

REVISED (10/17/17)
Consent Agenda Item J (Noise Ordinance) Added
Regular Agenda Item #3 (Parks Comprehensive Plan) Removed

CITY OF BILLINGS

CITY OF BILLINGS VISION STATEMENT:

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

AGENDA

COUNCIL CHAMBERS

October 23, 2017

6:30 P.M.

CALL TO ORDER: Mayor Hanel

PLEDGE OF ALLEGIANCE: Mayor Hanel

INVOCATION: Councilmember Yakawich

ROLL CALL: Councilmembers present on roll call were:

MINUTES: October 10, 2017

COURTESIES:

PROCLAMATIONS:

ADMINISTRATOR REPORTS - BRUCE MCCANDLESS

PUBLIC COMMENT on “NON-PUBLIC HEARING” Agenda Items: 1 ONLY. Speaker sign-in required. (Comments offered here are limited to one (1) minute for one item, or three (3) minutes for multiple items. 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 meeting.)

1. **CONSENT AGENDA** -- Separations:
 - A. **Bid Awards:**
 1. **City vehicles.** (Opened 10/10/17) Recommend: Schedules 1, 3, 5 and 10, Billion Auto Group, \$235,030; Schedules 2 and 9, Fremont Motors, \$82,105; Schedules 4, 6, 7 and 8, Bison Motors, \$217,855.92.
 - B. **Scott Self-Contained Breathing Apparatus (SCBA) system equipment** with MES Rockies; in an amount not to exceed \$1,252,282.
 - C. **Approval** of Limited Commercial Aviation Building and Ground Lease with Alpine Immobilien, LLC, for a five-year term (11/01/2017-10/31/2022).
 - D. **Approval** of Ground Lease with Edwards Jet Center for use as a permit-only parking lot, for a five-year term (11/01/2017-10/31/2022).
 - E. **Approval** of Downtown Tax Increment (TIF) funds to Griffin Development, for remodeling of the Sawyer building at Montana Avenue and N. 23rd Street; up to \$420,000.
 - F. **Approval** of Downtown Tax Increment (TIF) funds to Michael Schaer, for reimbursement for improvements of the Carlin building at 2501 Montana Avenue; \$35,000.
 - G. **Approval** of Downtown Tax Increment (TIF) funds to WC Commercial, for reimbursement for major infrastructure upgrades to the former Battin Federal Courthouse (Stillwater building) at 316 North 26th; \$1,500,000 in equal payments over a three-year period, to begin in fiscal year 2019.
 - H. **Resolution of Intent** to create SID 1403, Gleneagles Boulevard between Cherry Hills Road and Lake Hills Drive and a short extension of Lake Hills Drive (water, sanitary sewer, storm drain, curb and gutter, and streets), and set a public hearing date of November 13, 2017.
 - I. **Resolution** relating to the financing of East Billings Urban Renewal District improvement projects, establishing compliance with Reimbursement Bond Regulations under the Internal Revenue Code.
 - J. **Second/Final Reading Ordinance** amending Section 17-104, BMCC, relating to noise regulations.

K. **Final Subsequent Minor Plat Approval** of Amended Lot 4C, Block 1 of Shiloh Crossing Subdivision.

L. **Final Plat Approval** of Lake Hills Subdivision, 35th Filing.

M. **Bills and Payroll:**

1. **September 25, 2017**

2. **October 2, 2017**

REGULAR AGENDA:

2. **PUBLIC HEARING AND RESOLUTION** approving and adopting budget amendments for FY18. Staff recommend approval. (Action: approval or disapproval of staff recommendation.)

3. **PUBLIC HEARING AND SPECIAL REVIEW 957:** a special review to install a roof-top concealed wireless facility 9 feet above the existing roof parapet in a Residential 9,600 (R-96) zoning district on Lot 1A, Block 4, High Sierra Subdivision, 2nd Filing, a 14.356-acre parcel of land, generally located at Harvest Evangelical Church, 1235 Wicks Lane. Kevin Howell, representing Verizon Wireless, agent. Zoning Commission recommends conditional approval and adoption of the findings of the 3 criteria. (Action: approval or disapproval of Zoning Commission recommendation.)

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

COUNCIL INITIATIVES:

ADJOURN:

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

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

Regular City Council Meeting

Meeting Date: 10/23/2017

TITLE: City Vehicles

PRESENTED BY: Bruce McCandless, Assistant City Administrator

Department: City Hall Administration

Presentation: No

PROBLEM/ISSUE STATEMENT

Seventeen City Vehicles in the light truck class are scheduled for replacement in the City's Equipment Replacement Program and were approved by City Council during the FY 17-18 budget process. Staff advertised for sealed bids for city vehicles on September 29 and October 6, 2017, with a bid opening on October 10, 2017.

The bids are for the following types of vehicles:

- Two ¾ ton 4x4 crew cab pickups (Fire)
- Two ½ ton 4x4 extended cab pickups (Building & Engineering)
- Two compact 2-door 4x4 Jeeps with snow plows (Parks)
- Two ¾ ton 2 wheel drive regular cab pickups with utility bodies (Parks)
- One ½ ton 2 wheel drive regular cab long box pickup (Parks)
- One ¾ ton 4x4 regular cab pickup with utility body (PW Belknap)
- One 1-ton 4x4 regular cab pickup with utility body (PW Belknap)
- Two ¾ ton 4x4 extended cab pickups with utility bodies (PW Belknap)
- One ¾ ton 4x4 regular cab pickup (Solid Waste)
- Two 1- ton 2 wheel drive regular cab dump trucks (Street)
- One high-roof cargo van (Police)

ALTERNATIVES ANALYZED

City Council may:

- Approve the purchases of vehicles from the low bidders or;
- Disapprove the purchases and reject all bids.

FINANCIAL IMPACT

The City received four bids on the vehicles. The total low bid amount for the vehicles is \$534,990.92 as outlined on the attached "Vehicle Bid Results."

RECOMMENDATION

Staff recommends retaining five of the nine vehicles offered for trade and selling them at auction because the dealer trade allowance for these five vehicles was only \$8,500 while the trade-in book value is \$17,200 for the five vehicles. Staff recommends trading four of the trade vehicles because the dealer trade allowance was \$18,100 while the trade-in book value was \$15,370 for the four vehicles. No bids were received for bid schedule 11, so staff will evaluate the specifications and rebid that schedule. Staff recommends awarding all Bid Schedules to the lowest bidder, as follows. Bid schedules 1 and 5

without trades and schedules 3 and 10 with trades to Billion Auto Group, in Bozeman, MT for the bid amount of \$235,030.00; Bid Schedules 2 and 9 without trades to Fremont Motors in Powell, WY for the bid amount of \$82,105.00; and Bid Schedules 4, 6, 7 and 8 to Bison Motors in Great Falls, MT without trades for the bid amount of \$217,855.92.

APPROVED BY CITY ADMINISTRATOR

Attachments

Vehicle Bid Results

Vehicle Bid Results

BID SCHEDULE 1- TWO (2) NEW CURRENT MODEL 2018 3/4-TON 4 X 4 CREW CAB, SHORT BOX PICKUPS

<u>Vendor</u>	<u>Total Bid</u>	<u>Trade In</u>	<u>Net Bid</u>
Bison Motors	No Bid		
Denny Menholt	\$77,868.00	None	\$7,7868.00
Fremont Motors	\$73,396.00	None	\$73,396.00
Billion Auto Group	\$72,278.00	None	<u>\$72,278.00</u>

BID SCHEDULE 2- TWO (2) NEW CURRENT MODEL 2018 FULL-SIZE 1/2 TON, 4 WHEEL DRIVE, EXTENDED CAB 4-DOOR SHORT 6.5' BOX PICKUPS

Bison Motors	\$59,328.32	None	\$59,328.32
Denny Menholt	\$57,482.00	None	\$57,482.00
Fremont Motors	\$53,412.00	None	<u>\$53,412.00</u>
Billion Auto Group	\$53,840.00	None	\$53,840.00

BID SCHEDULE 3- TWO (2) NEW 2018 CURRENT MODEL COMPACT 2 DOOR SUV JEEP WRANGLERS OR EQUAL WITH SNOW PLOWS

Bison Motors	No Bid		
Denny Menholt	No Bid		
Fremont Motors	No Bid		
Billion Auto Group	\$82,100.00	\$8,900.00	<u>\$73,200.00</u>

BID SCHEDULE 4- TWO (2) NEW CURRENT MODEL 2018 3/4-TON 2 WHEEL DRIVE REGULAR CAB PICKUPS WITH SERVICE BODIES

Bison Motors	<u>\$68,202.64</u>	\$2,800.00	\$65,402.64
Denny Menholt	\$71,108.00	\$1,500.00	\$69,608.00
Fremont Motors	No Bid		
Billion Auto Group	\$69,140.00	\$3,000.00	\$66,140.00

