	NorthWestern Energy	\$537.33	8100-31830-403410	SILMD 153 ACCT# 0712597-4
07/27/2015	786449	NorthWestern Energy	\$1,214.86	8100-31830-403410	SILMD 154 ACCT# 0712598-2
07/27/2015	786449	NorthWestern Energy	\$490.71	8100-31830-403410	SILMD 155 ACCT# 0712599-0
07/27/2015	786449	NorthWestern Energy	\$911.13	8100-31830-403410	SILMD 157 ACCT# 0712600-6
07/27/2015	786449	NorthWestern Energy	\$790.61	8100-31830-403410	SILMD 158 ACCT# 0712601-4
07/27/2015	786449	NorthWestern Energy	\$1,099.42	8100-31830-403410	SILMD 159 ACCT# 0712602-2
07/27/2015	786449	NorthWestern Energy	\$708.82	8100-31830-403410	SILMD 160 ACCT# 0712603-0
07/27/2015	786449	NorthWestern Energy	\$1,051.30	8100-31830-403410	SILMD 161 ACCT# 0712604-8
07/27/2015	786449	NorthWestern Energy	\$61.69	8100-31830-403410	SILMD 162 ACCT# 0712605-5
07/27/2015	786449	NorthWestern Energy	\$697.04	8100-31830-403410	SILMD 163 ACCT# 0712606-3
07/27/2015	786449	NorthWestern Energy	\$373.79	8100-31830-403410	SILMD 164 ACCT# 0712607-1
07/27/2015	786449	NorthWestern Energy	\$872.40	8100-31830-403410	SILMD 165 ACCT# 0712608-9
07/27/2015	786449	NorthWestern Energy	\$233.63	8100-31830-403410	SILMD 167 ACCT# 0712609-7
07/27/2015	786449	NorthWestern Energy	\$560.69	8100-31830-403410	SILMD 171 ACCT# 0712610-5
07/27/2015	786449	NorthWestern Energy	\$534.96	8100-31830-403410	SILMD 172 ACCT# 0712611-3
07/27/2015	786449	NorthWestern Energy	\$1,168.12	8100-31830-403410	SILMD 173 ACCT# 0712612-1
07/27/2015	786449	NorthWestern Energy	\$981.22	8100-31830-403410	SILMD 174 ACCT# 0712613-9
07/27/2015	786449	NorthWestern Energy	\$327.06	8100-31830-403410	SILMD 175 ACCT# 0712614-7
07/27/2015	786449	NorthWestern Energy	\$44.06	8100-31830-403410	SILMD 176 ACCT# 0712615-4
07/27/2015	786449	NorthWestern Energy	\$256.99	8100-31830-403410	SILMD 178 ACCT# 0712616-2
07/27/2015	786449	NorthWestern Energy	\$513.97	8100-31830-403410	SILMD 179 ACCT# 0712617-0
07/27/2015	786449	NorthWestern Energy	\$350.43	8100-31830-403410	SILMD 180 ACCT# 0712618-8
07/27/2015	786449	NorthWestern Energy	\$1,663.01	8100-31830-403410	SILMD 181 ACCT# 0712619-6
07/27/2015	786449	NorthWestern Energy	\$584.06	8100-31830-403410	SILMD 182 ACCT# 0712620-4
07/27/2015	786449	NorthWestern Energy	\$1,168.11	8100-31830-403410	SILMD 183 ACCT# 0712621-2
07/27/2015	786449	NorthWestern Energy	\$373.79	8100-31830-403410	SILMD 184 ACCT# 0712622-0
07/27/2015	786449	NorthWestern Energy	\$140.18	8100-31830-403410	SILMD 185 ACCT# 0712623-8
07/27/2015	786449	NorthWestern Energy	\$652.03	8100-31830-403410	SILMD 186 ACCT# 0712624-6
07/27/2015	786449	NorthWestern Energy	\$233.63	8100-31830-403410	SILMD 187 ACCT# 0712625-3
07/27/2015	786449	NorthWestern Energy	\$280.34	8100-31830-403410	SILMD 188 ACCT# 0712626-1
07/27/2015	786449	NorthWestern Energy	\$233.63	8100-31830-403410	SILMD 189 ACCT# 0712627-9
07/27/2015	786449	NorthWestern Energy	\$1,214.86	8100-31830-403410	SILMD 190 ACCT# 0712628-7
07/27/2015	786449	NorthWestern Energy	\$417.45	8100-31830-403410	SILMD 191 ACCT# 0712629-5
07/27/2015	786449	NorthWestern Energy	\$303.70	8100-31830-403410	SILMD 192 ACCT# 0712630-3
07/27/2015	786449	NorthWestern Energy	\$747.60	8100-31830-403410	SILMD 193 ACCT# 0712631-1
07/27/2015	786449	NorthWestern Energy	\$269.83	8100-31830-403410	SILMD 194 ACCT# 0712632-9
07/27/2015	786449	NorthWestern Energy	\$224.85	8100-31830-403410	SILMD 195 ACCT# 0712633-7
07/27/2015	786449	NorthWestern Energy	\$72.03	8100-31830-403410	SILMD 196 ACCT# 0712634-5
07/27/2015	786449	NorthWestern Energy	\$72.03	8100-31830-403410	SILMD 197 ACCT# 0712635-2
07/27/2015	786449	NorthWestern Energy	\$116.81	8100-31830-403410	SILMD 198 ACCT# 0712636-0
07/27/2015	786449	NorthWestern Energy	\$76.83	8100-31830-403410	SILMD 200 ACCT# 0712637-8
07/27/2015	786449	NorthWestern Energy	\$490.61	8100-31830-403410	SILMD 201 ACCT# 0712638-6
07/27/2015	786449	NorthWestern Energy	\$830.69	8100-31830-403410	SILMD 202 INV# 0712639-4
07/27/2015	786449	NorthWestern Energy	\$19.22	8100-31830-403410	SILMD 203 ACCT# 0712640-2
07/27/2015	786449	NorthWestern Energy	\$368.17	8100-31830-403410	SILMD 204 ACCT# 0712641-0
07/27/2015	786449	NorthWestern Energy	\$35.26	8100-31830-403410	SILMD 205 ACCT# 0712642-8
07/27/2015	786449	NorthWestern Energy	\$327.06	8100-31830-403410	SILMD 206 ACCT# 0712643-6
07/27/2015	786449	NorthWestern Energy	\$373.79	8100-31830-403410	SILMD 207 ACCT# 0712644-4
07/27/2015	786449	NorthWestern Energy	\$243.08	8100-31830-403410	SILMD 208 ACCT# 0712645-1
07/27/2015	786449	NorthWestern Energy	\$537.33	8100-31830-403410	SILMD 209 ACCT# 0712646-9
07/27/2015	786449	NorthWestern Energy	\$86.43	8100-31830-403410	SILMD 210 ACCT# 0712647-7
07/27/2015	786449	NorthWestern Energy	\$48.03	8100-31830-403410	SILMD 211 ACCT# 0712648-5

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07/27/2015	786449	NorthWestern Energy	\$48.03	8100-31830-403410	SILMD 212 ACCT# 0712649-3
07/27/2015	786449	NorthWestern Energy	\$28.82	8100-31830-403410	SILMD 213 ACCT# 0712650-1
07/27/2015	786449	NorthWestern Energy	\$472.97	8100-31830-403410	SILMD 214 ACCT# 0712651-9
07/27/2015	786449	NorthWestern Energy	\$140.18	8100-31830-403410	SILMD 216 ACCT# 0712652-7
07/27/2015	786449	NorthWestern Energy	\$401.23	8100-31830-403410	SILMD 217 ACCT# 0712653-5
07/27/2015	786449	NorthWestern Energy	\$184.89	8100-31830-403410	SILMD 220 ACCT# 0712654-3
07/27/2015	786449	NorthWestern Energy	\$8.82	8100-31830-403410	SILMD 221 ACCT# 0712655-0
07/27/2015	786449	NorthWestern Energy	\$76.04	8100-31830-403410	SILMD 222 ACCT# 0712656-8
07/27/2015	786449	NorthWestern Energy	\$115.25	8100-31830-403410	SILMD 223 ACCT# 0712657-6
07/27/2015	786449	NorthWestern Energy	\$1,855.01	8100-31830-403410	SILMD 224 ACCT# 0712658-4
07/27/2015	786449	NorthWestern Energy	\$357.28	8100-31830-403410	SILMD 225 ACCT# 0712659-2
07/27/2015	786449	NorthWestern Energy	\$310.04	8100-31830-403410	SILMD 226 ACCT# 0712660-0
07/27/2015	786449	NorthWestern Energy	\$627.14	8100-31830-403410	SILMD 227 ACCT# 0712661-8
07/27/2015	786449	NorthWestern Energy	\$790.61	8100-31830-403410	SILMD 228 ACCT# 0712662-6
07/27/2015	786449	NorthWestern Energy	\$408.93	8100-31830-403410	SILMD 229 ACCT# 0712663-4
07/27/2015	786449	NorthWestern Energy	\$954.20	8100-31830-403410	SILMD 230 ACCT# 0712664-2
07/27/2015	786449	NorthWestern Energy	\$572.51	8100-31830-403410	SILMD 231 ACCT# 0712665-9
07/27/2015	786449	NorthWestern Energy	\$2,480.88	8100-31830-403410	SILMD 232 ACCT# 0712666-7
07/27/2015	786449	NorthWestern Energy	\$840.89	8100-31830-403410	SILMD 233 ACCT# 0712667-5
07/27/2015	786449	NorthWestern Energy	\$496.64	8100-31830-403410	SILMD 234 ACCT# 0712668-3
07/27/2015	786449	NorthWestern Energy	\$530.36	8100-31830-403410	SILMD 235 ACCT# 0712669-1
07/27/2015	786449	NorthWestern Energy	\$168.63	8100-31830-403410	SILMD 236 ACCT# 0712670-9
07/27/2015	786449	NorthWestern Energy	\$397.15	8100-31830-403410	SILMD 237 ACCT# 0712671-7
07/27/2015	786449	NorthWestern Energy	\$14.96	8100-31830-403410	SILMD 238 ACCT# 0712672-5
07/27/2015	786449	NorthWestern Energy	\$93.46	8100-31830-403410	SILMD 239 ACCT# 0712673-3
07/27/2015	786449	NorthWestern Energy	\$404.72	8100-31830-403410	SILMD 240 ACCT# 0712674-1
07/27/2015	786449	NorthWestern Energy	\$618.50	8100-31830-403410	SILMD 241 ACCT# 0712675-8
07/27/2015	786449	NorthWestern Energy	\$81.80	8100-31830-403410	SILMD 242 ACCT# 0712676-6
07/27/2015	786449	NorthWestern Energy	\$109.06	8100-31830-403410	SILMD 244 ACCT# 0712677-4
07/27/2015	786449	NorthWestern Energy	\$86.76	8100-31830-403410	SILMD 245 ACCT# 0712678-2
07/27/2015	786449	NorthWestern Energy	\$327.14	8100-31830-403410	SILMD 246 ACCT# 0712679-0
07/27/2015	786449	NorthWestern Energy	\$1,168.52	8100-31830-403410	SILMD 247 ACCT# 0712680-8
07/27/2015	786449	NorthWestern Energy	\$2,472.52	8100-31830-403410	SILMD 248 ACCT# 0712681-6
07/27/2015	786449	NorthWestern Energy	\$2,698.98	8100-31830-403410	SILMD 249 ACCT# 0718734-7
07/27/2015	786449	NorthWestern Energy	\$187.41	8100-31830-403410	SILMD 250 ACCT# 0719001-0
07/27/2015	786449	NorthWestern Energy	\$3,883.45	8100-31830-403410	SILMD 251 ACCT# 0718801-4
07/27/2015	786449	NorthWestern Energy	\$545.25	8100-31830-403410	SILMD 252 ACCT# 0719162-0
07/27/2015	786449	NorthWestern Energy	\$1,927.16	8100-31830-403410	SILMD 253 ACCT# 0719644-7
07/27/2015	786449	NorthWestern Energy	\$152.05	8100-31830-403410	SILMD 254 ACCT# 0719763-5
07/27/2015	786449	NorthWestern Energy	\$147.07	8100-31830-403410	SILMD 255 ACCT# 0720813-5
07/27/2015	786449	NorthWestern Energy	\$888.42	8100-31830-403410	SILMD 257 ACCT# 0720360-7
07/27/2015	786449	NorthWestern Energy	\$2,585.94	8100-31830-403410	SILMD 258 ACCT# 0720606-3
07/27/2015	786449	NorthWestern Energy	\$19.06	8100-31830-403410	SILMD 259 ACCT# 1301786-8
07/27/2015	786449	NorthWestern Energy	\$1,319.11	8100-31830-403410	SILMD 259 ACCT# 0720810-1
07/27/2015	786449	NorthWestern Energy	\$490.71	8100-31830-403410	SILMD 261 ACCT# 0720705-3
07/27/2015	786449	NorthWestern Energy	\$3,102.79	8100-31830-403410	SILMD 262 ACCT# 0720937-2
07/27/2015	786449	NorthWestern Energy	\$948.23	8100-31830-403410	SILMD 263 ACCT# 0720716-0
07/27/2015	786449	NorthWestern Energy	\$165.88	8100-31830-403410	SILMD 264 ACCT# 0721427-3
07/27/2015	786449	NorthWestern Energy	\$343.31	8100-31830-403410	SILMD 265 ACCT# 0721556-9
07/27/2015	786449	NorthWestern Energy	\$31.09	8100-31830-403410	SILMD 266 ACCT# 0721684-9
07/27/2015	786449	NorthWestern Energy	\$78.69	8100-31830-403410	SILMD 269 ACCT# 0833098-7
07/27/2015	786449	NorthWestern Energy	\$442.46	8100-31830-403410	SILMD 270 ACCT# 0906944-4
07/27/2015	786449	NorthWestern Energy	\$993.19	8100-31830-403410	SILMD 271 ACCT# 0995095-7
07/27/2015	786449	NorthWestern Energy	\$2,760.46	8100-31830-403410	SILMD 272 ACCT# 0905005-5
07/27/2015	786449	NorthWestern Energy	\$198.28	8100-31830-403410	SILMD 273 ACCT# 0926386-4
07/27/2015	786449	NorthWestern Energy	\$67.46	8100-31830-403410	SILMD 274 ACCT# 0907926-0
07/27/2015	786449	NorthWestern Energy	\$486.78	8100-31830-403410	SILMD 276 ACCT# 0961926-3
07/27/2015	786449	NorthWestern Energy	\$809.45	8100-31830-403410	SILMD 277 ACCT# 1058710-3
07/27/2015	786449	NorthWestern Energy	\$213.60	8100-31830-403410	SILMD 278 ACCT# 1087619-1
07/27/2015	786449	NorthWestern Energy	\$60.89	8100-31830-403410	SILMD 279 ACCT# 1124127-0
07/27/2015	786449	NorthWestern Energy	\$739.62	8100-31830-403410	SILMD 280 ACCT# 1045653-1
07/27/2015	786449	NorthWestern Energy	\$67.46	8100-31830-403410	SILMD 281 ACCT# 1079722-3
07/27/2015	786449	NorthWestern Energy	\$378.05	8100-31830-403410	SILMD 283 ACCT# 1172743-5
07/27/2015	786449	NorthWestern Energy	\$335.90	8100-31830-403410	SILMD 285 ACCT# 1206985-2
07/27/2015	786449	NorthWestern Energy	\$233.38	8100-31830-403410	SILMD 286 ACCT# 1296582-8
07/27/2015	786449	NorthWestern Energy	\$83.40	8100-31830-403410	SILMD 287 ACCT# 1246537-3
07/27/2015	786449	NorthWestern Energy	\$1,751.39	8100-31830-403410	SILMD 288 ACCT# 1303978-9
07/27/2015	786449	NorthWestern Energy	\$192.53	8100-31830-403410	SILMD 289 ACCT# 1685375-6
07/27/2015	786449	NorthWestern Energy	\$100.58	8100-31830-403410	SILMD 290 ACCT# 1433921-2
07/27/2015	786449	NorthWestern Energy	\$599.77	8100-31830-403410	SILMD 292 ACCT# 1481532-8
07/27/2015	786449	NorthWestern Energy	\$233.63	8100-31830-403410	SILMD 293 ACCT# 1481534-4
07/27/2015	786449	NorthWestern Energy	\$467.25	8100-31830-403410	SILMD 294 ACCT# 1481535-1
07/27/2015	786449	NorthWestern Energy	\$109.06	8100-31830-403410	SILMD 295 ACCT# 1481536-9
07/27/2015	786449	NorthWestern Energy	\$1,238.22	8100-31830-403410	SILMD 296 ACCT# 1481537-7
07/27/2015	786449	NorthWestern Energy	\$210.28	8100-31830-403410	SILMD 297 ACCT# 1481539-3
07/27/2015	786449	NorthWestern Energy	\$186.90	8100-31830-403410	SILMD 298 ACCT# 1481540-1
07/27/2015	786449	NorthWestern Energy	\$395.90	8100-31830-403410	SILMD 300 ACCT# 1662840-6

Check Date	Check	Name	Amount	Account	Item Desc
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07/27/2015	786449	NorthWestern Energy	\$610.01	8100-31830-403410	SILMD 305 ACCT# 1695873-8
07/27/2015	786449	NorthWestern Energy	\$151.48	8100-31830-403410	SILMD 306 ACCT# 1740353-6
07/27/2015	786449	NorthWestern Energy	\$2,107.70	8100-31830-403410	SILMD 307 ACCT# 2049005-8
07/27/2015	786449	NorthWestern Energy	\$518.73	8100-31830-403410	SILMD 308 ACCT# 2072459-7
07/27/2015	786449	NorthWestern Energy	\$291.71	8100-31830-403410	SILMD 309 ACCT# 2001311-6
07/27/2015	786449	NorthWestern Energy	\$273.47	8100-31830-403410	SILMD 310 ACCT# 2060519-2
07/27/2015	786449	NorthWestern Energy	\$186.60	8100-31830-403410	SILMD 311 ACCT# 3014475-2
07/27/2015	786449	NorthWestern Energy	\$101.47	8100-31830-403410	SILMD 312 ACCT# 3146127-0
07/27/2015	786449	NorthWestern Energy	\$55.51	8100-31830-403410	SILMD 320 Acct# 0712569-3
07/27/2015	786450	NorthWestern Energy	\$2,635.60	5020-74000-403410	1699 High Sierra Blvd
07/27/2015	786450	NorthWestern Energy	\$1,200.25	5020-74000-403410	Airport Rd HWY 3 Waldo
07/27/2015	786450	NorthWestern Energy	\$57,786.44	5120-84000-403410	725 US HWY 87 E
07/27/2015	786450	NorthWestern Energy	\$21.20	5610-71130-403410	1647695-4. De Icer. July 2015
07/27/2015	786450	NorthWestern Energy	\$89.07	5610-71170-403410	1264299-7. Old Hertz Car Wash. July 2015
07/27/2015	786450	NorthWestern Energy	\$7.45	5610-71170-403410	1341291-1. Old Enterprise Car Wash. July 2015
07/27/2015	786450	NorthWestern Energy	\$1,993.26	5610-71130-403410	0100483-7. Runway Lights. July 2015
07/27/2015	786450	NorthWestern Energy	\$1,811.95	5610-71130-403410	0100484-5. ARFF Facility. July 2015
07/27/2015	786450	NorthWestern Energy	\$57.34	5610-71170-403410	1138926-9. Aero Interiors. July 2015
07/27/2015	786450	NorthWestern Energy	\$37.85	5610-71170-403410	1341288-7. Old National/Alamo Car Wash. July
07/27/2015	786450	NorthWestern Energy	\$7.93	5610-71170-403410	1341289-5. Old Thrifty/Dollar Car Wash. July
07/27/2015	786450	NorthWestern Energy	\$211.35	5610-71170-403410	1341295-2. Big Sky Ground Support. July 2015
07/27/2015	786450	NorthWestern Energy	\$847.59	5610-71170-403410	1669567-8. TSA Building. July 2015
07/27/2015	786450	NorthWestern Energy	\$44.16	5610-71130-403410	3085107-5. New Employee Parking. July 2015
07/27/2015	786450	NorthWestern Energy	\$1,824.26	5610-71190-403410	1993430-6. Car Wash. July 2015
07/27/2015	786450	NorthWestern Energy	\$379.82	5610-71190-403410	2001846-1. Mud Wash. July 2015
07/27/2015	786450	NorthWestern Energy	\$278.05	5610-71190-403410	2001848-7. Detail Bay 1 Hertz. July 2015
07/27/2015	786450	NorthWestern Energy	\$263.43	5610-71190-403410	2001855-2. Detail Bay 2 National/Alamo. July
07/27/2015	786450	NorthWestern Energy	\$197.18	5610-71190-403410	2001862-8. Detail Bay 3. Enterprise. July 15
07/27/2015	786450	NorthWestern Energy	\$210.93	5610-71190-403410	2001865-1. Detail Bay 4 Avis/Budget. July 2015
07/27/2015	786450	NorthWestern Energy	\$120.77	5610-71190-403410	2001867-7. Detail Bay 5 Thrifty/Dollar. July 2015
07/27/2015	786450	NorthWestern Energy	\$11,090.56	5020-74000-403410	07222649
07/27/2015	786450	NorthWestern Energy	\$8,542.82	5020-74000-403410	07230402
07/27/2015	786450	NorthWestern Energy	\$1,145.52	6500-15660-403410	11608023
07/27/2015	786450	NorthWestern Energy	\$1,458.32	6500-15660-403410	11608049
07/27/2015	786450	NorthWestern Energy	\$3,353.07	6500-15660-403410	12693917
07/27/2015	786450	NorthWestern Energy	\$6,049.20	5020-73140-403410	2251 Belknap
07/27/2015	786450	NorthWestern Energy	\$32,262.38	5020-74000-403410	2251 Belknap
07/27/2015	786450	NorthWestern Energy	\$120,983.92	5020-74000-403410	2251 Belknap
07/27/2015	786450	NorthWestern Energy	\$2,016.40	5120-83140-403410	2251 Belknap
07/27/2015	786450	NorthWestern Energy	\$249.49	5120-85000-403410	822 Shiloh Crossing Blvd Lift
07/27/2015	786450	NorthWestern Energy	\$254.99	0100-51120-403410	07230352
07/27/2015	786450	NorthWestern Energy	\$196.24	0100-51120-403410	07230378
07/27/2015	786450	NorthWestern Energy	\$101.55	0100-51120-403410	07230485
07/27/2015	786450	NorthWestern Energy	\$141.20	0100-51120-403410	07230501
07/27/2015	786450	NorthWestern Energy	\$620.00	0100-51120-403410	07230543
07/27/2015	786450	NorthWestern Energy	\$32.90	0100-51120-403410	07230584
07/27/2015	786450	NorthWestern Energy	\$270.28	0100-51120-403410	07229339
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07/27/2015	786450	NorthWestern Energy	\$7.45	0100-51120-403410	07236441
07/27/2015	786450	NorthWestern Energy	\$7.45	0100-51120-403410	07236458
07/27/2015	786450	NorthWestern Energy	\$22.33	0100-51120-403410	07894371
07/27/2015	786450	NorthWestern Energy	\$209.66	6070-22350-403410	07215809
07/27/2015	786450	NorthWestern Energy	\$13.57	0100-51120-403410	07222375
07/27/2015	786450	NorthWestern Energy	\$7.45	0100-51120-403410	07222474
07/27/2015	786450	NorthWestern Energy	\$347.74	0100-51120-403410	07222516
07/27/2015	786450	NorthWestern Energy	\$0.57	0100-51120-403410	07222540
07/27/2015	786450	NorthWestern Energy	\$94.26	0100-51120-403410	07222557
07/27/2015	786450	NorthWestern Energy	\$28.24	0100-51120-403410	07222631
07/27/2015	786450	NorthWestern Energy	\$29.30	0100-51120-403410	07222664
07/27/2015	786450	NorthWestern Energy	\$15.01	0100-51120-403410	07222698
07/27/2015	786450	NorthWestern Energy	\$12.17	0100-51120-403410	07222920
07/27/2015	786450	NorthWestern Energy	\$72.78	0100-51120-403410	07222938
07/27/2015	786450	NorthWestern Energy	\$16.45	0100-51120-403410	07229057
07/27/2015	786450	NorthWestern Energy	\$8.89	0100-51120-403410	07230360
07/27/2015	786450	NorthWestern Energy	\$52.22	0100-51120-403410	07230428
07/27/2015	786450	NorthWestern Energy	\$18.14	0100-51120-403410	07230550
07/27/2015	786450	NorthWestern Energy	\$34.58	0100-51120-403410	07230568
07/27/2015	786450	NorthWestern Energy	\$12.13	0100-51120-403410	07230576
07/27/2015	786450	NorthWestern Energy	\$591.69	0100-51120-403410	07222573
07/27/2015	786450	NorthWestern Energy	\$337.69	0100-51120-403410	07222607
07/27/2015	786450	NorthWestern Energy	\$70.27	0100-51120-403410	07222615
07/27/2015	786450	NorthWestern Energy	\$55.07	0100-51120-403410	07222623
07/27/2015	786450	NorthWestern Energy	\$157.78	0100-51120-403410	07222656
07/27/2015	786450	NorthWestern Energy	\$15.48	0100-51120-403410	07222680
07/27/2015	786450	NorthWestern Energy	\$0.00	0100-51120-403410	07230279