BID SCHEDULE 5- ONE (1) NEW CURRENT MODEL 2018 FULL SIZE 1/2-TON 2 WHEEL DRIVE, REGULAR CAB LONG-BOX PICKUP

Bison Motors	\$28,213.16	\$1,500.00	\$26,713.16
Denny Menholt	\$25,102.00	\$1,000.00	\$24,102.00
Fremont Motors	No Bid		
Billion Auto Group	<u>\$24,780.00</u>	\$ 500.00	\$24,280.00

BID SCHEDULE 6- ONE (1) NEW CURRENT MODEL 2018 3/4-TON 4 WHEEL DRIVE REGULAR CAB PICKUP WITH SERVICE BODY

Bison Motors	<u>\$36,139.32</u>	\$3,500.00	\$32,639.32
Denny Menholt	\$38,145.00	\$2,500.00	\$35,645.00
Fremont Motors	No Bid		
Billion Auto Group	\$37,050.00	\$4,200.00	\$32,850.00

BID SCHEDULE 7- ONE (1) NEW CURRENT MODEL 2018 ONE-TON 4 WHEEL DRIVE REGULAR CAB PICKUP WITH SERVICE BODY

Bison Motors	<u>\$36,699.32</u>	\$3,500.00	\$33,199.32
Denny Menholt	\$39,397.00	\$2,500.00	\$36,897.00
Fremont Motors	No Bid		
Billion Auto Group	\$38,600.00	\$4,200.00	\$34,400.00

BID SCHEDULE 8- TWO (2) NEW CURRENT MODEL 2018 3/4-TON 4 WHEEL DRIVE EXTENDED CAB 4-DOOR PICKUPS WITH SERVICE BODIES

Bison Motors	<u>\$76,814.64</u>	\$1,000.00	\$75,814.64
Denny Menholt	\$77,010.00	\$1,000.00	\$76,010.00
Fremont Motors	No Bid		
Billion Auto Group	\$80,100.00	\$2,400.00	\$77,700.00

BID SCHEDULE 9- ONE (1) NEW CURRENT MODEL 2018 3/4-TON 4 WHEEL DRIVE REGULAR CAB LONG BOX PICKUP

Bison Motors	\$29,570.36	None	\$29,570.36
Denny Menholt	\$30,839.00	None	\$30,839.00
Fremont Motors	\$28,693.00	None	<u>\$28,693.00</u>
Billion Auto Group	\$29,200.00	None	\$29,200.00

BID SCHEDULE 10- TWO (2) NEW CURRENT MODEL 2018 ONE-TON TWO WHEEL DRIVE DUAL REAR WHEELS, REGULAR CAB, CAB AND CHASSIS 60" CAB TO AXLE WITH MOUNTED 9' DUMP BODIES

Bison Motors	\$76,358.64	\$4,000.00	\$72,358.64
Denny Menholt	\$71,636.00	\$4,000.00	\$67,636.00
Fremont Motors	No Bid		
Billion Auto Group	\$73,972.00	\$9,200	<u>\$64,772.00</u>

BID SCHEDULE 11- ONE (1) NEW 2018 CURRENT MODEL LARGE, HIGH ROOF, EXTENDED LENGTH, DUAL REAR WHEELS CARGO VAN

Bison Motors	No Bid
Denny Menholt	No Bid
Fremont Motors	No Bid
Billion Auto Group	No Bid

Regular City Council Meeting

Meeting Date: 10/23/2017

TITLE: SCBA-Self Contained Breathing Apparatus Replacement

PRESENTED BY: William Rash, Assistant Fire Chief

Department: Fire

Presentation: No

PROBLEM/ISSUE STATEMENT

A self-contained breathing apparatus (SCBA) is a critical part of fire suppression and victim rescue. The life expectancy of this equipment is approximately ten (10) years. The Fire Department's Scott SCBA systems is approximately twelve (12) years old and is recommended to be upgraded to the next generation Scott system. Additionally, several thousand dollars have been invested in the past three months to keep the existing air compressor functioning on a day-to-day basis.

The Fire Department has a history of purchasing and using Scott SCBA products and has 10 Scott SCBA technicians who would have to be re-trained if Scott SCBA products aren't purchased. In addition, Scott technical software would have to be replaced. If Scott SCBA products are purchased, the Fire Department could also retain compatible equipment. The proposed purchase will replace all existing SCBAs, the current stationary air compressor and provide a new, towable compressor as described below.

There is documented superiority of Scott products, such as:

- Scott is the only manufacturer with a dual redundancy safety mechanism;
- The Scott air compressor has RFID technology;
- The Scott Liberty II mobile compressor provides a back-up for the department's stationary compressor should it become inoperable, as well as being able to utilize this tow behind compressor to fill bottles at the scene of a fire, hazmat incidents, confined space rescues, etc.

Municipal Emergency Services (MES Rockies) is the documented authorized distributor and sole source provider of the requested Scott SCBA equipment for the State of Montana. Pursuant to the City's Purchasing Procedures and State law, MCA Title 18, a contract may be awarded for a supply or service item without competition when there is only one source for the supply or service item.

ALTERNATIVES ANALYZED

City Council may:

- approve the purchase and upgrading of the Scott SCBA system equipment;
- or disapprove upgrading the existing Scott SCBA system equipment to the next generation Scott equipment as a sole source procurement for the Billings Fire Department.

FINANCIAL IMPACT

Funding for the replacement and upgrade of the existing Scott SCBA's was approved through a supplemental budget request in FY 18, in the amount of \$1,252.282. If this request to upgrade the existing Scott SCBA system is approved, the Billings Fire Department will also realize cost savings through previous technician training and the ability to retain compatible product inventory and software.

RECOMMENDATION

Staff recommends approving the purchase of SCBA system equipment as a sole source procurement for the Billings Fire Department from MES Rockies, in an amount not to exceed the \$1,252,282 earmarked in the FY18 budget.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 10/23/2017

TITLE: Limited Commercial Aviation Building and Ground Lease with Alpine Immobilien, LLC for Hangar IP-5

PRESENTED BY: Kevin Ploehn, Director of Aviation and Transit

Department: Airport

Presentation: No

PROBLEM/ISSUE STATEMENT

Alpine Aviation, Inc., now known as Alpine Immobilien, LLC (Alpine) has leased hangar space at the Airport since the 1990s. The current Lease expires on October 31, 2017. Alpine wishes to continue to lease its current space in IP-5, a large hangar located in the Airport Business Park that Alpine uses for aircraft storage and maintenance. Staff has worked with Alpine on a new five-year Lease that will expire on October 31, 2022.

ALTERNATIVES ANALYZED

City Council may:

- Approve the Limited Commercial Aviation Building and Ground Lease with Alpine; or
- Disapprove the Limited Commercial Aviation Building and Ground Lease with Alpine.

FINANCIAL IMPACT

The initial year of this Lease will generate \$37,419 of rental revenue for the Airport. The subsequent years' rental rate will be adjusted using the Department of Labor Consumer Price Index for Urban Consumers (CPI-U), published by the Bureau of Labor Statistics.

RECOMMENDATION

Staff recommends that the City Council approve the Limited Commercial Aviation Building and Ground Lease with Alpine Immobilien, LLC for a five-year term beginning November 1, 2017 and ending October 31, 2022.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 10/23/2017

TITLE: Limited Commercial Aviation Ground Lease – Permit Parking Lot with Edwards Jet Center

PRESENTED BY: Kevin Ploehn, Director of Aviation and Transit

Department: Airport

Presentation: No

PROBLEM/ISSUE STATEMENT

Edwards Jet Center desires to enter into a new lease for continued use of a permit-only parking lot for its employees and customers. The parking lot is located at the Airport on a 16,285.10 square foot parcel directly west of Edwards' main facility. The lease would be for a five (5) year term beginning November 1, 2017 and ending October 31, 2022.

ALTERNATIVES ANALYZED

City Council may:

- Approve a new five-year Lease with Edwards Jet Center for a permit-only parking lot; or
- Disapprove a new five-year Lease with Edwards Jet Center for a permit-only parking lot.

FINANCIAL IMPACT

This ground Lease will generate \$4,396.92 in the first year of the Lease. The subsequent years' rental rate will be adjusted using the Department of Labor Consumer Price Index for Urban Consumers (CPI-U), published by the Bureau of Labor Statistics.

RECOMMENDATION

Staff recommends that the City Council approve a new five-year Limited Commercial Aviation Ground Lease with Edwards Jet Center for use as a permit only parking lot, for a term beginning November 1, 2017 and ending October 31, 2022.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 10/23/2017

TITLE: Tax Increment Financing Grant up to \$420,000 for Griffin Development

PRESENTED BY: Bruce McCandless, Assistant City Administrator

Department: City Hall Administration

Presentation: No

PROBLEM/ISSUE STATEMENT

Chandler Griffin and Griffin Development have purchased the Sawyer Building in downtown Billings. The building is located at the corner of Montana Avenue and N. 23rd Street. The building will be renovated and divided into several suites to encourage new business in downtown. Renovations will include a new roof, insulation, new windows and facade, handicap accessible elevator, and fire code improvements. Total estimated costs for construction are \$2.5 million. After reviewing the attached application, the Downtown Billings Partnership approved up to \$420,000 in TIFD assistance. If approved by the City Council, this grant will be split evenly over two years once the project is complete.