Check Date	Check	Name	Amount	Account	Item Desc
07/27/2015	786450	NorthWestern Energy	\$64.07	0100-51120-403410	07230386
07/27/2015	786450	NorthWestern Energy	\$712.10	0100-51120-403410	07230444
07/27/2015	786450	NorthWestern Energy	\$31.22	0100-51120-403410	07230519
07/27/2015	786450	NorthWestern Energy	\$77.26	0100-51120-403410	07230527
07/27/2015	786450	NorthWestern Energy	\$9.30	0100-51120-403410	07230907
07/27/2015	786450	NorthWestern Energy	\$1,050.98	0100-51120-403410	07231707
07/27/2015	786453	Peaks To Plains Desigr	\$5,827.20	2120-43700-409390	#9-Inv 1318 Invoice #8492. Removed & disposed of mudder TSI Fittings from the piping within the boiler room,
07/27/2015	786464	Safetech, Inc	\$4,750.00	5610-71170-403660	shop & office areas of IP-12
07/27/2015	786471	Solid Waste Systems Inc	\$9,512.66	5410-31220-402320	78224
07/27/2015	786471	Solid Waste Systems Inc	\$249.04	5410-31220-402320	78224
07/27/2015	786471	Solid Waste Systems Inc	\$2,708.81	0100-51120-402320	78402
07/27/2015	786471	Solid Waste Systems Inc	\$360.18	0100-51120-402320	78402
07/27/2015	786471	Solid Waste Systems Inc	\$2,421.40	6300-17530-407310	Parts for SW #0179
07/27/2015	786472	Spaulding, Wanda	\$4,662.53	1500-21400-403822	Travel Reimbursement 6066 - Wanda Spaulding & Bethany Schwartz traveled to Orlando, FL to do background checks
07/27/2015	786473	Stewart Title Company	\$10,000.00	2840-65810-407277	FTHB Blaine Weyrauch 5341 Golden Hollow
07/27/2015	786474	Sunset Excavator	\$4,800.00	5050-75150-403671	3271 Windmill Cir
07/27/2015	786485	Town & Country Supply Associator	\$20,847.42	5610-71180-402313	Invoice #211867. QTA Car Rental Fuel town& country 255gal dyed diesel#2 210160
07/27/2015	786485	Town & Country Supply Association	\$501.15	0100-51420-402310	71415
07/27/2015	786485	Town & Country Supply Associator	\$20,857.39	6010-00000-141000	211336 PO NUM 298386 WATER PARTS AND SUPPLIES PO NUM
07/27/2015	786485	Town & Country Supply Association	\$596.03	5020-00000-141000	298366
07/27/2015	786486	Tractor & Equipment Co	\$2,915.80	5410-31230-402320	Parts Unemployment Insurance for quarter ending
07/27/2015	786492	Unemployment Ins Contributions Bureau	\$64,185.93	9000-00000-209996	06/30/2015
07/27/2015	786496	Verizon Wireless	\$200.07	1500-21700-403450	Animal Shelter MDT
07/27/2015	786496	Verizon Wireless	\$637.00	7170-21660-403450	CCSIU Cell/PTT
07/27/2015	786496	Verizon Wireless	\$40.01	7170-21660-403450	CCSIU Air Card
07/27/2015	786496	Verizon Wireless	\$80.02	7170-21660-403450	CCSIU RAVEN City Administration 406-839-4295 Bruce McCandless
07/27/2015	786496	Verizon Wireless	\$40.01	0100-13130-403450	iPad
07/27/2015	786496	Verizon Wireless	\$80.02	0100-43210-403450	Code Enforcement Air Cards
07/27/2015	786496	Verizon Wireless	\$40.01	1500-22210-403450	Fire MiFi 406-839-3253
07/27/2015	786496	Verizon Wireless	\$40.01	2200-22330-402410	Fire HAZMAT MDT 406-670-1284
07/27/2015	786496	Verizon Wireless	\$840.27	1500-22210-403450	Fire MDT
07/27/2015	786496	Verizon Wireless	\$5.35	6200-19110-403450	ITD
07/27/2015	786496	Verizon Wireless	\$80.02	2600-55170-403450	Library Outreach Air Cards
07/27/2015	786496	Verizon Wireless	\$3,990.56	1500-21110-403450	Police MDT Toughbooks
07/27/2015	786496	Verizon Wireless	\$470.28	5710-71470-403160	MET Transit Tablets
07/27/2015	786496	Verizon Wireless	\$40.01	1500-21110-403450	Police ICAC 406-690-7347
07/27/2015	786496	Verizon Wireless	\$40.01	1500-21110-403450	Police MiFi 406-633-0820
07/27/2015	786496	Verizon Wireless	\$40.01	1500-21110-403450	Police US Marshall Toughbooks PRPL-PARKS PMD Air Card
07/27/2015	786496	Verizon Wireless	\$40.01	0100-51120-403450	406-794-6977
07/27/2015	786496	Verizon Wireless	\$240.06	2090-44510-403450	PW-Building Air Cards PW-Distribution Collection Tablets 60%/40% 60% 5020-75000-403450
07/27/2015	786496	Verizon Wireless	\$300.88	5020-75000-403450	40% 5120-85000-403450 PW-Distribution Collection Tablets 60%/40% 60% 5020-75000-403450
07/27/2015	786496	Verizon Wireless	\$200.59	5120-85000-403450	40% 5120-85000-403450
07/27/2015	786496	Verizon Wireless	\$140.06	6700-31410-403450	PW Engineering PW-Streets 406-697-0361 iPad
07/27/2015	786496	Verizon Wireless	\$70.03	2110-31320-403450	406-633-1991 iPad PWBELKNAP-AIR 60% 40% 60% 5020-75000-403450
07/27/2015	786496	Verizon Wireless	\$18.02	5020-75000-403450	40% 5120-85000-403450 PWBELKNAP-AIR 60% 40% 60% 5020-75000-403450
07/27/2015	786496	Verizon Wireless	\$12.00	5120-85000-403450	40% 5120-85000-403450 Meter Reader Account 4420118965-00001
07/27/2015	786496	Verizon Wireless	\$180.22	5020-73120-403450	502-73120-403450
07/27/2015	786496	Verizon Wireless	\$120.03	7170-21660-403450	CCSIU MDT PRPL-REC-AIR-CARD 406-697-1336 Batting Cage
07/27/2015	786496	Verizon Wireless	\$80.23	0100-51210-403450	406-697-1448 Rose Park PW-DIS-COLL CITYWORKS 60%/40% 5020-75000-403450 60%
07/27/2015	786496	Verizon Wireless	\$120.03	5020-75000-403450	5120-85000-403450 40% PW-DIS-COLL CITYWORKS 60%/40% 5020-75000-403450 60%
07/27/2015	786496	Verizon Wireless	\$80.02	5120-85000-403450	5120-85000-403450 40%

Check Date	Check	Name	Amount	Account	Item Desc
07/27/2015	786496	Verizon Wireless	\$80.02	1500-21110-403450	POLICE IPAD ST JOHN 406-690-5955 POLICE IPAD HAFNER 406-690-2161
07/27/2015	786496	Verizon Wireless	\$240.06	2110-31320-403450	1500-21110-403450 PW-STREETS CITY WORKS 2110-31320-403450 PARKING 406-690-5822
07/27/2015	786496	Verizon Wireless	\$40.01	5210-15210-403450	5210-15210-403450 (2) Apple iPad Air 2 PW Belknap Distribution & Collection
07/27/2015	786496	Verizon Wireless	\$1,059.98	5020-73120-402925	406-690-5738 406-690-5806
07/27/2015	786496	Verizon Wireless	\$209.96	5020-73120-402190	Accessories & Chargers (2) iPad Air 2
07/27/2015	786496	Verizon Wireless	\$636.71	5610-71100-403450	Airport
07/27/2015	786496	Verizon Wireless	\$524.03	1500-21700-403450	Animal Shelter
07/27/2015	786496	Verizon Wireless	\$86.38	7170-21660-403450	CCSIU
07/27/2015	786496	Verizon Wireless	\$54.34	0100-16110-403450	Legal
07/27/2015	786496	Verizon Wireless	\$52.64	1500-22250-403450	Comm Center 911 Facilities BOC
07/27/2015	786496	Verizon Wireless	\$85.33	6500-15650-403450	Plus 70% of 406-672-3027 Facilities City Hall
07/27/2015	786496	Verizon Wireless	\$99.73	6500-15670-403450	Plus 30% of 406-672-3027
07/27/2015	786496	Verizon Wireless	\$79.18	0100-15120-403450	Finance Pat Weber
07/27/2015	786496	Verizon Wireless	\$1,248.03	1500-22210-403450	Fire Department
07/27/2015	786496	Verizon Wireless	\$73.99	0100-17500-403450	Human Resources
07/27/2015	786496	Verizon Wireless	\$13.16	6200-19130-403450	ITD GIS
07/27/2015	786496	Verizon Wireless	\$13.20	6200-19110-403450	ITD
07/27/2015	786496	Verizon Wireless	\$33.46	2600-55170-403450	Library Outreach
07/27/2015	786496	Verizon Wireless	\$351.59	2600-55120-403450	Library
07/27/2015	786496	Verizon Wireless	\$42.88	0100-11000-403450	Mayor
07/27/2015	786496	Verizon Wireless	\$53.36	6010-15500-403450	Motor Pool
07/27/2015	786496	Verizon Wireless	\$192.35	0100-12200-403450	Drug Court
07/27/2015	786496	Verizon Wireless	\$87.68	0100-12120-403450	Municipal Court Judge
07/27/2015	786496	Verizon Wireless	\$13.16	2400-43010-403450	Planning
07/27/2015	786496	Verizon Wireless	\$3,468.16	1500-21110-403450	Police Police Forensic 406-794-6880
07/27/2015	786496	Verizon Wireless	\$90.95	2510-21870-403450	406-698-7323
07/27/2015	786496	Verizon Wireless	\$499.39	1500-21110-403450	Police Resource Officers
07/27/2015	786496	Verizon Wireless	\$28.08	2490-21960-403450	Police DV 406-698-1391
07/27/2015	786496	Verizon Wireless	\$102.52	5210-15210-403450	Parking
07/27/2015	786496	Verizon Wireless	\$162.15	0100-51100-403450	PRPL Admin
07/27/2015	786496	Verizon Wireless	\$400.52	0100-51210-403450	PRPL Recreation
07/27/2015	786496	Verizon Wireless	\$344.19	0100-51210-403450	PRPL Seasona
07/27/2015	786496	Verizon Wireless	\$73.76	0100-51400-403450	Cemetery
07/27/2015	786496	Verizon Wireless	\$43.97	0100-51120-403450	Parks PMD
07/27/2015	786496	Verizon Wireless	\$957.65	0100-51120-403450	Parks
07/27/2015	786496	Verizon Wireless	\$220.14	0100-51120-403450	Parks Irrigation
07/27/2015	786496	Verizon Wireless	\$125.82	6600-31100-403450	Public Works Admin
07/27/2015	786496	Verizon Wireless	\$218.35	2090-44510-403450	Building
07/27/2015	786496	Verizon Wireless	\$283.26	6700-31410-403450	Engineering
07/27/2015	786496	Verizon Wireless	\$222.08	5410-31210-403450	Solid Waste
07/27/2015	786496	Verizon Wireless	\$362.18	2110-31320-403450	Streets
07/27/2015	786496	Verizon Wireless	\$280.16	5410-31230-403450	Solid Waste On Call
07/27/2015	786496	Verizon Wireless	\$487.52	5020-75000-403450	Distribution & Collection 60% 5020-75000-403450 Distribution & Collection 40% 5120-85000-403450
07/27/2015	786496	Verizon Wireless	\$325.02	5120-85000-403450	Distribution & Collection 60% 5020-75000-403450 Distribution & Collection 40% 5120-85000-403450 Water Treatment
07/27/2015	786496	Verizon Wireless	\$659.38	5020-74000-403450	PWBelknap-WT
07/27/2015	786496	Verizon Wireless	\$442.29	5020-73120-403450	PWBLKNP MTRSHOP
07/27/2015	786496	Verizon Wireless	\$69.81	5020-73110-403450	Belknap Office 60% 5020-73110-403450 Belknap Office 40% 5120-83110-403450 Belknap Office 60% 5020-73110-403450
07/27/2015	786496	Verizon Wireless	\$46.55	5120-83110-403450	Belknap Office 40% 5120-83110-403450 PWBLKNP STORES 75% 5020-73140-403450
07/27/2015	786496	Verizon Wireless	\$87.64	5020-73140-403450	PWBLKNP STORES 25% 5120-83140-403450 PWBLKNP STORES 75% 5020-73140-403450
07/27/2015	786496	Verizon Wireless	\$29.22	5120-83140-403450	PWBLKNP STORES 25% 5120-83140-403450
07/27/2015	786496	Verizon Wireless	\$933.84	5120-84000-403450	Wastewater Treatment Plan
07/27/2015	786496	Verizon Wireless	\$89.96	6060-19310-402122	TeleComm Manage
07/27/2015	786496	Verizon Wireless	\$24.54	6060-19310-403450	TeleComm Manage
07/27/2015	786496	Verizon Wireless	\$92.98	5710-71420-403160	On Call MET
07/27/2015	786496	Verizon Wireless	\$38.42	5710-71410-403450	MET Transit
07/27/2015	786496	Verizon Wireless	\$100.28	0100-43210-403450	Code Enforcement
07/27/2015	786496	Verizon Wireless	\$1,301.05	0100-51120-403450	Parks Seasona

Check Date	Check	Name	Amount	Account	Item Desc
					PWVLKNP ELECTRICIANS 50%/50%
					50% 5020-74000-403450
07/27/2015	786496	Verizon Wireless	\$227.44	5020-74000-403450	50% 5120-84300-403450
					PWVLKNP ELECTRICIANS 50%/50%
					50% 5020-74000-403450
07/27/2015	786496	Verizon Wireless	\$227.44	5120-84300-403450	50% 5120-84300-403450
07/27/2015	786496	Verizon Wireless	\$1,357.38	1500-21110-403450	(6) Apple iPhone 6 & Accessorie
07/27/2015	786496	Verizon Wireless	\$134.94	1500-21110-403450	(6) Apple iPhone 6 Car Charger
07/27/2015	786496	Verizon Wireless	\$164.49	5710-71470-403160	MET July 2015 Account 770599076-00001
07/27/2015	786501	Western Municipal Construction Inc	\$164,351.86	5030-75910-409340	WO 14-13 Elysian Area Water & Sewe
07/27/2015	786501	Western Municipal Construction Inc	\$728,349.51	5130-85910-409340	WO 14-13 Elysian Area Water & Sewe
07/27/2015	786501	Western Municipal Construction Inc	\$15,481.12	5130-85910-409340	WO 14-15 Bench Blvd North Sanitary Sewer Ext.
07/27/2015	786501	Western Municipal Construction Inc	\$150,343.26	5030-74910-409390	WO 14-09 Briarwood Reservoir Expansio
07/27/2015	786510	Yellowstone Electric Ct	\$35,037.34	4050-00000-201100	Invoice 15128-6. Retainage Release AIP-4
07/27/2015	786510	Yellowstone Electric Ct	\$3,635.58	5610-71170-402450	Invoice #12776. IP-9 Roof Fire Repair
07/27/2015	786511	Yellowstone Valley Animal Shelte	\$22,146.92	1500-21700-403990	contract 6-22-15\7-21-15
07/30/2015	786513	American Title & Escrow	\$46,156.39	2770-65810-407277	FORECLOSURE-619 CUSTER AVE- ACQUISITION
07/30/2015	786513	American Title & Escrow	\$91,769.75	2910-66980-407275	FORECLOSURE-619 CUSTER AVE- ACQUISITION

**Regular City Council Meeting**

**Meeting Date:** 08/24/2015

**TITLE:** Payment of Claims August 3, 2015

**PRESENTED BY:** Patrick M. Weber, Finance Director

**Department:** City Hall Administration

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**PROBLEM/ISSUE STATEMENT**

Claims in the amount of \$1,454,687.67 have been audited and are presented for City Council payment approval. A complete listing of the claims dated August 3, 2015, 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**