ALTERNATIVES ANALYZED

City Council may:

- Approve, the grant recommendation of up to \$420,000; or,
- Approve a smaller grant: or,
- Not approve the grant request. Disapproval may result in a reduced redevelopment of the property.

FINANCIAL IMPACT

The proposed grant has been projected to be paid in two equal payments in fiscal years 2019 and 2020.

RECOMMENDATION

The Downtown Billings Partnership Board recommends that the City Council approve the grant of up to \$420,000 for the Sawyer building project.

APPROVED BY CITY ADMINISTRATOR

Attachments

Griffin Development Request

SAWYER BUILDING RENOVATION

Downtown Urban Renewal Assistance
Application for TIFD Funding
May 2, 2017

Griffin Development, LLC
1010 Central Ave Suite 1, Billings, MT 59102



DOWNTOWN URBAN RENEWAL ASSISTANCE

APPLICATION FORM FOR GRANTS AND REVOLVING LOAN FUND LOANS

BUSINESS CONTACT INFORMATION			
Contact Name	Chandler Griffin	Date business commenced:	1996
Title	Principal	Number of Employees:	5
Company name	Griffin Development	<input type="checkbox"/> Sole proprietorship	
Phone/#	406.690.2085	<input checked="" type="checkbox"/> Partnership	
E-mail	chandler@griffindvlp.net	<input type="checkbox"/> Corporation	
Company mailing address City, State ZIP Code	2223 Montana Ave Billings MT, 59101	<input type="checkbox"/> Other EIN or Soc. S # 71-0955537	

CHECK THE MAP ON THE LINKS PAGE (4) BEFORE CONTINUING

Check all that apply: I am a property owner inside the District I own and operate a business within the District
 I plan to purchase property in District I plan to move a business into the District

If your proposed project has a different physical address than the mailing address, please fill in the street address, below:

Street Address: 2223 Montana Ave, 59101

Check all that apply: I am interested in a **low rate loan** I am interested in a **reimbursement grant (URG)**

What is the total cost of the project, including property acquisition, if applicable? ¹

How much are you wanting to borrow from the Loan Fund (RLF)? ²

A Minimum of 20% Equity investment is required and all loans are capped at 20% or less of the total cost (box 1) up to \$250,000

How much do you need to make the project "pencil out" (URD Grant Program)? ³

Briefly describe your proposed project:

Griffin Development has purchased the historic Sawyer Building, a contributing property within the Billings Townsite Historic District. The property has been vacant and blighted for several years. Griffin plans to renovate the building into a viable, marketable property. Improvements will include an entire re-roof with new insulation and membrane roofing system, total window replacement, accessible elevator upgrade, and added egress to all floors. The building will be divided into several suites to encourage new businesses to downtown.
 - See attached narrative for additional detail.

NARRATIVE

Griffin Development is excited to be coming Downtown to the Montana Avenue Historic District and to continue the implementation of the Downtown Billings Framework Plan.

Background and History

Griffin Development has purchased the corner of Montana Avenue and North 23rd street. The 24,075 square foot property includes the historic 2 story Sawyer Building. The property is located directly northeast of the Depot, in a blighted area on the north and eastern edge of the Montana Avenue Historic District. The Sawyer Building is listed as a contributing property within the Billings Townsite Historic District. For purposes of the Downtown Billings Framework Plan, the property is in the seam between the East Transition Zone and the Historic District, but technically in the East Transition Zone. Sawyer Stores Inc. opened in 1928. The facility served as the main office of a grocery chain that opened stores in Wyoming and Montana. The brick commercial building featured a creamery and warehouse on the first floor and a bakery and coffee roasting on the second floor. A bean mill, seed cleaner, ice plant, and a huge basement produce-and-cold-storage warehouse made this a highly diversified operation. A railroad spur served loading docks along the present-day alley while truck access was by loading dock along 23rd street. Sawyer stores operated out of this location until 1963. It has since housed the Spaghetti Depot, Stella's Place, and most recently the Antique Mall. Heavy post and beam construction, wood flooring, and two walk-in vaults are evidence of the long, useful life of this Billings landmark.



Downtown Urban Renewal Assistance
Griffin Development
Sawyer Building Renovation

About Griffin Development

Griffin Development, LLC is a Montana Domestic Limited-Liability Company established on August 14, 2003. Max and Jeanine Griffin hold the majority ownership at 70%. They have owned and operated several successful businesses in Billings. Currently, they are affiliated, operate, and manage 23 separate entities. Other owners include Chandler and Lindsey Griffin and David and Alison Mitchell. Both Chandler and David are commercial real estate brokers in the State of Montana and are Certified Commercial Investment Member Designees (CCIM.)

The properties currently include:

- 14 Commercial buildings include offices, retail, storage, auto repair, and multi-tenant spaces totaling 270,100 square feet.
- Three commercial lots zoned for retail, offices, and restaurants, total 132,422 square feet.
- 36 residential lots are located in the Glynn Abbey Subdivision and Sun Valley Lots.
- One Big Timber Ranch totals 243 acres.

The goal of Griffin Development is to bring entrepreneurial, forward thinking businesses to Downtown. We want to invest to help the area grow by providing a sustainable property at a modest return.

Project Description

The site is located in a sub-area of the Framework Plan East Transition Zone called the East Zone Connection. Developing this connection is the highest priority of the East Transition Zone. The Connection is “to develop so that it connects the Central District to the Depot area, and identify the ideas discussed to date so they can become a starting point for a future effort that concentrates on this zone”. The development of the Sawyer Building will be a continuation of that connection and a key contributor for more development. The connection will be established in three very visible ways, site development, building improvements, and new business activity.



Downtown Urban Renewal Assistance
Griffin Development
Sawyer Building Renovation

Site Development

Site development will include streetscape and the initial phase of a walkable alley.

The streetscape on 23rd street will be an extension of the Historic District. Sidewalks will incorporate patterned concrete and street trees. Lighting will include light poles and fixtures to compliment the historic style. Furniture will have period a style. Landscaping will include trees, boulders and indigenous grasses, to further develop the native landscape theme encouraged by the Framework Plan.

Sections of the existing sidewalk along 23rd will be removed to provide below-grade egress to the basement level as well as provide natural daylighting. Window wells will be added to the basement level along Montana Avenue to provide natural daylighting.

The historic entrances on Montana Avenue and 23rd street will also be maintained and restored. A glass entry vestibule will replace the existing overhead rolling door at the 23rd street entrance for security and to buffer the weather.

We support the development of a walkable alley from north 22nd into the downtown core. As a first step, the existing alley loading dock and ramp area will be transformed into an outdoor deck overlooking the alley. The existing dilapidated wood and steel canopy will be replaced with a new steel framed structure to create a two-level deck area. The deck will be accessible to the main floor food and beverage retailers as well as via a stair from the upper level. This deck, landscaping and paving will serve as initial step to implementing the walkable alley program.



Downtown Urban Renewal Assistance
Griffin Development
Sawyer Building Renovation

Building Improvements

Building improvements will include rehabilitation of the interior and exterior of the historic structure.

The existing roof is in disrepair and insulation is inadequate. Water damage from the leaking roof contributed to the lack of marketability and cost effective redevelopment of the building. In order to mitigate further damage caused by leaks and freezing, the entire building will be re-roofed with new insulation and membrane roofing system.

The historic 23rd street, Montana Avenue, and new alley entrances will be linked internally with hallways that separate various suites throughout the building. The hallways will converge at the centrally located historic freight elevator. The elevator will be upgraded to provide accessibility to all floor levels.

Exterior windows will be replaced with new energy efficient windows similar in appearance to the existing steel windows. Exterior balconies are proposed to be added to second floor suites on the south and west sides.

The heavy timber and brick interiors and open ceiling structure will be preserved as much as possible. The majority of the interior will remain open, maintaining an open office concept. Interior walls will be constructed to form the various tenant suites.

Business Activity

TIFD incentives will help us rehabilitate the rundown Sawyer Building to attract first class tenants at affordable lease rates.

Confirmed tenants are Griffin Development and Diamond Construction. Other likely tenants in lease discussions include a brokerage company, an engineering firm, a graphic design company, and two cafes. All of these tenants would be new to downtown and several are new companies we are courting to Billings.

Light wells and exterior entrances to the basement space are intended to make the below sidewalk level space more attractive. Our objective is to provide a low cost, attractive business incubator space. We would like to attract young, innovative startups to our Downtown location from which they can develop, grow, and ultimately relocate elsewhere Downtown as thriving businesses. TIFD incentives will be instrumental in creating this space and keeping it affordable for fledgling businesses.

Not only will the Sawyer Building businesses bring life to a long-vacant building, the inherent nature of the businesses encourages further improvement and development of the area. Each year they will bring many visitors to Downtown, visitors from the Billings area, the region, and throughout the country. The added human activity will greatly increase the vitality of this part of the Downtown while improving personal safety in the Historic District. Griffin Development will create increased demand for Downtown housing through greater awareness of our employees, tenants, and clients. Our intent is that we, along with our tenants and neighbors, become a catalyst for future improvements to the eastern end of the Historic District, the East Transition Zone, and the Downtown.

Downtown Urban Renewal Assistance
Griffin Development
Sawyer Building Renovation

QUALIFIED USES

Specific CBD TIFD Qualifiers being met by the Sawyer Building Renovation project per the Development Agreement Exhibit _ Urban Renewal Assistance Programs for Blight Elimination:

Section Three: Qualified Expenditures: MCA 7-15-4282 through 7-15-4294. Ordinance 08-5483

a. *Remediation or Diminishing blight affecting buildings and structures that negatively impact the residents of the City due to:*

i. Substantial deterioration especially roofs in serious need of repair or replacement

- **The building will be entirely re-roofed including new roof insulation**

- **All exterior windows will be replaced**

ii. Obsolete uses that require a change of use

- **The original warehouse function has become less practical with direct railroad shipping becoming obsolete. New business functions are more feasible and attractive for the area.**

iii. Defective and not in compliance with current Building and Fire Codes

1. Electrical service upgrades

- **The building will have all new electrical service.**

2. Plumbing upgrades

- **Existing restrooms will be upgraded to meet current fixture count requirements.**

- **Fire Sprinklers will be added to the building.**

3. Other

- **The existing freight elevator will be replaced with a handicapped-compliant passenger elevator.**

- **Secondary egress stairs will be provided at the alley side to meet exiting requirements and encourage use of the walkable alley.**

iv. Unsanitary and/or unsafe

- **The existing freight elevator will be upgraded for pedestrian use to provide accessibility to all floors.**

v. Vacant and unused

- **Prior to acquisition by Griffin Development, the Sawyer Building was blighted. Due to many building envelope failures, structural concerns and code compliance issues, the building was not occupiable. The renovation will result in the entire building being occupied and being a proud contributor of tax increment..**

b. **N/A**

c. *Enhancement of infrastructure, public or private, that improve the pedestrian experience*

i. Streetlights, sidewalks, curbs and gutters

- **Sidewalks will be reconstructed where area wells and window wells are added to the basement.**

- **Lighting will be added at the new alley patio, increasing pedestrian safety and security connecting the public-shared parking of the CTA lot to nearby businesses.**

ii. N/A

iii. Building and Business Signage

- **Business Signage will be applied directly to the building.**

iv. Façade stabilization and/or improvement

- **Exterior windows will be replaced to provided much better efficiency and mitigate leaks.**

- **An entry vestibule will be added to the 23rd street entrance to replace the existing overhead rolling door.**

Downtown Urban Renewal Assistance
Griffin Development
Sawyer Building Renovation

v. *Outdoor patios*

- **New outdoor patios will be located on the north alley side.**

vi. *Landscaping*

- **New landscaping will be provided at the alley to continue the existing landscaping along 23rd street.**

vii. **N/A**

d. *Mixed use re-development containing*

i. ii. iii. **N/A**

iv. *Street level retail and dining*

- **Potential tenants include two café options.**

e. *Improvements that lead to stabilized and/or increased taxable valuation*

- **Most all of the building improvements will increase its taxable valuation. Occupying a long-vacant building will strengthen the economic base and vitality of Downtown.**

f. *Relocation of utility wires, inefficient land use, and/or problems of access and circulation*

- **There will be some relocation of utility power lines on the north alley side.**

g. *Increased use of public transit*

- **Employees and tenants will be encourage to take advantage of public transit with this location being in such a close proximity to the MET Downtown Transfer Center.**

h. *Increased Crime Prevention and Public Safety*

- **Building use will deter trespassing, vandalism, and vagrancy.**

- **Exterior lighting will help improve visibility for safety and deter criminal activity.**

i. *Increased energy efficiencies*

i. *Exterior windows, doors*

- **Exterior windows and doors will be replaced with much more energy efficient units and seals.**

ii. *HVAC upgrades*

- **The HVAC system will be upgraded to a more efficient system.**

iii. *Other*

- **A new roof system will provide a more complete sealed envelope with a much higher and efficient insulation R-value.**

j. **N/A**



Google Street View

Downtown Urban Renewal Assistance
 Griffin Development
 Sawyer Building Renovation

SOURCES AND USES BUDGET

SOURCES

FINANCING

- To date cash invested \$367,720
 - Long term debit \$525,883
 - TIF appropriations \$725,000
 - Addition capital needed \$881,397 from Griffin Development
- Total Project \$2,500,000

USES

SAWYER BUILDING RENOVATION BUDGET

	<u>BUDGET AMOUNT</u>	<u>QUALIFIED TIF AMOUNT</u>
1 NEW ENTRY:	\$227,410	
Entire amount qualifies under 3.c.iv. Façade stabilization and/or improvement and 3. i. Increased energy efficiencies		\$227,410
2 MEMBRANE ROOFING	\$57,150	
Entire amount qualifies under 3. i. Substantial deterioration especially roofs in serious need of repair or replacement		\$57,150
3 ELEVATOR	\$115,295	
Entire Amount qualifies under 3.a.iii. Defective and not in compliance with current Building and Fire Codes and 3.a.iv. Unsanitary and/or unsafe		\$115,295
4 FIRE SPRINKLER	\$53,750	
Entire Amount qualifies under 3.a.iii.2. Plumbing upgrades		\$53,750
5 ALUMINUM STOREFRONT AND WINDOWS	\$144,700	
Entire amount qualifies under 3.c.iv. Façade stabilization and/or improvement and 3. i. Increased energy efficiencies		\$144,700
6 FIRE EXIT AND DECK	\$119,620	
Entire amount qualifies under 3.a.iii. Defective and not in compliance with current Building and Fire Codes and 3.c. v. Outdoor patios		\$119,620
7 ELECTRICAL PANELS	\$35,250	
Entire amount qualifies under 3.a.iii.1. Electrical service upgrades		\$35,250
8 ENGINEERS	\$105,000	
Does not qualify		
9 LIGHTING	\$246,980	
Does not qualify		

Downtown Urban Renewal Assistance
 Griffin Development
 Sawyer Building Renovation

10 MECHANICAL	\$123,330	
Entire amount qualifies under 3.i. ii. HVAC upgrades		\$123,330
11 STRUCTURAL STEEL	\$106,330	
Entire amount qualifies under 3.a.iii. Defective and not in compliance with current Building and Fire Codes and 3.c. v. Outdoor patios		\$106,330
12 MASONRY	\$540	
Does not qualify		
13 CASEWORK	\$12,000	
Does not qualify		
14 INSULATION	\$12,880	
Entire amount qualifies under 3.a. i. Substantial deterioration especially roofs in serious need of repair or replacement		\$12,880
15 INTERIOR DOORS	\$18,270	
Does not qualify		
16 METAL FRAMING	\$85,490	
Does not qualify		
17 FINISHES	\$63,610	
Does not qualify		
18 SPECIALTIES	\$11,030	
Does not qualify		
CONSTRUCTION SUBTOTAL.....	\$1,538,635	
QUALIFYING SUBTOTAL:		<u>\$995,715</u>
19 CONTINGENCY (1.26% OF CONSTRUCTION)	\$19,420	
Qualifies as 1.26% of qualifying subtotal.....		\$12,567
20 P&OH (6.0% OF CONSTRUCTION)	\$92,000	
Qualifies as 6.0% of qualifying subtotal		\$59,537
TOTAL CONSTRUCTION BUDGET:	\$1,650,055	
TIF QUALIFYING TOTAL:		\$1,067,819

N. 27th St. Tax Increment Dist.

Legend

- District boundary
- Public/non-profit at best use
- Historic or historical significant building
- Parcels Developed to best use
- Unidentified parcel - centrally assessed
- Public or Non-Profit Under-developed
- Parking Lot or Under-developed
- Church building

6th Ave. North

North 22nd St.