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**Attachments**

council memo 8-3-15

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Check Date	Check Name	Amount	Account	Item Desc
08/03/2015	786526 Arrow Striping & Manufacturing Inc	\$3,600.00	2110-31320-402340	glass paint beads
08/03/2015	786529 Billings Depot Inc	\$5,366.67	6600-31100-405310	Rent
08/03/2015	786529 Billings Depot Inc	\$8,050.00	6700-31410-405310	Rent
08/03/2015	786531 Billings Tourism	\$85,366.12	7790-15760-407679	Distributed June, paid July 2015
08/03/2015	786535 Bradford Roof Management, Inc.	\$553.00	5610-71170-403660	Invoice #2015 274. Roof patching Billings Clinic
08/03/2015	786535 Bradford Roof Management, Inc.	\$500.00	5610-71170-403660	Invoice #2015 274. Roof patching Billings Clinic
08/03/2015	786535 Bradford Roof Management, Inc.	\$2,430.41	5610-71120-403660	Invoice #2015 278. Terminal Roof Patch
08/03/2015	786537 Business Tax Section	\$426.55	8400-31840-409310	WO 15-36 Rehberg Ranch Storm Drain
08/03/2015	786537 Business Tax Section	\$474.94	2050-31310-409310	WO 15-02 2015 Misc. Developer
08/03/2015	786537 Business Tax Section	\$325.00	8400-31840-409310	WO 15-02 2015 Misc. Developer
08/03/2015	786537 Business Tax Section	\$228.11	4480-31650-409311	WO 15-02 2015 Misc. Developer
08/03/2015	786537 Business Tax Section	\$2,666.12	8400-31840-409310	WO 15-06 Poly Dr - 32nd St W to 38th St W
08/03/2015	786537 Business Tax Section	\$2,313.83	8450-31860-409310	WO 15-06 Poly Dr - 32nd St W to 38th St W
08/03/2015	786537 Business Tax Section	\$58.90	5130-85910-409340	WO 15-06 Poly Dr - 32nd St W to 38th St W
08/03/2015	786537 Business Tax Section	\$71.44	4470-31650-409311	WO 15-06 Poly Dr - 32nd St W to 38th St W
08/03/2015	786537 Business Tax Section	\$77.94	5020-75000-403680	Broadwater Water Line Repair
08/03/2015	786539 Castlerock Excavating Inc	\$7,716.15	5020-75000-403680	Broadwater Water Line Repair
08/03/2015	786540 Cellebrite USA Corp	\$3,850.00	7180-21600-403870	Invoice Q-56969-R, Registration for Brett Lapham
08/03/2015	786543 Cmg Construction, Inc.	\$263,945.28	8400-31840-409310	WO 15-06 Poly Dr - 32nd St W to 38th St W
08/03/2015	786543 Cmg Construction, Inc.	\$229,068.95	8450-31860-409310	WO 15-06 Poly Dr - 32nd St W to 38th St W
08/03/2015	786543 Cmg Construction, Inc.	\$5,831.60	5130-85910-409340	WO 15-06 Poly Dr - 32nd St W to 38th St W
08/03/2015	786543 Cmg Construction, Inc.	\$7,073.06	4470-31650-409311	WO 15-06 Poly Dr - 32nd St W to 38th St W
08/03/2015	786550 Dept Of Justice Dci	\$12,574.53	2510-21870-403560	Overtime & Supplies.
08/03/2015	786551 Donnes Inc	\$42,228.45	8400-31840-409310	WO1536 Rehberg Ranch Storm Drain
08/03/2015	786551 Donnes Inc	\$4,450.00	5020-74000-403660	Intake and pond cleaning
08/03/2015	786552 Dowl Hkm	\$1,500.00	5120-82110-403540	WO1214 IWP WW Collection System; CO#1
08/03/2015	786552 Dowl Hkm	\$10,688.59	8450-00000-201100	WO 15-06 Poly Drive - 32nd St West to 38th St
08/03/2015	786552 Dowl Hkm	\$1,451.55	5130-00000-201100	WO 15-06 Poly Drive - 32nd St West to 38th St
08/03/2015	786552 Dowl Hkm	\$1,055.67	4470-00000-201100	WO 15-06 Poly Drive - 32nd St West to 38th St
08/03/2015	786553 Dometown Billings BID, Inc.	\$10,834.29	7800-15750-407680	Paid June, distributed July 2015
08/03/2015	786554 Dustbusters	\$13,828.38	2110-31320-404530	dustgard, magnesium chloride used for dust
08/03/2015	786556 Empire Garage Owner's Association	\$9,155.70	5210-15940-403660	City of Billings July Assessment.
08/03/2015	786560 Faro Technologies Inc	\$49,990.00	1500-21200-407910	Item #S-7-130, Focus3D-X130, Focus3D Laser Scanner X 130. Ships with GPS, compass, altimeter (barometer), dual-axis compensator and
08/03/2015	786560 Faro Technologies Inc	\$190.00	1500-21200-407910	Item SOFTS0369, SCENE-Hard Lock-Single User
08/03/2015	786560 Faro Technologies Inc	\$340.00	1500-21200-407910	Item ACCSS6016, Transport Backpack for Laser
08/03/2015	786560 Faro Technologies Inc	\$1,380.00	1500-21200-407910	Item ACCSS6028, High-level carbon fibre tripod
08/03/2015	786560 Faro Technologies Inc	\$42.00	1500-21200-407910	Shipping
08/03/2015	786560 Faro Technologies Inc	-\$1,970.00	1500-21200-407910	Discount
08/03/2015	786565 First Montana Title Co	\$15,000.00	2840-65810-407277	FTHB Shelby Goodman 1455 River Edge Road #1
08/03/2015	786566 First Montana Title Co	\$15,000.00	2840-65810-407277	FTHB Robert and Terri Kester 4042 Chamberlain
08/03/2015	786572 GE Analytical Instruments Inc	\$30,966.12	5030-74910-409410	Total Organic Carbon Analyzer
08/03/2015	786583 High Point Networks LLC	\$4,050.00	6200-19110-405370	30 Hours of Professional Services
08/03/2015	786585 I-State Truck, Inc.	\$184.63	5710-71470-403690	AUTO &TRUCK MAINT.ITEMS
08/03/2015	786585 I-State Truck, Inc.	-\$184.63	5710-71470-403690	AUTO &TRUCK MAINT.ITEMS
08/03/2015	786585 I-State Truck, Inc.	\$83.06	1500-22260-402320	C251183524.01
08/03/2015	786585 I-State Truck, Inc.	\$14.65	2110-31320-402320	C251183701.01
08/03/2015	786585 I-State Truck, Inc.	-\$14.65	2110-31320-402320	C251183703.01
08/03/2015	786585 I-State Truck, Inc.	\$29.30	2110-31320-402320	C251183704.01
08/03/2015	786585 I-State Truck, Inc.	\$97.16	1500-22260-402320	C251183733.01
08/03/2015	786585 I-State Truck, Inc.	\$136.16	1500-22260-402320	C251183866.01
08/03/2015	786585 I-State Truck, Inc.	\$48.11	6010-00000-141000	C251183796.01 PO NUM 298438
08/03/2015	786585 I-State Truck, Inc.	\$3,544.72	5710-71440-403690	AUTO &TRUCK MAINT.ITEMS
08/03/2015	786591 ISI Telemanagement Solutions, Inc.	\$4,875.00	6060-19310-403582	AR customer # 00-0019125 IN 6079630-IN Call Accounting Maintenance Renewal SEL 1539b3
08/03/2015	786591 ISI Telemanagement Solutions, Inc.	\$1,287.00	6060-19310-403582	AR customer # 00-0019125 IN 6079631-IN ISI Call Accounting Maintenance Renewal
08/03/2015	786592 J & J Concrete Inc.	\$47,018.83	2050-31310-409310	WO 15-02 2015 Misc. Developer
08/03/2015	786592 J & J Concrete Inc.	\$32,175.00	8400-31840-409310	WO 15-02 2015 Misc. Developer
08/03/2015	786592 J & J Concrete Inc.	\$22,583.44	4480-31650-409311	WO 15-02 2015 Misc. Developer
08/03/2015	786600 Knife River (JTL Group Inc.)	\$715.53	2110-31320-404710	asphalt
08/03/2015	786600 Knife River (JTL Group Inc.)	\$1,493.28	2110-31320-404710	asphalt
08/03/2015	786600 Knife River (JTL Group Inc.)	\$2,758.42	2110-31320-404710	asphalt
08/03/2015	786600 Knife River (JTL Group Inc.)	\$124.95	2110-31320-404520	1 1/2" crushed base
08/03/2015	786600 Knife River (JTL Group Inc.)	\$130.29	2110-31320-404520	1 1/2" crushed base
08/03/2015	786600 Knife River (JTL Group Inc.)	\$858.27	2110-31320-404710	asphalt
08/03/2015	786611 Missoula Police Dept	\$3,042.66	2510-21870-403560	OT & Supplies.
08/03/2015	786614 Morrison Maierle Inc	\$7,009.21	8730-51990-403590	Consultant fee for the re-platting of section 12 in
08/03/2015	786618 Napa Auto Parts	\$122.04	1500-21120-402320	645311
08/03/2015	786618 Napa Auto Parts	\$7.83	0100-51120-402320	645389
08/03/2015	786618 Napa Auto Parts	\$29.65	0100-51120-402320	645740
08/03/2015	786618 Napa Auto Parts	\$181.14	0100-51120-402320	645747
08/03/2015	786618 Napa Auto Parts	\$54.53	1500-22260-402320	646213
08/03/2015	786618 Napa Auto Parts	\$115.76	1500-21120-402320	646265
08/03/2015	786618 Napa Auto Parts	\$168.40	2090-44520-402320	646295

Check Date	Check	Name	Amount	Account	Item Desc
08/03/2015	786618	Napa Auto Parts	\$17.18	5410-31220-402320	646375
08/03/2015	786618	Napa Auto Parts	\$32.08	6010-15530-402320	646392
08/03/2015	786618	Napa Auto Parts	\$17.18	5410-31220-402320	646565
08/03/2015	786618	Napa Auto Parts	\$178.07	2090-44520-402320	646596
08/03/2015	786618	Napa Auto Parts	\$56.97	5020-75000-402320	646598
08/03/2015	786618	Napa Auto Parts	\$24.87	6010-15530-402650	646681
08/03/2015	786618	Napa Auto Parts	\$11.74	6010-15530-402650	646692
08/03/2015	786618	Napa Auto Parts	\$5.96	2110-31320-402320	646694
08/03/2015	786618	Napa Auto Parts	\$2.80	2400-43010-402320	646760
08/03/2015	786618	Napa Auto Parts	\$45.30	2110-31320-402320	646783
08/03/2015	786618	Napa Auto Parts	\$63.99	2110-31320-402320	646858
08/03/2015	786618	Napa Auto Parts	\$425.32	2600-55170-402320	647675
08/03/2015	786618	Napa Auto Parts	\$27.90	6010-15530-402410	647711
08/03/2015	786618	Napa Auto Parts	\$16.34	5410-31220-402320	647972
08/03/2015	786618	Napa Auto Parts	\$56.64	1500-21120-402320	648061
08/03/2015	786618	Napa Auto Parts	\$27.25	6010-15530-402650	648061
08/03/2015	786618	Napa Auto Parts	\$51.36	0100-51120-402320	648282
08/03/2015	786618	Napa Auto Parts	\$799.20	6010-15530-402650	716114
08/03/2015	786618	Napa Auto Parts	\$93.64	0100-51120-402320	716530
08/03/2015	786618	Napa Auto Parts	\$16.33	2110-31320-402320	vbelt for generator on unit1117
08/03/2015	786618	Napa Auto Parts	-\$3.09	2110-31320-402320	return of rope handle
08/03/2015	786618	Napa Auto Parts	\$52.32	5710-71440-402320	AUTO &TRUCK MAINT.ITEMS
08/03/2015	786618	Napa Auto Parts	\$14.86	5710-71440-402320	AUTO &TRUCK MAINT.ITEMS
08/03/2015	786618	Napa Auto Parts	\$5.00	6010-00000-141000	642296 PO NUM 298422
08/03/2015	786618	Napa Auto Parts	\$15.80	6010-00000-141000	643229 PO NUM 298422
08/03/2015	786618	Napa Auto Parts	\$6.60	6010-00000-141000	643231 PO NUM 298422
08/03/2015	786618	Napa Auto Parts	\$18.32	6010-00000-141000	643968 PO NUM 298422
08/03/2015	786618	Napa Auto Parts	\$488.35	6010-00000-141000	644145 PO NUM 298422
08/03/2015	786618	Napa Auto Parts	\$61.79	6010-00000-141000	644813 PO NUM 298422
08/03/2015	786618	Napa Auto Parts	-\$68.40	6010-00000-141000	644851 PO NUM 298422
08/03/2015	786618	Napa Auto Parts	\$88.68	2110-31320-402320	641910
08/03/2015	786618	Napa Auto Parts	\$117.84	2110-31320-402320	641917
08/03/2015	786618	Napa Auto Parts	\$46.97	5410-31220-402320	641979
08/03/2015	786618	Napa Auto Parts	\$271.93	5410-31220-402320	642029
08/03/2015	786618	Napa Auto Parts	\$27.72	6010-15530-402320	642191
08/03/2015	786618	Napa Auto Parts	\$59.29	1500-22260-402320	643392
08/03/2015	786618	Napa Auto Parts	\$11.61	2110-31320-402320	643578
08/03/2015	786618	Napa Auto Parts	\$41.88	5210-15230-402320	643605
08/03/2015	786618	Napa Auto Parts	\$60.38	5210-15230-402320	643620
08/03/2015	786618	Napa Auto Parts	\$120.83	2110-31320-402320	643971
08/03/2015	786618	Napa Auto Parts	\$61.64	5410-31220-402320	644323
08/03/2015	786618	Napa Auto Parts	\$32.96	5410-31220-402320	644336
08/03/2015	786618	Napa Auto Parts	\$150.06	2110-31320-402320	644343
08/03/2015	786618	Napa Auto Parts	\$7.39	6010-15530-402320	644465
08/03/2015	786618	Napa Auto Parts	\$17.42	6700-31410-402320	644489
08/03/2015	786618	Napa Auto Parts	\$20.41	2110-31320-402320	644764
08/03/2015	786618	Napa Auto Parts	\$91.41	6700-31410-402320	714197
08/03/2015	786618	Napa Auto Parts	\$273.60	6010-00000-141000	645536 PO NUM 298460
08/03/2015	786618	Napa Auto Parts	\$1.20	6010-00000-141000	646019 PO NUM 298460
08/03/2015	786618	Napa Auto Parts	\$108.95	6010-00000-141000	646778 PO NUM 298460
08/03/2015	786618	Napa Auto Parts	\$41.61	6010-00000-141000	647838 PO NUM 298460
08/03/2015	786618	Napa Auto Parts	\$23.00	6010-00000-141000	647849 PO NUM 298460
08/03/2015	786618	Napa Auto Parts	\$22.22	6010-00000-141000	648061 PO NUM 298460
08/03/2015	786618	Napa Auto Parts	\$3.84	6010-00000-141000	648061 PO NUM 298460
08/03/2015	786618	Napa Auto Parts	\$120.62	6010-00000-141000	648061 PO NUM 298460
08/03/2015	786618	Napa Auto Parts	\$53.40	6010-00000-141000	648061 PO NUM 298460
08/03/2015	786618	Napa Auto Parts	\$20.00	6010-00000-141000	649253 PO NUM 298460
08/03/2015	786619	National League Of Cities	\$8,743.00	0100-11000-403350	Membership Dues #115126
08/03/2015	786621	New World Systems	\$13,280.00	2090-44510-403553	New World Fire Mobile Inspections (5) Licenses
08/03/2015	786623	NorthWestern Energy	\$7.45	0100-51120-403410	0831702-6
08/03/2015	786623	NorthWestern Energy	\$66.00	8720-51980-403410	1059093-3
08/03/2015	786623	NorthWestern Energy	\$1,009.17	5210-15910-403410	1594282-4
08/03/2015	786623	NorthWestern Energy	\$1,415.80	5210-15910-403410	1569636-2
08/03/2015	786623	NorthWestern Energy	\$110.46	5710-71480-403410	1784756-7
08/03/2015	786623	NorthWestern Energy	\$272.63	1500-21150-403410	1984150-1
08/03/2015	786623	NorthWestern Energy	\$364.02	1500-21150-403410	1984155-0
08/03/2015	786623	NorthWestern Energy	\$1,372.26	5210-15940-403410	3067416-2
08/03/2015	786623	NorthWestern Energy	\$7,701.73	6500-15670-403410	0100507-3
08/03/2015	786623	NorthWestern Energy	\$361.23	1500-22210-403410	0712537-0
08/03/2015	786623	NorthWestern Energy	\$96.76	0100-51220-403410	0712683-2
08/03/2015	786623	NorthWestern Energy	\$24.90	5710-71480-403410	0712764-0
08/03/2015	786623	NorthWestern Energy	\$393.39	5210-15950-403410	0720829-1
08/03/2015	786623	NorthWestern Energy	\$1,335.52	5210-15920-403410	0720834-1
08/03/2015	786623	NorthWestern Energy	\$373.06	1500-22210-403410	0720840-8
08/03/2015	786623	NorthWestern Energy	\$295.83	5610-71170-403410	0712792-1. IP-7. July 2015
08/03/2015	786623	NorthWestern Energy	\$20.04	5610-71170-403410	0712799-6. IP-8. July 2015
08/03/2015	786623	NorthWestern Energy	\$1,752.12	5610-71170-403410	0712800-2. IP-9. July 2015