PROJECT LOCATION

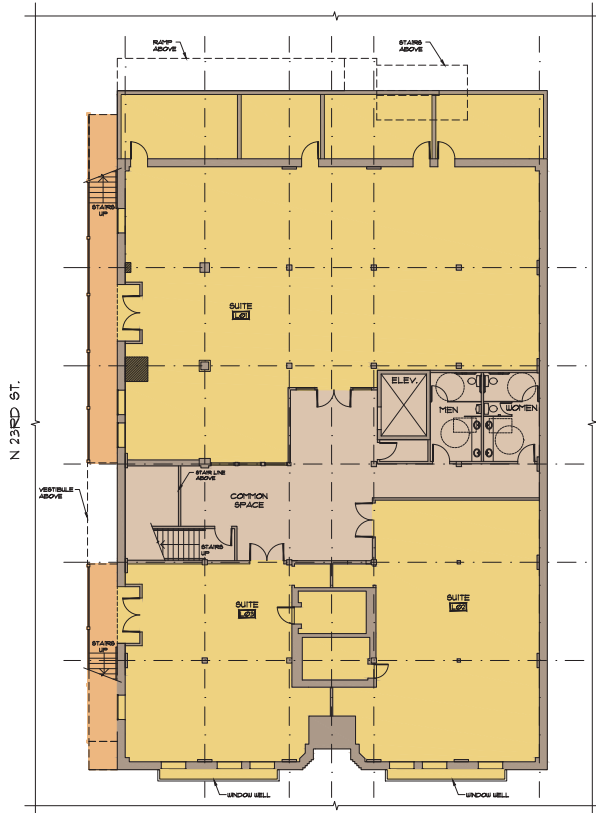
South 23rd St.

North 31st St.

1st Ave. South



This document is intended for informational purposes only and does not constitute a contract. It is subject to change without notice. WYOMING COUNTY, GA. 10/20/2017

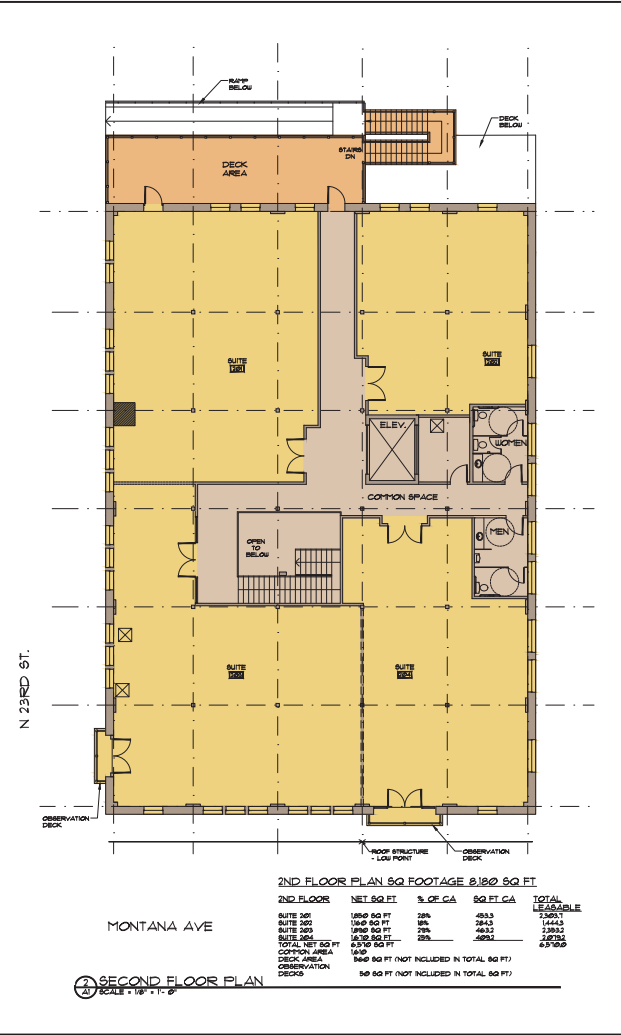
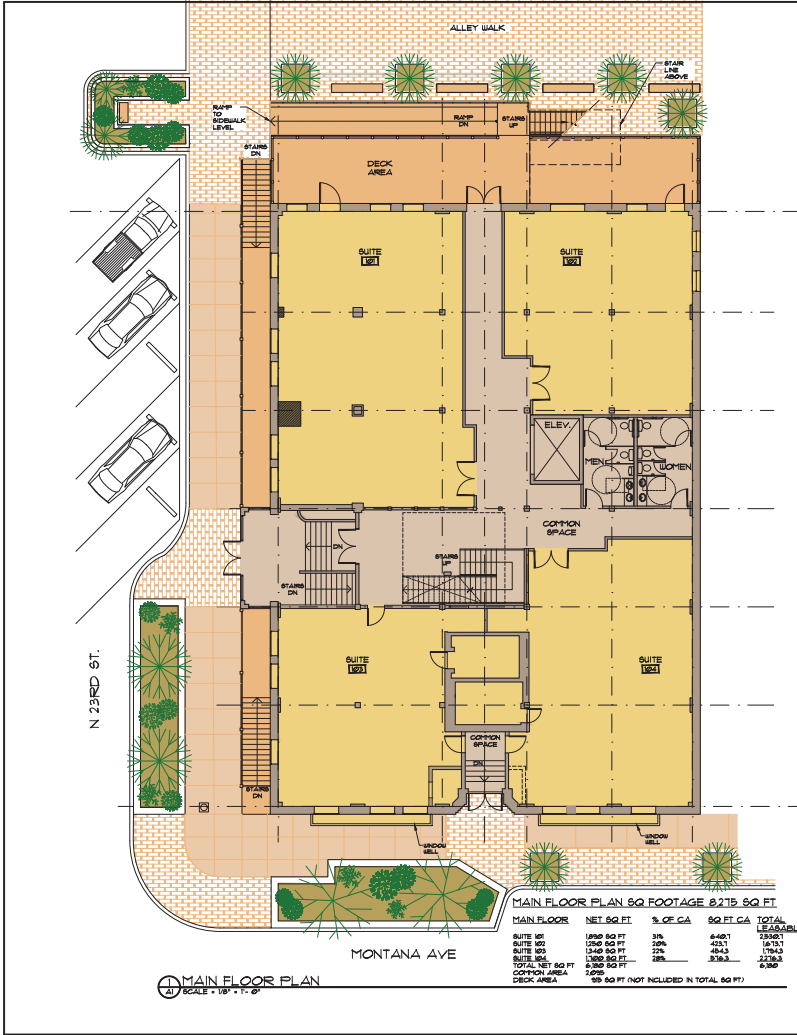


LOWER FLOOR PLAN SQ FOOTAGE 9262 SQ FT

LOWER FLOOR	NET SQ FT	% OF CA	SQ FT CA	TOTAL LEASABLE
SUITE L21	4359 SQ FT	47%	9262	9262
SUITE L22	1759 SQ FT	19%	3742	2692
SUITE L23	1344 SQ FT	15%	2861	1468
TOTAL NET SQ FT	7462 SQ FT	81%	9262	3308
COMMON AREA	1800			

MONTANA AVE

LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"



MICHAEL J. BURKE - SHERRIL F. BURKE - JACK CLARK - SEFFREY WINKLER - MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS
 DRAWN BY JOSE M. NO. 1000
 CHECKED BY DAVID W. 1000
 JOB # 111111
 DRAWING TITLE FLOOR PLANS
 2233 MONTANA AVE
 BILLINGS, MONTANA 59101 - PH (406) 249-7811 - FAX (406) 249-9278 - Email HGA@hga.net
HGA
 ARCHITECTS, PLLC
 SHEET
A1
 3

Tax Calculations for Investment

	2018	Current TV
		\$ 628,838.00
Tax Year	2018	
Construction Investment	\$ 2,500,000.00	40%
New Value based on Investment/Comps	\$1,628,838	\$ 2,693,274
Amount Applied to Mills	\$31,355	\$51,846
Total Mills Assessed	670	670
Mill multiplier	0.67	0.67
Tax (Real Property)	\$21,008	\$34,737

PP/Machinery Investment	\$0	\$0
Amount Applied to Mills	\$0	\$0
Mill multiplier	670.00	670.00
Mill multiplier	0.67	0.67
Tax (PP and Machinery)	\$0	\$0

Total Tax	\$21,008	\$34,737
Current Taxes	(\$8,111)	(\$8,111)
Increment Increase	\$12,897	\$26,626

Construction **Comps**

Sawyer Building

159% 328%
Increase Increase

total investment \$ 2,500,000.00

Grant \$ 725,000.00

Ratio **2.4** to **1**

2% Estimated rate of growth

Construction Cost

\$12,897	annual increment return
\$725,000	current value of grant
38.05	years repaid in full

Comps

\$26,626	annual increment return
\$725,000	current value of grant
27.23	years repaid in full

Regular City Council Meeting

Meeting Date: 10/23/2017

TITLE: Tax Increment Financing Grant up to \$35,000 for Michael Schaer

PRESENTED BY: Bruce McCandless, Assistant City Administrator

Department: City Hall Administration

Presentation: No

PROBLEM/ISSUE STATEMENT

Michael Schaer, owner of the Carlin Building located at 2501 Montana Avenue, is requesting a TIF grant of up to \$35,000. This request is for the reimbursement of expenses incurred to bring the building up to code with accessible restrooms and install a fire sprinkler system. These improvements were made to the building in order for MoAv Coffee to occupy the space. Total project costs were over \$172,000 and were completed in 2016. The Downtown Billings Partnership Board reviewed the attached application and recommended reimbursement of \$35,000.

ALTERNATIVES ANALYZED

City Council may:

- Approve, the TIF grant request of \$35,000; or,
- Disapprove the request.

FINANCIAL IMPACT

The proposed grant would be payable in the current fiscal year, as the project is already completed.

RECOMMENDATION

The Downtown Billings Partnership Board recommends that the City Council approve the grant of \$35,000 to Michael Schaer.

APPROVED BY CITY ADMINISTRATOR

Attachments

Schaer TIFD request



DOWNTOWN URBAN RENEWAL ASSISTANCE

APPLICATION FORM FOR GRANTS AND REVOLVING LOAN FUND LOANS

BUSINESS CONTACT INFORMATION

Contact Name	MICHAEL SCHAER	Date business commenced:	2/6/1978
Title	Chairman of the Board	Number of Employees:	
Company name	COMPUTERS UNLIMITED	Choose One of the below	
Phone/#	406-255-9500		
E-mail	mike@cu.net		
Company mailing address	2407 Montana Ave	EIN or Soc. S #	81-0375793
City, State ZIP Code	Billings MT 59101		

CHECK THE MAP ON THE BACK OF THIS FORM BEFORE CONTINUING

Check all that apply: I am a property owner inside the District I own and operate a business within the District
 I plan to purchase property in District I plan to move a business into the District

If your proposed project has a different physical address than the one above, please fill in the street address, below:

Street Address: 2501 Montana Ave, Billings MT, 59101

Check all that apply: I am interested in a low rate loan (RLF) I am interested in a reimbursement grant (URD)

What is the total cost of the project, including property acquisition, if applicable? 1

How much are you wanting to borrow from the Loan Fund (RLF)? 2

A Minimum of 20% Equity investment is required and all loans are capped at 20% or less of the total cost (box 1) up to \$250,000

How much do you need to make the project "pencil out" (URD Grant Program)? 3

Briefly describe your proposed project:

See attached

If possible, please attach a list of all planned expenditures noting item and amount – for complete project

Return to: Downtown Alliance, 2815 2nd Ave. N., 59101 – email: gregk@downtownbillings.com fax to: 406-294-5061

Clear Form

Computers Unlimited – Hotel Carlin Building

Computers Unlimited (CU) purchased the Hotel Carlin Building in August 1997. At that time, the first floor housed an art gallery, but the second and third floors were completely unused. Over the years, CU has completely renovated the entire building. In 1998, the first floor was turned into Club Carlin, a first class jazz club. This was followed by a complete renovation of the old, unused hotel rooms on the second floor which created retail and office/studio space for a variety of tenants. CU continued building improvements at the Carlin, turning the third floor into an extended stay suite hotel in 2002. Another phase of the building was completed in 2003 when an elevator was added, making the building handicapped accessible. Each of these projects worked to fulfil the goals of the Downtown Billings renewal project by contributing to public art, and providing public gathering space, as well as enhancing business clustering, lodging, and entertainment.

Even though the building was completely renovated, CU has continued to improve upon it. In 2007, a covered outdoor patio was attached to the first floor space. The building was given a brand new roof in 2011. Most recently, CU partnered with MoAv Coffee House in 2016 to reimagine the first floor space. This was an expensive proposition. MoAv spent just over \$50,000 to remodel the interior space, but that was just the tip of the ice berg. The cost to add the required sprinkler system to the MoAv space and bring the bathrooms up to code was \$172,000. Over the years, CU has put well over \$1 million into the Hotel Carlin Building. This total does not even include any of the furnishings. The latest renovation brings the space completely up to code. This makes it a space that will be great for MoAv, who we hope will be a fixture of Montana Avenue for many years. If they ever leave the space at some time in the future, the space will be all set for any future tenant that may occupy it. CU has also put a great deal of time and money into improving Montana Avenue as a whole. The MoAv renovations were unexpected and costly. CU would like to request TIF funds to reimburse the \$172,000 in costs that were paid to accomplish this project.

COMPUTERS UNLIMITED

Hotel Carlin Building - Major Improvements Since Late 2002

<u>Vendor</u>	<u>Invoice #</u>	<u>Date</u>	<u>Cost</u>	
Computers Unlimited - Install Fire System & Update MoAv Space:				
Aaron's Furnace and A.C.	1305	2/10/2016	1,425.00	remove/relocate thermostats
AEI Electric	366	2/11/2016	1,250.00	remove/replace lighting (1st 1/2)
City of Billings	ck96629	2/29/2016	666.75	inspection/permit fees
Aaron's Furnace and A.C.	1310	3/14/2016	13,200.00	install new duct work
Gary Weber Constructions, Inc.	3747	3/14/2016	15,515.00	install new 4" fire line
Neil Drywall, Inc.	3331	3/23/2016	17,624.00	complete orig bid plus add-ons
AEI Electric	372	2/25/2016	4,040.00	fire wall modifications
Fisher Construction	16-2-009	3/29/2016	13,867.23	remove/replace tin ceiling tiles in MoAv
Fisher Construction	16-2-014	3/29/2016	6,744.00	remove/replace tin ceiling tiles in Zydeco (not part of original quote)
CTA Inc.	120689	1/31/2016	2,019.43	consulting services
CTA Inc.	121139	2/29/2016	358.66	consulting services
CTA Inc.	121863	3/31/2016	5,879.28	consulting services
CTA Inc.	122352	4/30/2016	400.45	consulting services
AEI Electric	380	4/4/2016	1,250.00	2nd 1/2 of bid to reinstall light fixtures
byDesign LLC dba Burtell Fire	50751	4/18/2016	16,697.00	fire system
AEI Electric	386	4/20/2016	3,177.00	various, incl firewall, sprinklers, fire bells
Brad Hudson Inc.	67890	4/22/2016	4,098.82	tape & paint MoAv and Zydeco
Aaron's Furnace and A.C.	1319	6/1/2016	250.00	fire dampers & piping for bathrooms
Aaron's Furnace and A.C.	1320	6/1/2016	390.00	demo existing duct
Fisher Construction	16-2-019	6/6/2016	8,480.35	firewall between MoAv bathroom & Zydeco
Fisher Construction	16-2-018-1	8/23/2016	38,774.83	finish firewall/bathrooms up to code
Adam Feldner	1	9/1/2016	16,582.80	Engineering hours for fire system
Total paid project-to-date			<u>172,690.60</u>	

MoAv - Update MoAv Space:

Aaron's Furnace and A.C.	100.00	install fan vent pipes for bathrooms
AEI Electric	328.50	demo old outlets and sound booth circuits
AEI Electric	3,415.00	rewire bathrooms
AEI Electric	11,060.00	rewire main area: bar, lights, etc.
Alpine Plumbing	3,580.00	run drain/water lines, install laundry sink
Brad Hudson Construction	1,488.72	remodel interior: Zydeco door, roaster area, etc.
Brad Hudson Construction	2,539.88	remodel interior: Zydeco door, roaster area, etc.
Brad Hudson Construction	1,879.54	remodel interior: Zydeco door, roaster area, etc.
Bridger Steel	619.43	bathroom walls
Capri Cork	1,173.81	recycled rubber flooring
Carpet One	2,482.87	flooring
CTA Architects/Engineers	2,486.55	professions services/building drawings
CTA Architects/Engineers	267.11	professions services/building drawings
CTA Architects/Engineers	415.80	professions services/building drawings
CTA Architects/Engineers	135.52	professions services/building drawings
Gerflor	7,226.76	flooring
McGregor Designs	8,342.00	concrete coffee bar countertops
McGregor Designs	1,850.00	concrete 36" vanity and 6' vanity

<u>Vendor</u>	<u>Invoice #</u>	<u>Date</u>	<u>Cost</u>	
McGregor Designs			700.00	10 30"x30" concrete table tops - down payment
McGregor Designs			1,300.00	10 30"x30" concrete table tops - final payment
Total paid project-to-date			<u>51,391.49</u>	

Total project costs for MoAv space			224,082.09	
TIF funds paid to MoAv			<u>(41,333.75)</u>	
Unreimbursed Costs			<u><u>182,748.34</u></u>	

Other Building Improvements

New Roof:

The Little Job Guy LLC	10AUG2620	8/31/2011	<u>37,518.00</u>	re-roof building
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Kitchen Expansion/Remodel:

Billings Extinguishing Systems	16185	5/11/2007	1,424.54	add on to fire system for hood extension
Laughlin Construction Inc	statement	11/30/2008	2,322.10	construction costs of expansion/remodel
Laughlin Construction Inc	statement	12/31/2008	4,098.05	construction costs of expansion/remodel
Laughlin Construction Inc	statement	12/31/2008	5,829.37	construction costs of expansion/remodel
Laughlin Construction Inc	statement	1/31/2009	6,475.90	construction costs of expansion/remodel
Laughlin Construction Inc	statement	3/1/2009	8,026.54	construction costs of expansion/remodel
ID Corporation	7014	1/21/2009	3,724.95	electrical work for expansion/remodel
ID Corporation	7060	2/24/2009	6,185.23	electrical work for expansion/remodel
Pierce Flooring & Design	12794	1/27/2009	1,343.61	ceramic tile for kitchen floor
Matt Carson	12794	2/18/2009	1,375.00	installation of ceramic tile floor
			<u>40,805.29</u>	

Carlin Patio:

Mitch Thompson & Associates	20011064	10/26/2001	892.50	Carlin patio design
Mitch Thompson & Associates	20011065	10/26/2001	871.25	Carlin patio design
Mitch Thompson & Associates	20011079	11/28/2001	170.00	Carlin patio design
A&E Architects	603601	6/23/2006	2,016.50	Carlin patio design
A&E Architects	603602	7/20/2006	1,335.00	Carlin patio design
A&E Architects	603603	8/28/2006	1,349.45	Carlin patio design
A&E Architects	603604	9/20/2006	1,800.00	Carlin patio design
A&E Architects	603605	10/24/2006	140.00	Carlin patio design
A&E Architects	603606	3/23/2007	544.66	Carlin patio design
A&E Architects	603607	4/24/2007	2,395.00	Carlin patio design
A&E Architects	603608	5/15/2007	385.00	Carlin patio design
A&E Architects	603609	6/20/2007	593.00	Carlin patio design
A&E Architects	603610	7/20/2007	245.00	Carlin patio design
City of Billings		8/15/2006	50.00	encroachment application
City of Billings		9/30/2006	423.00	building permits
Stevens Brothers Mechanical	11494	6/1/2007	721.60	sprinkler system for patio
Alpine Plumbing	341690000	6/1/2007	6,400.00	run gas line to patio
Hardy Construction	07-1-004	5/31/2007	45,035.00	patio construction
Hardy Construction	stmt	3/31/2007	54,131.00	patio construction
Hardy Construction	stmt	4/30/2007	60,633.00	patio construction
Hardy Construction	stmt	6/30/2007	11,091.00	patio construction
Hardy Construction	stmt	8/14/2007	6,040.00	patio construction
Stekar Construction	200614	10/7/2006	300.00	patio construction

<u>Vendor</u>	<u>Invoice #</u>	<u>Date</u>	<u>Cost</u>	
Bakken Construction	1217/5786	5/5/2007	1,370.11	paint exterior beams and railing for patio
Bakken Construction	1217/5800	6/17/2007	1,171.88	paint Carlin patio
ID Corporation	6219	5/9/2007	3,332.12	electrical installation for patio
ID Corporation	6256	6/13/2007	10,556.36	electrical installation for patio
ID Corporation	6417	10/12/2007	438.76	electrical installation for patio
Visa - DJ's Fireplace & Spa	040607stmt	4/6/2007	3,514.00	wall-mounted patio heaters
American Express - Grainger	052507stmt	5/25/2007	200.16	patio heater switches
Ideal Temp Heating & Cooling	6207	5/27/2007	311.50	patio heater installation
Ideal Temp Heating & Cooling	6210	5/29/2017	114.35	hook up gas lines for patio heaters
Ideal Temp Heating & Cooling	07-1015	5/15/2007	1,385.58	patio heater installation
Solomon Landscaping	1043	6/17/2007	4,418.00	plant trees and install irrigation system
Parker Tile, Inc.		7/5/2007	620.00	install patio entry tile
			<u>224,994.78</u>	

Elevator:

Big Sky Fire Protection	7036	4/11/2002	701.88	reroute 2" main to accommodate elevator car
Stekar Construction	200254	4/3/2002	16,672.52	materials/labor
Stekar Construction	200255	5/1/2002	33,937.19	Alpine Plumbing, ID Corp, materials/labor
Stekar Construction	200257	5/31/2002	20,341.31	Alpine Plumbing, materials/labor
Stekar Construction	200258	7/1/2002	57,341.46	Thyssenkrupp Elevator, Alpine Plumbing, m/l
Stekar Construction	200259	7/31/2002	22,459.26	Alpine Plumbing, Bakken Drywall, ID Corp, m/l
Stekar Construction	200260	9/3/2002	13,564.17	Alpine Plumbing, Bakken Drywall, Kenco, m/l
Stekar Construction	200268	10/1/2002	13,377.85	ID Corp, Alpine Plumbing, Yellowstone Woodshop
Stekar Construction	200271	11/4/2002	32,112.60	Thyssenkrupp Elevator
I-D Corporation	3594	12/8/2002	117.00	install duct fans in basement
Elevator - total cost of installation			<u>210,625.24</u>	

Total Cost of Recent Hotel Carlin Construction	738,025.40
Reimbursement from TIF funds	<u>(41,333.75)</u>

Total Costs Covered with Private Financing	<u><u>696,691.65</u></u>
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Regular City Council Meeting

Meeting Date: 10/23/2017

TITLE: Tax Increment Financing Grant up to \$1,500,000 for WC Commercial, LLC

PRESENTED BY: Bruce McCandless, Assistant City Administrator

Department: City Hall Administration

Presentation: No

PROBLEM/ISSUE STATEMENT

WC Commercial, owner of the Stillwater Building (former Battin Federal Courthouse), is requesting tax increment assistance in the amount of \$1.5 million. WC Commercial purchased the building in 2016 and has since completed a significant asbestos abatement. The owner is now ready to begin major infrastructure upgrades. These will include improvements to insulation, mechanical and electrical systems, energy efficiency, security, facade, and deferred maintenance. These upgrades will allow WC Commercial to attract tenants to the building. This building site is mentioned specifically in the amended 2008 Urban Renewal Plan. The DBP board reviewed the attached application at the September 22, 2017 meeting.

ALTERNATIVES ANALYZED

City Council may:

- Approve, the grant recommendation of up to \$1.5 million; or,
- Approve a smaller grant; or,
- Not approve the grant request. Disapproval may result in a reduced redevelopment of the property.

FINANCIAL IMPACT

The proposed grant has been recommended for reimbursement in equal payments over a 3-year period, to begin in fiscal year 2019.

RECOMMENDATION

The Downtown Billings Partnership Board recommends that the City Council approve a grant of up to \$1,500,000 to WC Commercial with the following conditions:

1. Fund 203 will encumber no more than \$500,000.00 per fiscal year, beginning January 1, 2019 (FY19), and again on January 1, 2020 (FY20), and finally on January 1, 2021 (FY21) This is defined as the reimbursement period.
2. Actual reimbursement cannot begin before January 1, 2019 and the building is certified by the City Planning Department to be occupied.
3. During the three years of reimbursement the Stillwater Building must have and maintain no less than 50% occupancy. Further, at least 50% of the building must be owned by taxable private sector entity or entities. No more than 50% of the building may be owned by the public sector or non-taxable entities.

APPROVED BY CITY ADMINISTRATOR

Attachments

TIF Grant Application

NOTICE: THE DEVELOPMENT COMMITTEE WILL NOT REVIEW APPLICATIONS FOR GRANTS UNTIL THE DBP BOARD AUTHORIZES FY 18 NEW FUNDING – MOST LIKELY AFTER JANUARY, 2018



APPLICATION FOR ASSISTANCE FROM THE EXPANDED N.27TH ST. TIFD

BUSINESS CONTACT INFORMATION

Title:

Company name:

Phone: Fax: E-mail:

Property Address (project location):

City: **Billings** State: **Montana** ZIP Code: **59101**

What is your tax status?

Sole proprietorship: Partnership: Corporation: Other:

SSN: EIN:

BUSINESS AND CREDIT INFORMATION

Primary Mailing address: *Same as Property Address...*

City: State: ZIP Code:

How long at current address?

Bank name: No debt capital used at this time.

Bank address:

City: State:

Type of account(s):

REFERENCES

Full Name:	Company Name:
Phone:	Address:
Full Name:	Company Name:
Phone:	Address:
Full Name:	Company Name:
Phone:	Address:

BRIEFLY DESCRIBE YOUR PROJECT

(Large empty box for project description)

I AM SEEKING: A Loan: A Grant: I am the Building's Owner: I am a tenant seeking Tenant Improvement Assistance:

APPLICANT SIGNATURE(S) On File

X _____ Title: Date:

For the Billings City Council Friday Packet 9/29/2017.