Check Date	Check	Name	Amount	Account	Item Desc
08/03/2015	786623	NorthWestern Energy	\$21.46	5610-71170-403410	0712809-3. IP-11. July 2015
08/03/2015	786623	NorthWestern Energy	\$16.96	5610-71170-403410	0712817-6. House. July 2015
08/03/2015	786623	NorthWestern Energy	\$61.82	5610-71130-403410	0719616-5. ARFF Facility Lights. July 2015
08/03/2015	786623	NorthWestern Energy	\$2,216.47	5620-71200-409310	Invoice #90196075. Relocate street light in short
08/03/2015	786623	NorthWestern Energy	\$1,677.26	0100-51270-403410	Monthly electrical charges for office.
08/03/2015	786623	NorthWestern Energy	\$446.59	6600-31100-403410	Electricity
08/03/2015	786623	NorthWestern Energy	\$669.88	6700-31410-403410	Electricity
08/03/2015	786623	NorthWestern Energy	\$2,058.06	5020-74000-403410	07222524
08/03/2015	786623	NorthWestern Energy	\$5,877.07	5020-74000-403410	07230436
08/03/2015	786623	NorthWestern Energy	\$3,400.09	1500-22210-403410	FIRE1: MONTHLY ELECTRIC SERVICE - ACCT
08/03/2015	786625	OverDrive, Inc.	\$16,212.00	2600-55180-403690	Invoice CD-1526-0005-0709153
08/03/2015	786631	ProDIGIQ Inc	\$7,680.00	5610-71120-403660	FY16 MUFIDS Maintenance Agreement
08/03/2015	786632	Public Utilities	\$592.25	8720-51980-403420	136087
08/03/2015	786632	Public Utilities	\$888.36	0100-51120-403420	136087
08/03/2015	786632	Public Utilities	\$14,128.41	8720-51980-403420	164211
08/03/2015	786632	Public Utilities	\$4,272.96	8720-51980-403420	164212
08/03/2015	786632	Public Utilities	\$6,642.13	8720-51980-403420	166674
08/03/2015	786632	Public Utilities	\$6,377.55	8720-51980-403420	175850
08/03/2015	786632	Public Utilities	\$351.74	8720-51980-403420	176577
08/03/2015	786632	Public Utilities	\$3,043.80	8720-51980-403420	180090
08/03/2015	786632	Public Utilities	\$382.43	8720-51980-403420	180091
08/03/2015	786632	Public Utilities	\$27.73	8720-51980-403420	180092
08/03/2015	786633	Qwest Communications	\$45.79	5210-15920-403450	Qwest 406-252-2041 Park 2 Elevator Phone
08/03/2015	786633	Qwest Communications	\$91.28	5610-71120-403450	Qwest 406-252-9412 Airport
08/03/2015	786633	Qwest Communications	\$47.09	5710-71410-403450	Qwest 406-254-7038 MET Transit
08/03/2015	786633	Qwest Communications	\$7,307.07	2250-22320-403450	Qwest 406-255-9700 E911
08/03/2015	786633	Qwest Communications	\$45.79	0100-51400-403450	Qwest 406-652-0269 Cemetery FAX Line
08/03/2015	786633	Qwest Communications	\$47.61	0100-51120-403450	Qwest 406-652-5507 Parks
08/03/2015	786633	Qwest Communications	\$32.05	2110-31320-403450	Qwest 406-652-8104 PW Traffic Signal 24
08/03/2015	786633	Qwest Communications	\$34.44	0100-51210-403450	Qwest 406-652-8403 Stewart Park Batting Cages
08/03/2015	786633	Qwest Communications	\$45.79	1500-22250-403450	Qwest 406-655-0728 Fire Maintenance Shop
08/03/2015	786633	Qwest Communications	\$31.17	0100-51120-403450	Qwest 406-657-3014 Parks 3890 Stillwater
08/03/2015	786633	Qwest Communications	\$52.24	5610-71150-403450	Qwest 406-252-0721 Airport 1FB Line
08/03/2015	786633	Qwest Communications	\$98.51	6060-19310-403450	Qwest 406-657-3009 PUD Measured Lines 406-657-3009 406-247-8579
08/03/2015	786633	Qwest Communications	\$31.21	5210-15920-403450	Qwest 406-657-3054 Park 1 Elevator Phone
08/03/2015	786633	Qwest Communications	\$67.34	6060-19310-403450	Qwest BOC Measured Lines 406-252-3774 406-252-3789
08/03/2015	786637	Rescue Source	\$939.75	1500-22310-402640	PF1800 MUSTANG UNIVERSAL SWIFT
08/03/2015	786637	Rescue Source	\$0.00	1500-22210-403110	DELIVERY
08/03/2015	786637	Rescue Source	\$3,571.05	1500-22310-402640	PF4025R, RAPID RESCUER SWIFT WATER
08/03/2015	786637	Rescue Source	\$95.00	1500-22210-403110	DELIVERY/FREIGHT
08/03/2015	786638	Riverstone Health	\$11,250.00	0100-14110-403931	Air Pollution Control Program July - September
08/03/2015	786638	Riverstone Health	\$11,250.00	0100-14110-403931	Air Pollution Control April - June 2015
08/03/2015	786651	Springsted	\$21,904.06	1990-15050-405510	1061.127 Tax Increment Urban Renewal Revenue
08/03/2015	786655	Sunset Excavation	\$3,975.00	5050-75150-403671	1187 Keno St
08/03/2015	786662	Town & Country Supply Association	\$972.28	1500-22260-402310	214538 FIRE 1: UNLEADED DELIVERED
08/03/2015	786662	Town & Country Supply Association	\$779.12	1500-22260-402310	214538 FIRE 1: DYED DIESEL DELIVERED
08/03/2015	786662	Town & Country Supply Association	\$428.52	1500-22260-402310	214537 FIRE 3: DYED DIESEL DELIVERED
08/03/2015	786662	Town & Country Supply Association	\$461.63	1500-22310-402310	214539 FIRE6: DYED DIESEL DELIVERED
08/03/2015	786662	Town & Country Supply Association	\$13,787.07	5710-00000-141000	BUS MET PO NUM 298392
08/03/2015	786662	Town & Country Supply Association	\$318.22	5020-00000-141000	WATER PARTS AND SUPPLIES PO NUM
08/03/2015	786662	Town & Country Supply Association	\$1,031.18	1500-22260-402310	FIRE 5: DIESEL DELIVERED 7/28/2015
08/03/2015	786662	Town & Country Supply Association	\$20,696.37	5610-71180-402313	Invoice #213571. QTA Car Rental Fuel
08/03/2015	786662	Town & Country Supply Association	\$4,953.77	5710-00000-141000	BUS MET PO NUM 298450
08/03/2015	786662	Town & Country Supply Association	\$7,783.09	6010-00000-141000	214541 PO NUM 298440
08/03/2015	786662	Town & Country Supply Association	\$22,726.39	6010-00000-141000	211348 PO NUM 298441
08/03/2015	786663	Tractor & Equipment Co.	\$327.60	5410-31230-403620	Product status reports
08/03/2015	786663	Tractor & Equipment Co.	\$42,701.72	5410-31230-402320	B097973
08/03/2015	786663	Tractor & Equipment Co.	\$85,720.26	5410-31230-402320	B097973
08/03/2015	786663	Tractor & Equipment Co.	\$7.20	5410-31230-402320	Part for Landfill Equipment
08/03/2015	786669	USDA APHIS	\$3,760.77	5610-71130-403590	Bill #3001714145. Wildlife services for Apr - June
08/03/2015	786671	Valmont Industries Inc	\$3,265.00	2110-00000-141318	STREET LIGHTS PO NUM 297992
08/03/2015	786675	Xylem Dewatering Solutions Inc	\$30,451.00	5130-85910-409340	Replacement pumps for WTP lift stations
08/03/2015	786675	Xylem Dewatering Solutions Inc	\$1,373.60	5130-85910-409340	Replacement Pumps for WTP lift Station
08/03/2015	786677	Yellowstone County Sheriffs Office	\$8,630.00	2550-21440-407910	HIDTA qtr ending 6/30/15. PE/PI receipts on file a the BPD.
08/03/2015	786677	Yellowstone County Sheriffs Office	\$4,681.05	2550-21440-401220	Watson OT.
08/03/2015	786677	Yellowstone County Sheriffs Office	\$3,607.95	2550-21440-401220	Benjamin OT.
08/03/2015	786678	Yellowstone Electric Co	\$4,072.01	5620-71200-409310	Invoice #12817. Power to 4 new parking revenue
08/03/2015	786679	Yellowstone Valley Elec	\$59.00	5120-84000-403410	Briarwood Blvd
08/03/2015	786679	Yellowstone Valley Elec	\$2,546.14	5020-74000-403410	Thomas Pump Station

**Regular City Council Meeting**

**Meeting Date:** 08/24/2015

**TITLE:** Special Review 930 - 4010 Montana Sapphire Drive

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

**Department:** Planning & Community Services

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**PROBLEM/ISSUE STATEMENT**

This is a special review request to locate a beer & wine license with gaming for a new Dotty's Casino, a 4,000 square foot tenant space in a proposed new 10,502 square foot building with a 108-stall parking lot and landscaping in an Entryway Light Industrial (ELI) zone generally located at 4010 Montana Sapphire Drive. The legal description of the property is Lot 8C, Block 1 of Montana Sapphire Subdivision, a 1.939 acre parcel of land. The Zoning Commission conducted a public hearing on August 4, 2015, and is forwarding a recommendation of conditional approval and adoption of the findings of the 3 criteria.

**ALTERNATIVES ANALYZED**

The City Council may:

- Approve the request
- Conditionally approve the request
- Deny the request
- Allow the applicant to withdraw the request
- Delay action on the request for up to 30 days

The Planning Division reviewed the application and the 3 criteria for special review and recommended conditional approval to the Zoning Commission. The Zoning Commission concurred with this recommendation and findings. Before a recommendation of approval or conditional approval may 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) 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, and appears to conform to all parts of the Unified Zoning Regulations. Complete compliance with the South Shiloh Overlay District for details on landscaping, screening, building design and signage will be evaluated at the time of building and sign permit submittal. The location is in one of the zoning districts that allows a beer and wine license with gaming by special review approval. The application is conforming to the purposes of the regulations and the 2008 Growth Policy. The location of an additional license in this area should have no impact on the surrounding uses or neighbors. The application also conforms to the second and third criteria. The Montana Sapphire Subdivision is not yet fully developed so additional businesses and residents will help to improve the area. The new Shiloh Conservation Area is an amenity for this subdivision and the addition of a restaurant and casino will be beneficial. The Zoning Commission is recommending conditions for this special review based on the approval criteria for special review uses.

The Zoning Commission recommends the following conditions:

1. The special review approval is for the location of a beer and wine license with gaming on Lot 8C, Block 1 of Montana Sapphire Subdivision and no other use is intended or implied.
2. Any expansion of the casino greater than 400 square feet will require an additional special review approval.
3. Any increase in the number of parking spaces over 10% of what is shown (118 spaces) will require an additional special review approval.
4. There shall be no outdoor public address system or outside announcement system, whether permanent or temporary, of any kind. There shall be no outdoor event on the grounds that includes amplified music or an amplified sound system of any kind.
5. The solid waste storage area shall have a sight-obscuring enclosure constructed in similar materials and colors of the building. The enclosure will include a sight-obscuring gate.
6. 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.
7. 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.

**\*\*NOTE\*\*** Approval of this Special Review does not constitute approval of a building permit, sign permit or fence permit. Compliance with all applicable local codes will be reviewed at the building permit level. This application is for a Special Review as noted above and no other request is being considered with this application. The Planning Division points out that the use and development of the property must be in accordance with the submitted site plan.

## **FINANCIAL IMPACT**

If the special review is approved, the lot will be developed and additional taxable value may be added to the tax base. If the special review is not approved, the lot may or may not develop.

## **BACKGROUND**

The City Council has conditionally approved 23 locations for on-premise service of alcohol in this area of West Billings since 1985. Most of these locations were for restaurants with just a few for bars with casinos, such as Montana Lil's at 2850 King Ave West approved in 2008. There are two bars and casinos in Montana Sapphire at this time - Manny's (2008) and Tinseltown Casino (2007). This application is for a beer and wine license with gaming. Dotty's Casino serves a different market of entertainment than the current two casinos in Montana Sapphire Subdivision. The City Council recently approved (July 27, 2015) a location for an all beverage license without gaming for the proposed Divide Restaurant and Bar, an unusual license in Montana.

This is a special review request to allow a beer and wine license with gaming for a proposed new Dotty's Casino at 4010 Montana Sapphire Drive. The property has frontage along Shiloh Road and is directly south of the Steak & Shake Restaurant at 4002 Montana Sapphire Drive. Dotty's Casino caters to a different entertainment market than other casinos in the area and will fill a niche in this developing subdivision. The property is within the South Shiloh Corridor Overlay District so additional landscaping, building design and signage standards will apply to the development. The proposed 10,502 square foot building will have multiple tenants with Dotty's Casino occupying 4,000 square feet. There are no churches, parks with playing fields or playgrounds, or schools within 600 feet of this proposed location. The location will not have an outdoor patio. Shiloh Road carries about 10,000 vehicles per day on this section of the roadway. This volume of traffic is similar to Rimrock Road, Poly Drive and S 32nd Street West. The traffic

volume on Shiloh Road has been steadily increasing since its reconstruction was completed in 2010. As additional dwellings and businesses are developed along the corridor, the traffic volume should increase. Access to the property is from the Montana Sapphire Drive that connects to Shiloh Road to the northeast. The intersection at Shiloh Road is a stop controlled intersection with 3/4 access to Shiloh Road. Exiting traffic must travel south bound on Shiloh Road and continue to the roundabout at Hesper to travel north bound on Shiloh Road. North bound traffic on Shiloh Road has a left turn west onto Montana Sapphire Drive and south bound traffic has a right turn west. There are no left turns to exit Montana Sapphire Drive and go directly north on Shiloh Road. A center raised median prevents any U-turns or illegal left turns onto Shiloh Road.

## **STAKEHOLDERS**

The Zoning Commission conducted a public hearing on August 4, 2015, and received the staff recommendation and testimony from the applicant's agent, Toby Liechti of Blueline Engineering. No other testimony was received.

Board member Mike Boyett moved to recommend conditional approval and adoption of the findings of the 3 criteria. The motion was seconded by Board member Dennis Ulvestad. The Zoning Commission voted 5 - 0, in favor of the motion.

## **CONSISTENCY WITH ADOPTED POLICIES OR PLANS**

Please refer to the Alternatives Analyzed section above.

## **RECOMMENDATION**

The Zoning Commission recommends conditional approval and adoption of the findings of the 3 criteria for Special Review 930 on a 5-0 vote.

## **APPROVED BY CITY ADMINISTRATOR**

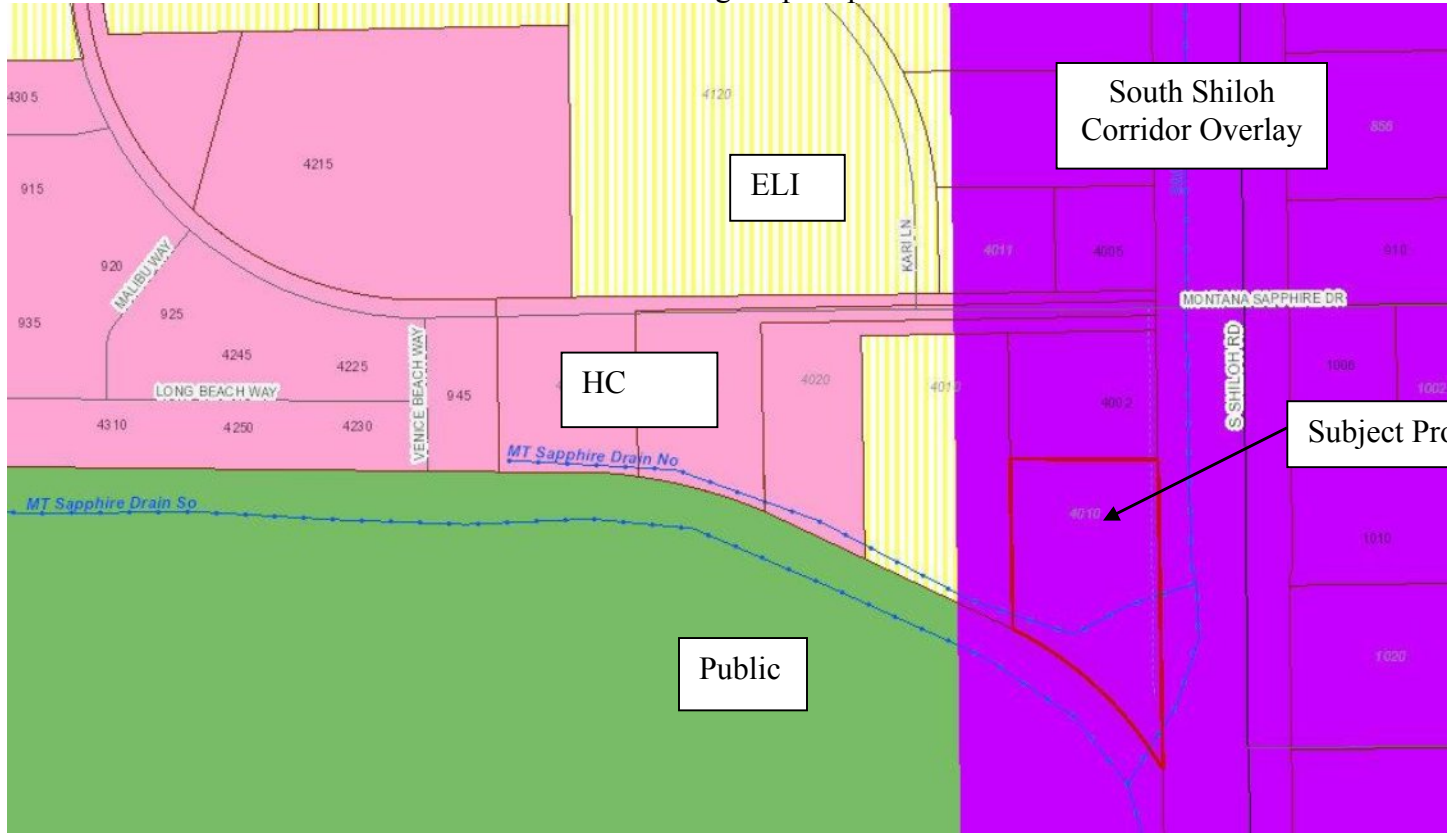
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### **Attachments**

Zoning Map  
Site photos  
Site plan and Applicant letter

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Zoning Map – Special Review #930



Subject Property

Site Photos – Special Review #930



Subject Property view west from Shiloh Road



View north to Steak & Shake Restaurant

Site Photos – Special Review #930



View east across Shiloh Road



View south along Shiloh Road

Site Photos – Special Review #930



Special Review 930  
Site Plan and Applicant Letter



2110 Overland Avenue, Suite 119B  
Billings, MT 59102  
Work: 406-294-2294  
Fax: 406-294-2295

July 2, 2015

Planning & Community Services Department  
2825 3<sup>rd</sup> Ave North, 4<sup>th</sup> Floor  
Billings, MT, MT 59101

To Whom It May Concern:

We are submitting this special review request for the following parcel: Block 1, Lot 8C (AMD. 12) Montana Sapphire Subdivision, Section 15, T. 01S, R. 25E, in Yellowstone County, Montana (Tax ID # A34623).

The following paragraphs are in response to the questions found within the City Zone Change Application.

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

The rezoning of this property supports the Growth Policy in the following ways:

- a. Land Use Element Goal #6 emphasizes more housing and business choices within each neighborhood. Our proposal offers increased business choices within the neighborhood, making it more self-contained as well as reducing inter-city commutes.
- b. Economic Development Element Goal #1 promotes economic development efforts that target business recruitment, retention, and expansion. Our proposal offers to strengthen the area economy by increasing business and living-wage jobs.
- c. Economic Development Element Goal #2 looks to increase the median income of households and individuals. Our proposal outlines an additional business that will offer competitive wages, improving the quality of life for residents.

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

There is increased consumer traffic due to commercial growth in the area. As such, consumers are spending extended periods of time in the area. The proposed development will provide a location to spend time and will create economic growth.

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

The proposed development will offer gaming and alcohol sales which cater to the interests of adult consumers.

4. 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.

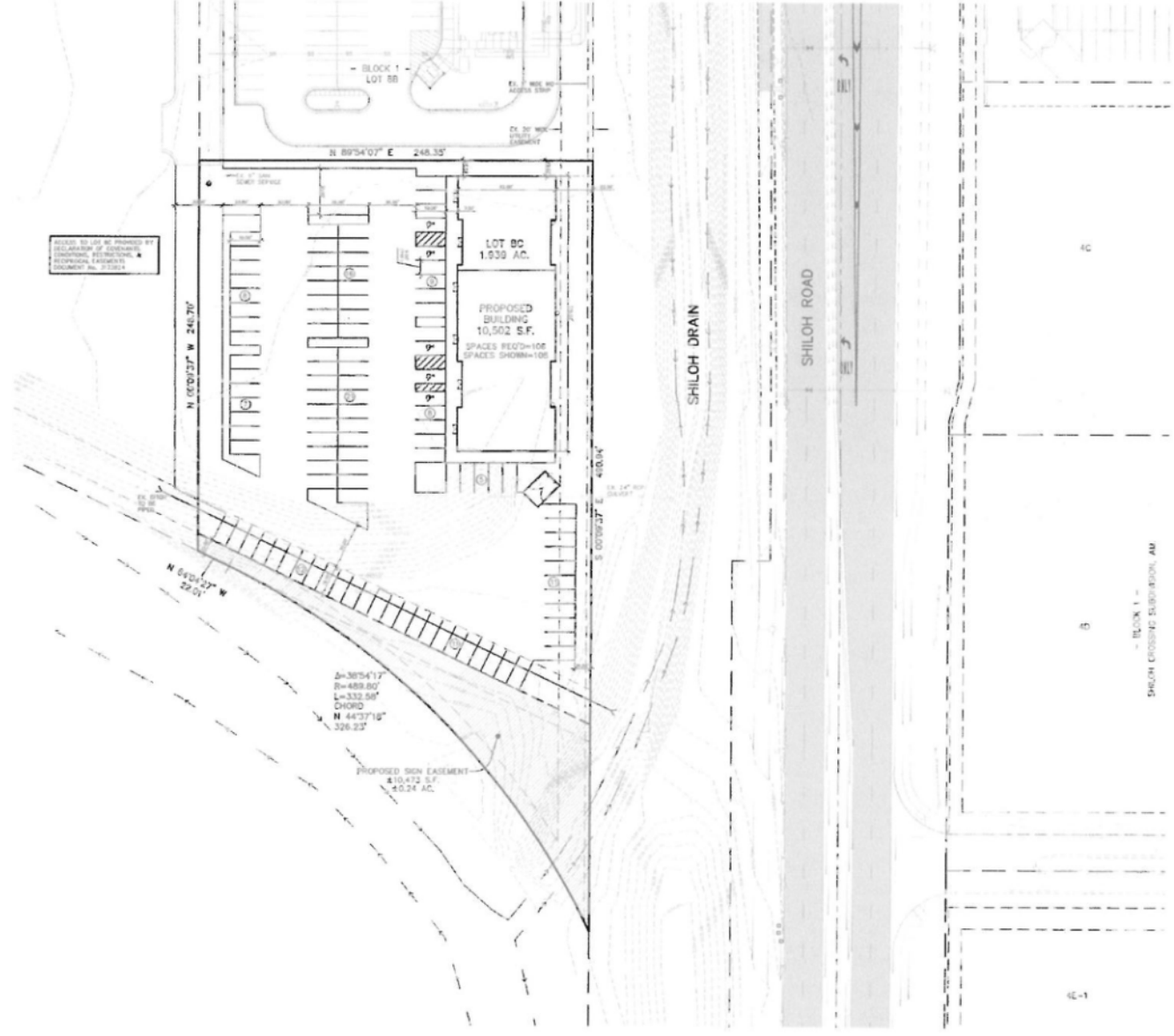
We request a review of this new structure which will include a casino with gaming and beer & wine sales in a portion of the structure.

Additional information and materials specified within the Application forms are included in those forms and/or attached to this letter. We thank you very much for your continued support on this request, and for your consideration of our special review. Please feel free to contact me at (406) 294-2294 if you have any questions.

Sincerely,

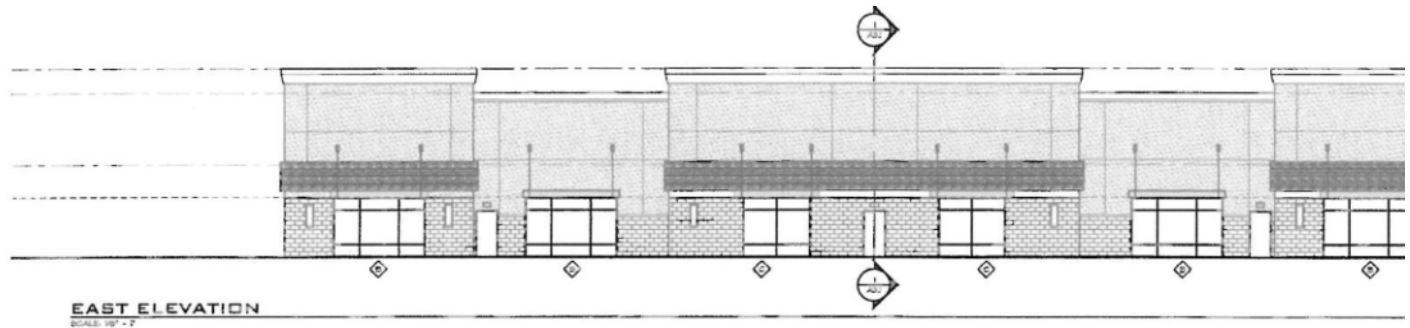


Nicholas McDowell

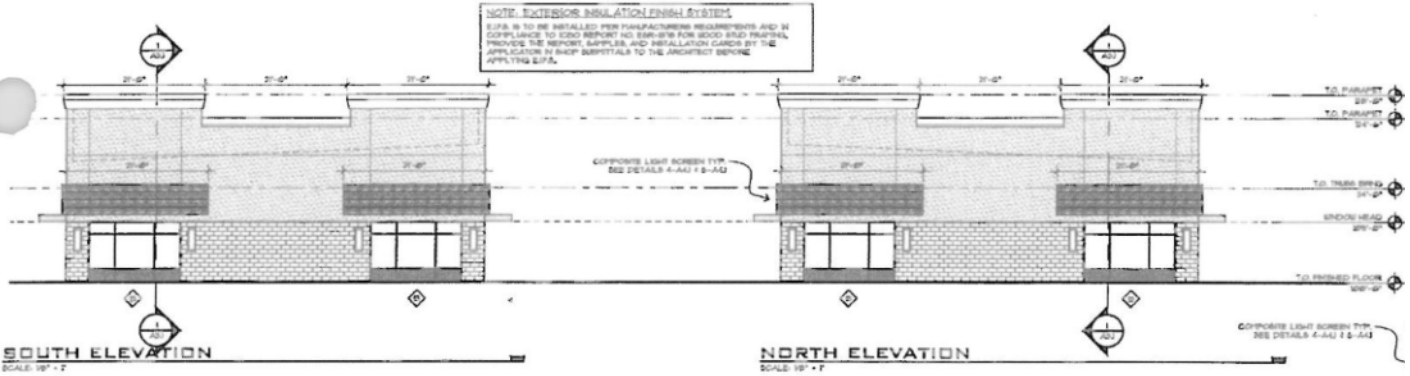


REFERENCE TO LOT 80 PROVIDED BY  
 DECLARATION OF COVENANTS,  
 CONDITIONS, RESTRICTIONS,  
 RESERVATIONS, EASEMENTS  
 DOCUMENT NO. 271022-4

4-1

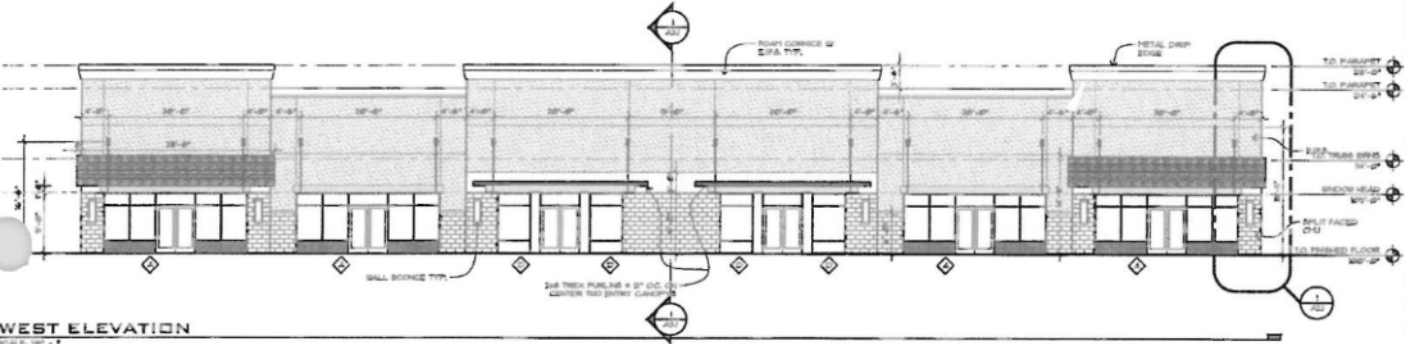


**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**NOTE: EXTERIOR INSULATION FINISH SYSTEM**  
EIFS IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS AND IN COMPLIANCE TO ICBO REPORT NO. ESR-878 FOR GOOD STUD PRACTICE. PROVIDE THE REPORT, SAMPLES, AND INSTALLATION GUIDES BY THE APPLICATOR IN SHOP SUBMITTALS TO THE ARCHITECT BEFORE APPLYING EIFS.



**Regular City Council Meeting**

**Meeting Date:** 08/24/2015

**TITLE:** Zone Change 938 - Grand Peaks Subdivision

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

**Department:** Planning & Community Services

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**PROBLEM/ISSUE STATEMENT**

This is a zone change request from Residential 9,600 (R-96) to Residential 7,000 (R-70) on Lot 1, Block 5 and Lot 5, Block 2 of Grand Peaks Subdivision, a 7.8 acre parcel of land near the intersection of 54th Street West and Grand Peaks Drive. The applicant conducted a pre-application neighborhood meeting on June 24, 2015, at the King of Glory Lutheran Church, 4125 Grand Avenue. The Zoning Commission conducted a public hearing on August 4, 2015, and is forwarding a recommendation of approval and adoption of the findings of the 10 criteria for Zone Change 938.

**ALTERNATIVES ANALYZED**

City Council may:

- Approve the zone change and adopt the findings of the 10 criteria as recommended by the Zoning Commission ;
- Deny the zone change and adopt different findings of the 10 criteria;
- Allow the applicant to withdraw the zone change; or
- Delay action on the zone change request for up to 30 days.

**FINANCIAL IMPACT**

If the zone change is approved the city fees based on zoning will increase. The additional units developed will be a more efficient use of city services and facilities.

**BACKGROUND**

Grand Peaks Subdivision received a zone change at the time of annexation from the A-S (county zoning) to R-70, R-50 and RMF-R. The two lots subject to this zone change request were already annexed and zoned R-96 through the Bishop Fox Subdivision. Grand Peaks purchased the lot from Bishop Fox and included the parcel as part of the subsequent Grand Peaks Subdivision. Grand Peaks also purchased 2 lots from Bishop Fox south of the subject property that were already zoned R-70. These have been subdivided and are in development.

Bishop Fox Subdivision received a zone change in 2005 at the time of annexation from A-1 to R-70, Public, CC and R-96. The Public zoning district parcel was sold to the City and developed for a new Fire Station. The R-96 lot was sold to Grand Peaks. The remaining parcels zoned CC are undeveloped. The Cottonwood Grove Subdivision - west side of 54th St West - was annexed and the zoning changed to R-70 in 2004. South of Cottonwood Grove is the MK Subdivision annexed in 2007 and zoned CC and NC. Northwest of the subject property is the future Cottonwood Park and the zoning is Public. Mont Vista Subdivision at the intersection of 54th St West and Rimrock Road was annexed and a Planned Development zone adopted in 2008.

The owner is requesting a zone change from R-96 to R-70 to slightly increase the allowed density for single family dwellings in the Grand Peaks Subdivision. The current zoning allows 1 dwelling for each 9,600 square feet of lot area and the proposed zoning would allow 1 dwelling for each 7,000 square feet of lot area. The current zoning would allow 35 single family dwellings on 7.8 acres of land and the proposed zoning would allow between 48 and 70 (as townhomes) single family dwellings. If the 2 large lots were subdivided further the number of units allowed would decrease due to dedication of land for street right of ways. The proposed zoning of R-70 also could allow the development of duplex dwellings - 2 attached dwelling units. The applicant has not indicated whether duplexes are under consideration. The immediately adjacent phase of Grand Peaks Subdivision is zoned R-70 but is developing as single family dwellings on lots from 8,000 square feet to 10,000 square feet. The surrounding zoning is similar to the proposed zoning with the exception of the County zoning to the north. The County zoning of A-1 is intended to accommodate agricultural uses and low density residential development on lots of at least 10 acres. The property to the north is within the limits of annexation for the city so the property could annex and develop at a future date with similar zoning and dwelling density.

The property has access from 54th St West and from Grand Peaks Drive. 54th St West is a principal arterial street and recent traffic counts show about 2,500 vehicle trips per day on this section between Grand Avenue and Rimrock Road. This will increase in the future as Mont Vista Subdivision is built out, Bishop Fox Subdivision is developed, and Grand Peaks in completed. The proposed new middle school at 56th St West and Grand Avenue will also increase traffic counts on 54th St West. The proposed zoning and development of dwellings will increase traffic volume on 54th St West. A traffic study was done with the original Grand Peaks Subdivision. The study may need to be updated based on the new zoning. The study will indicate where additional traffic control or management measure are necessary or if the current measures are adequate.

The applicant indicates the need for the zone change is to accommodate a changing real estate market for small yards but single family homes with subdivision amenities. The homes previously sold in Grand Peaks Subdivision range from \$250,000 to \$350,000. The City will require the applicant to install water and sewer services, roads and other city maintained services for the new development. The City will assume all future financial liability for maintenance and replacement of these facilities.

## **STAKEHOLDERS**

The Zoning Commission conducted a public hearing on August 4, 2015, and received the staff recommendation and findings, testimony from the owner, Jeff Junkert and the agent, Dennis Randall of Sanderson Stewart, and testimony from Jerry Ray, a property owner in the County just north of the subject property at 2245 54th St West.

Dennis Randall stated the proposed zone change is to meet the demands of a changing housing market in Billings. He stated most buyers are looking for a range of lot sizes from 7,000 square feet to 10,000 square feet. He stated the lots need to have this range to accommodate the individual needs of the buyers. He stated the zone change is the first step in the process to master plan the remaining undeveloped acres in the Grand Peaks Subdivision. He stated this is the only area in Grand Peaks subdivision that is R-96. He stated the original master plan of Grand Peaks contemplated a much higher density but has developed at a much lower density so far. In response to a question from Chairman Dailey, Mr. Randall stated the undeveloped 29 acres will be built out in phases over the next few years. He stated this will depend on the market and whether adjacent property develops. He stated the original traffic study is updated each time a new phase is started and since the density of units is less than originally planned,

the numbers are going down and not up. In response to a question from Board member Ulvestad, Mr. Randall stated the other zoning districts, R-50 and RMF-R, will not need to change since the anticipated master plan can accommodate lots for single family units already.

Mr. Jeff Junkert stated the current year's phase, directly south of the lots proposed for the zone change, has sold very well and has met the needs of the market. He stated he has sold 24 of the 32 lots in this phase just this year. He stated the lots range from 7,000 square feet to a little over 10,000 square feet. He stated the variability of the lot sizes helps accommodate the different house and garage demands from individual buyers. In response to a question from Chairman Dailey, Mr. Junkert stated he is not certain any twin homes or townhomes will be master planned for the subject property. He stated 4 lots in the current phase were platted along 54th St West to accommodate townhomes and they may do the same for these lots. He stated larger lots for townhomes would not be planned for the interior lots in the proposed master plan since this would not be consistent with other parts of Grand Peaks.

Mr. Jerry Ray of 2245 54th St West testified in opposition to the zone change. He presented a photo of his home and the original Grand Peaks Subdivision Improvement Agreement (SIA) to the Commission. He stated he owns 20 acres north of the subject property where he intends to develop a subdivision of upper scale dwellings. He is concerned with the adjacent subdivision of smaller lots and smaller scale homes developing could affect the marketability and value of his property. He stated in 2007 the SIA for Grand Peaks restricted the first row of lots on Lot 2, Block 4 - the lot already zoned R-70 directly east of the subject property - to stand alone dwelling units in accordance with the R-96 zoning requirements. He stated he was opposed to the zone change unless this same restriction can be placed on Lot 1, Block 5, lots also directly adjacent to his property. He stated he has spoken with Mr. Junkert about this restriction but is not satisfied with Mr. Junkert's response so far. In response to a question from Board member Hawkins, Mr. Ray stated he did have input in the original subdivision of Grand Peaks and that is why the restriction is in the SIA.

Mr. Junkert provided rebuttal testimony. He stated this was just the beginning of the master planning process for the remaining 29 acres of Grand Peaks. He stated until more is known about where roads will connect and whether Colton Boulevard will be platted or not between his property and Mr. Ray's property, adding a restriction to Lot 1, Block 5 is not reasonable. He stated he believes lot size has nothing to do with creating or sustaining property value. Mr. Junkert stated the Grand Peaks Subdivision has demonstrated its ability to create and sustain value over time. The concern Mr. Ray has about losing value is not supported by the existing developments in Grand Peaks Subdivision.

Board member Mike Boyett made a motion to recommend approval and adoption of the findings of the 10 criteria. The motion was seconded by Board member Barbara Hawkins. Board members Boyett and Hawkins both stated there is no option to condition or amend the pending zone change request and directed Mr. Ray to continue his involvement as the subdivision is developed by Mr. Junkert. The Zoning Commission voted 5-0 in favor of the motion.

## **CONSISTENCY WITH ADOPTED POLICIES OR PLANS**

The Planning Division reviewed the proposed zone change and recommended approval based on the findings of the 10 criteria for zone changes. The Zoning Commission concurred with this recommendation and proposed findings. The proposed zoning is similar to surrounding property in the city and is compatible with existing neighborhoods. The proposed zoning will be a more efficient use of land allowing a minimum of density of 4 dwelling units per gross acre of land. The slight increase in density and traffic volume

should have no effect on adjacent neighborhoods or streets. The 2008 Growth Policy and the West Billings 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 making a decision on the request, the City Council shall consider the following findings:

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 undeveloped property within the Grand Peaks Subdivision to develop in a similar pattern and density consistent with the surrounding property. The zoning district is compatible with the neighborhood character and land use patterns.
- The Infill Policy encourages development of vacant property within the city limits with emphasis on housing choice and efficient use of existing city infrastructure and services. The proposed zoning will allow a wider variety of housing choice, lot size and will make more efficient use of city infrastructure.

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

The new zoning requires minimum setbacks, 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 vacant land in the city will promote the public health and safety of the adjacent residential neighborhood by providing full development of streets.

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 development will have an impact on the surrounding transportation systems. The original subdivision provided a traffic study based on the probably build out of the property. The City Engineering Division will work closely with the owner to ensure the existing analysis is still applicable given the new zoning.

**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 may be a limited impact to schools from the proposed zone change. Residential development is an allowed use in both the current zoning and the proposed zoning. The development plan is for primarily single family dwellings as either townhomes or individual lots.

**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 will be involved in the future development whether as a subdivision or a Master Site Plan approval process. Access for emergency services will assured through this process. Fire Station #7 is less than ¼ to the south.

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 a minor effect on vehicle and pedestrian traffic. Grand Peaks Drive is not yet complete to the north where it is intended to intersect with 54<sup>th</sup> St West. The original subdivision of Grand Peaks included a traffic study to determine the appropriate level of traffic management and control. The proposed zoning allow a slight increase in housing density and the traffic study should be updated to include the potential for additional dwelling units.

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

The new zoning does promote compatibility with urban growth. The proposed zoning will allow residential uses with an efficient density.

*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 in the neighborhood.

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

The property is currently vacant. The value of existing buildings should increase when the property is developed.

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

The proposed zoning will permit residential dwellings of similar type and density as the surrounding neighborhood and is the most appropriate use of land at this location.

## **RECOMMENDATION**

The Zoning Commission recommends approval and adoption of the findings of the 10 criteria for Zone Change 938.

## **APPROVED BY CITY ADMINISTRATOR**

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### **Attachments**

Zoning Map  
Site photos  
Pre application meeting and applicant letter  
Ordinance

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Site Photographs  
Zone Change #938 – Grand Peaks Subdivision



Subject Property – view east from 54<sup>th</sup> St West



View south along 54<sup>th</sup> St West

Site Photographs  
Zone Change #938 – Grand Peaks Subdivision



View south and west across 54<sup>th</sup> St West – Cottonwood Grove Subdivision



View north and west across 54<sup>th</sup> St West

Site Photographs  
Zone Change #938 – Grand Peaks Subdivision



View north and east across subject property



Aerial View

Applicant letter and pre-application meeting notes  
Zone Change 938 – Grand Peaks Subdivision

Lot 1, Block 5 & Lot 5, Block 2, Grand Peaks Subdivision  
ZONE CHANGE APPLICATION FROM R-9600 to R-7000

**Statement of Proposal**

The owner, Grand Peaks, LLC is seeking a zone change for the property. The property is generally located east of 54<sup>th</sup> Street West and North of the Existing homes in Grand Peaks Subdivision.

The existing zoning is R-9600. The applicant is requesting a zone change to R-7000. The applicant is seeking the zone change in order to develop the property with a similar lot size and density as the existing Grand Peaks neighborhood to the south.

**Accompanying Responses to Questions in Zoning Application Form**

***1A. In what ways is your proposal consistent with the goals and policies of the adopted Growth Policy?***

**LAND USE GOALS**

***Goal 1. Predictable land use decisions that are consistent with neighborhood character and land use patterns.***

The proposed zone change will provide a zoning that is the same as the existing neighborhood to the south and west. The zoning will also be consistent with the undeveloped property to the East. The applicant's intent is to provide a housing type consistent with the neighborhood to the south. Those lots range from approximately 8000 s.f. to 10,000 s.f.

***Goal 2. More housing and business choices within each neighborhood.***

The proposed R-7000 zone will allow for both single family homes as well as townhome duplex units.

***Goal 3: Preserve neighborhood character and quality of life.***

The proposed zoning will allow for the Grand Peaks subdivision to be built out in a manner that is consistent with the existing developed portions of the project. The neighborhood has become an attractive desirable area of town and the zone change will allow that development trend and character to continue into the final phases of the project.

***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 with the existing zoning and land uses of the immediate area.***

The current housing market demand in the project area is for somewhat smaller lots than a few years ago. Home buyers are not as concerned with having a large yard, and the associated costs. The smaller lots allowed under the proposed zone change allows for a more affordable home, while still providing the expected amenities. The additional density also provides a bonus to the city in the

form of additional tax and SDF revenues, for the same gross acreage of development. The trend nationally is for quality homes on smaller lots, and that trend is apparent in the Billings market, thus necessitating the requested zone change.

The zoning request will make the property consistent with the neighborhoods to the east, west and south. The property immediately to the north is still in the county, and zoned Ag-suburban.



### MEETING MINUTES

<b>PROJECT: Grand Peaks Zone Change</b>			
Project No: 06024.???			
Meeting Location: King of Glory church – 4125 Grand Avenue		Meeting Date: 6/24/15 6:00 PM	
Meeting Subject: Neighborhood meeting		Prepared by: Dennis Randall	
Attending:	See attached sign-in		
Date of Issue: 6/25/15			

**Minutes:**

Jeff Junkert and Dennis Randall moderated the meeting;

- o Jeff gave a summary of the project history, including zoning history, purchase / ownership history, and build-out history
- o Dennis gave a summary of the Zoning process, including the tentative meeting dates for the Zoning commission and City Council
- o Dennis gave a summary of the difference between the existing zoning, R-9600 and the requested R-7000 zoning.
- o Jeff reviewed his intent regarding the future planning of the undeveloped portion of Grand Peaks, including timing and the housing type and density that he anticipates.

- Questions from the homeowners were general in nature, regarding the development in the area, timing of street improvements, timing of the new school development, ect.
- No specific concerns with the proposed Zone change were expressed by the homeowners in attendance.

Meeting was adjourned at approximately 6:40

ZONE CHANGE MEETING  
ATTENDANCE SIGN-IN SHEET

Date: June 24, 2015

Time

Project: Grand Peaks Zone Change

Project No

Meeting Location: King of Glory Lutheran Church

Name:  
(Please Print)

Property Address:

Phone Number

Email

Edna Jensen

5407 Corner Stone Ave.

534-8895

Mary Ann + Jerry Senger

5305 Sundance Mtn Circle

248-2270

Maryann.s@

Toni Haun

5321 Sundance Mtn Cir

406-461-8830

clairmont.

+

JEFF JUNKENT

Applicant

Dennis Randall

Agent

**ORDINANCE NO. 15-\_\_\_\_\_**

AN ORDINANCE AMENDING THE ZONE CLASSIFICATION FOR Lot 1, Block 5 and Lot 5, Block 2 of Grand Peaks Subdivision, a 7.8 acre parcel of land, generally located near the intersection of 54<sup>th</sup> St West and Grand Peaks 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 Lot 1, Block 5 and Lot 5, Block 2 of Grand Peaks Subdivision, a 7.8 acre parcel of land, generally located near the intersection of 54<sup>th</sup> St West and Grand Peaks Drive is presently zoned **Residential 9,600 (R-96)** 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 9,600 (R-96) to Residential 7,000 (R-70)** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Residential 7,000 (R-70)** 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 24, 2015

PASSED, ADOPTED AND APPROVED on second reading September 14, 2015.

CITY OF BILLINGS:

BY: \_\_\_\_\_  
Thomas W. Hanel, Mayor

ATTEST:

BY: Billie Guenther, City Clerk  
Zone Change #938- Grand Peaks Subdivision

**Regular City Council Meeting**

**Meeting Date:** 08/24/2015

**TITLE:** Public Hearing and Resolution Creating SILMD 318

**PRESENTED BY:** David Mumford, Public Works Director

**Department:** Public Works

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**PROBLEM/ISSUE STATEMENT**

Staff received a request from residents in the Antelope Place area of Summerhill Subdivision in the Heights to install street lighting. Staff worked with Northwestern Energy Company to design a lighting layout using lights similar to those used in the area east of Summerhill Drive. The lighting would be owned and maintained by Northwestern Energy.

The Council passed a Resolution of Intent to create the lighting district at its July 27th, 2015 meeting. Following passage of the Resolution of Intent, notices were mailed to all property owners in the proposed district and a legal notice was published in the Billings Times in accordance with State law. The Resolution of Intent to Create established a public hearing before the City Council on August 24, 2015, to receive public comment for or against the proposed district.

The deadline for written protests is Friday, August 21, 2015. The number and percentage of valid written protests received will be reported at the August 24, 2015, Council meeting. As provided in State law, the City Council has the authority to create the district if the legal protest does not exceed 50%.

**ALTERNATIVES ANALYZED**

City Council may:

- Pass the resolution creating SILMD 318 to provide a source of funding for operation and maintenance of the streetlights; or
- Do not pass the resolution that creates the district. If the Council does not adopt the resolution, the property owners cannot be assessed for operation and maintenance of the streetlights, and the new lighting will not be installed.

**FINANCIAL IMPACT**

All costs of installing, operating, and maintaining the lighting will be paid by assessments against the properties within the district. There are no City owned properties within the proposed district.

**RECOMMENDATION**

Staff recommends the City Council approve the resolution creating SILMD 318.

**APPROVED BY CITY ADMINISTRATOR**

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## Attachments

SILMD 318 Resolution to Create District  
SILMD 318 district map

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RESOLUTION NO. 15-\_\_\_\_\_

A RESOLUTION CREATING SPECIAL IMPROVEMENT LIGHTING MAINTENANCE DISTRICT NO. 318 OF THE CITY OF BILLINGS, MONTANA, FOR THE PURPOSE OF SECURING AND PROVIDING ENERGY AND MAINTENANCE FOR STREET LIGHTS, SETTING THE BOUNDARIES THEREOF, STATING THE GENERAL CHARACTER OF THE IMPROVEMENTS TO BE MADE, ESTABLISHING THE ESTIMATED RATE FOR OWNERSHIP, ENERGY AND MAINTENANCE THEREOF, AN APPROXIMATE ESTIMATE OF THE COST OF MAINTAINING SUCH LIGHTS AND SUPPLYING ELECTRICAL CURRENT THEREFORE FOR THE FIRST YEAR, AND THE PROPORTION OF THE COST TO BE ASSESSED AGAINST THE ABUTTING PROPERTY, AND THE METHOD OF ASSESSMENT OF SAID COSTS.

WHEREAS, the City Council of the City of Billings, Montana, on the 27th day of July, 2015, passed an Resolution 15-10483, a Resolution of Intention to Create a Special Improvement Lighting Maintenance District designated as No. 318, setting the hearing on the creation of said District and hearing of protests against the extent and creation of said District, or any matter pertaining thereto, and thereafter gave notice by publication and mailing, all as required by law, and at said hearing which was held at the time and place specified in said Notice, all protests were heard and considered; and

WHEREAS, the City Council finds that the protests are insufficient to stop the creation of said district, and the protests are overruled and denied.

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

SECTION 1:

That the City Council of the City of Billings, Montana does hereby create a District, to be known and designated as Special Improvement Lighting Maintenance District No. 318, hereinafter called the District, for the purpose of securing and providing ownership, energy and maintenance for new street lights for lighting said District.

SECTION 2:

That the boundaries of the District are as set forth in Resolution of Intention No. 15-10483, hereinafter called the Resolution, on file in the office of the City Clerk of Billings, Montana, and by this reference is incorporated herein and made a part hereof.

SECTION 3:

That the City Council hereby finds and determines that each of the lots, blocks, pieces and parcels of land, situated within the boundaries of the District, are especially benefited and affected by said improvements, and each and all of the lots, blocks, pieces and parcels, more particularly described in the Resolution are hereby declared to be the property to be assessed for the cost and expense of the ownership, electrical energy, and maintenance of said District.

SECTION 4:

That the general character of the improvements to be made is hereby declared to be as described in the Resolution and is by this reference incorporated herein and made a part hereof.

SECTION 5:

The City of Billings intends to establish the approximate contract rate for installation & operation of the street lighting as follows: \$4.35 per 100 watt unit, per month for supplying electrical energy; \$1.24 per unit, per month for operation & maintenance; and a rate not to exceed \$52.33 per unit, per month for installation and ownership costs. These rates are in accordance with the applicable rate schedules approved by the Montana Public Service Commission. NorthWestern Energy Company shall provide energy to all of the lights and shall at all times own the light fixtures, poles, cables, and other incidental equipment, and shall provide maintenance and repairs to said equipment as part of the monthly rate for these lights. The City Administrator is hereby authorized to sign a contract with NorthWestern Energy for the ongoing energy, operation and maintenance of the District.

SECTION 6:

That based upon the above figures, the estimate of the cost of the District for one year is the sum of \$10,200, and that the entire cost of said District shall be paid by the owners of property within said District. The estimated cost of the District per year for the property owners is on the basis of approximately \$0.034825 per square foot, per year, of property that abuts the District. All of such costs of said District shall be paid by the owners of the property within the District with each lot, parcel or piece of land within said District to be assessed for that portion of the whole cost which its assessable area bears to the assessable area of the entire District, exclusive of streets, avenues, alleys, and all parcels designated as "open space" on the Summerhill Subdivision plat.

SECTION 7:

That the entire cost of the District shall be paid by an annual assessment against the property in the District. That all monies derived from the collection of such assessments shall be paid into a fund to be known as the "Special Improvement Lighting Maintenance District No. 318 Maintenance Fund", and warrants shall be drawn on said fund for the payment of such cost of maintaining said lights and supplying electrical current therefore.

SECTION 8:

That reference is hereby made to the Resolution, the maps, specifications, boundaries, perimeter and data pertaining to the District, on file in the offices of the City Clerk and City Engineer, for further particulars, all of which are made a part hereof.

PASSED by the City Council of the City of Billings, Montana and approved this 24th day of August, 2015.

THE CITY OF BILLINGS:

BY: \_\_\_\_\_  
Thomas W. Hanel                      MAYOR

ATTEST:

BY: \_\_\_\_\_  
Billie Guenther                      CITY CLERK

# SILMD 318 - EXHIBIT A