Pending Council Action Item: **Stillwater Building Project**

Urban Renewal Project Proposal to the Billings City Council

Location: The Stillwater Building – formerly The Battin Federal Courthouse

Owner: WC Commercial, LLC

PROPOSAL:

WC Commercial, LLC. (WC Commercial) the current owner of what was the original Battin Federal Courthouse, now Stillwater Building, is requesting TIFD assistance in the amount of \$1.5 Million. This TIFD assistance request shall be used to refurbish the interior and exterior of the Stillwater building in preparation of tenants. These infrastructure upgrades/improvements would include building fire proofing, mechanical and electrical system upgrades, energy efficiency upgrades, building security, aesthetic improvements, including external deferred maintenance. These upgrades will benefit WC Commercial allowing them to better attract additional private sector owners, and tenants, which will raise the taxable value of the building in the future.

WC Commercial purchased the Stillwater Building in 2016, paid all unpaid and delinquent taxes, and completed a six-month asbestos abatement process successfully removing 100% of asbestos in the building. It should be noted; the Stillwater site is mentioned specifically as a redevelopment target project from the amended 2008 Urban Renewal Plan.

“The status of the Battin Federal Courthouse is still unclear. The facility is contaminated with asbestos and is destined to become vacant with the completion of a new federal courthouse and office building. This vacancy will present a redevelopment opportunity, in the near future.” *(The 2008 Urban Renewal Plan adopted via Ordinance No. 08-5483*

This project also addresses the original Downtown Billings Framework Plan, by preserving and enhancing the governmental presence Downtown within the area defined as The Civic District, as well as encouraging efforts towards renovation and occupancy by private enterprise.

If approved, this urban renewal grant will be subject to available Fund 203 cash and will be spread evenly over 2 Fiscal Years. The TIFD funds will be applied to qualified expenditures such as replacing the asbestos with code approved materials, façade improvement, and code compliance issues related to electrical, building stabilization, parking, and public access. To further enhance safety in the Civic District, WC Commercial, LLC will install state of the art security equipment, including exterior placement.

FINANCIALS

The Downtown Alliance and the City of Billings Finance Department manage and utilize Fund 203, the Expanded N 27th St. Tax Increment Financing District. We work together to budget into the future, as new TIFD dollars flow into Fund 203. Our current projections take us through Fiscal Year 2022 without selling any new TIFD Bonds. The Stillwater Building project reimbursement will need to take place over 3 Fiscal Years, starting at the end of FY19, assuming the project is completed as required.

Stillwater Building					
Estimate of Taxes					
	WC Commercial LLC	Geo	03-1033-33-3-02-01-0000		
	316 N 26th Street	Tax Code	A002510		
	Building		<u>Lease at 18.00 sf</u>		
	B2	5,559			
	B1	40,407			
	01	25,836		465,048	
	02	34,159		614,862	
	03	34,159		614,862	
	04	34,159		614,862	
	05	<u>34,159</u>		<u>614,862</u>	
	leased area	162,472		2,924,496	
	Value Completely Rented at \$18 sf				
NOI	2,924,496	Cap Rate	9.10%	Market Value	\$ 32,137,319
	Value rented with our rent rating 7 (about 16.74 sf)				
NOI	2,719,327	Cap Rate	9.10%	Market Value	\$ 29,882,714
	Our Estimated Market Value of				\$ 29,900,000
	Taxable Value			1.89%	\$ 565,110
	Times Current Mill Levy			685.69	
	General Taxes would be-----				\$ 387,490.28
	Taxes Estimated per square foot				\$ 2.38

Downtown Billings Partnership Board, Inc. Recommendation to Council:

On Friday, September 22, 2017, during the regularly scheduled monthly Board Meeting, voted to recommend that the City Council approve the Stillwater Building Project as an Urban Renewal project. The DBP Board approved a reimbursement to the developer for qualified expenditures up to \$1.5 Million with the following conditions:

1. Fund 203 will encumber no more than \$500,000.00 per fiscal year, beginning January 1, 2019 (FY19), and again on January 1, 2020 (FY20), and finally on January 1, 2021 (FY21) This is defined as the reimbursement period.
2. Actual reimbursement cannot begin before January 1, 2019. And the building is certified, by the City Planning Department, to be occupied.
3. During the three years of reimbursement the Stillwater Building must have and maintain no less than 50% occupancy. Further, at least 50% of the building must be owned by taxable private sector entity or entities. No more than 50% of the building may be owned by the public sector or non-taxable entities.
4. If at any time during the reimbursement period, tax revenue is held back due to an evaluation appeal, the reimbursement payments will be "on hold" and will resume, in full, when the appeal is resolved and tax payments are released. The reimbursement amount is based on actual dollars invested by the developer and will not be reduced due to any adjustment of taxable value.

DBP Board Minutes of Friday, September 22, 2017 @ 7:30 a.m.
(GW Building)(1st Floor)

Greg Krueger	Lisa Harmon	Ray Porrello
Jock West	Kim Olsen	Andy Patten
Denis Pitman	Sam Merrick	Randy Hafer
Darren Rich	Steve Arveschoug	Norman Miller
Bruce McCandless	Phil Nelson	Joe Holden- guest
		Quinten Eggart- guest
		Patrick Klugman- guest
Jeremy Morgret		

1. Call to order, Introductions, Courtesies, Public Comment: Mr. Patten called the meeting to order at 7:30 a.m. A quorum was present.

2. Regular Business:

- a) **Minutes- July 28th 2017:** Minutes approved by consensus.
- b) **Development Director update:** Mr. Krueger updated the board on large project development.
 - a. **Transition Planning:** Mr. Krueger announced his job description and the process of phasing in a new Development Director, as well as the development of an organizational structure. Ms. Harmon thanked the board chairs for stewarding the process of transition planning. Discussion ensued.
 - b. **Financials:** Mr. Krueger explained the financial including revenue from rent of the Yesteryears building and the effects of large developments in the near future.

3. Action: Approval of Bruce McCandless as the voting representative from the City: Mr. Pitman moved to approve. Ms. Olsen seconded. Vote: approved.

4. Old Business:

- a) **TIFD Project Updates:** Mr. Krueger updated the Board on projects and status. He announced the near completion of the Crane Building and St. Vincent de Paul. He also discussed the progress of a housing study in conjunction with the EBIRD. He also made mention of the Cormier property, the French bakery, Veronika's Pastries, and the KOA technical assistance completion. He also briefly discussed the ABT grant.

b) Committee Reports:

- a. **Public Art:** N/A
- b. **Pocket Parks:** N/A
- c. **Community Innovations:** N/A
- d. **Retail Consultant:** N/A

5. New Business:

- a) **Sign Grant Transfer Discussion:** Mr. Krueger explained the potential transfer of a previous unused grant for the same expenditures to a new business owner. Discussion ensued around issues with the location.
- b) **Stillwater Building Project Discussion:** Mr. Krueger updated the board on the current request for the Stillwater Building along with a number of contingencies suggested from the Development Committee as well as detailing the investment already made from the owner. Mr. Holden explained the purchase of property for the development of a parking garage. Mr. Eggart further explained the project and passed around images of the potential project. Discussion ensued around the claw-back clause suggested by the Development Committee.

6. Action:

- a) **Sign Grant:** Mr. Nelson moved to approve the transfer of the grant to the Sassy Biscuit Co. Mr. Miller seconded. Vote: approved.
- b) **Stillwater Building Assistance:** Mr. Hafer moved to approve the Stillwater grant with only conditions 1, 2, and 3 (excluding condition 4), and to include a provision to suspend distribution of funds in the case of a protest of taxes. Mr. West seconded. Mr. Nelson and Mr. Morgret abstained. Mr. Miller was opposed. Vote: approved.

7. Partner Reports:

Cultural partners: N/A

DBA: N/A

School Board: N/A

Property Owners: N/A

County Report: N/A

City Report: N/A

Big Sky EDA: N/A

Parking Division: N/A

Meeting adjourned at 9:00 a.m.

Downtown Billings Partnership Urban Renewal Project Report

Fund 203 as of		FY18		FY19		FY20		FY21		FY22						
9/28/2017		Dec. 2017	Jun. 2018	Dec. 2018	Jun. 2019	Dec. 2019	Jun. 2020	Dec. 2020	Jun. 2021	Dec. 2021	Jun. 2022	TOTAL TIF	TOTAL PRIVATE	TOTAL PROJECT		
INCOME																
Unencumbered Cash Balance**	ESTIMATED	\$1,729,488	\$102,096	\$1,154,503	\$571,341	\$612,321	\$51,727	\$432,436	\$423,662	\$78,518	\$312,898					
First Half Tax Collections**	ESTIMATED	\$1,421,392		\$1,484,034		\$1,807,958		\$1,553,194		\$1,899,798						
2nd Half Tax Collections**	ESTIMATED		\$1,421,392		\$1,484,034		\$1,807,958		\$1,553,194		\$1,899,798					
TOTAL PROJECTS AVAILABLE CASH**	ESTIMATED	\$3,150,880	\$1,523,487	\$2,638,537	\$2,055,374	\$2,120,279	\$1,559,685	\$1,985,628	\$1,976,745	\$1,678,305	\$1,912,687					
EXPENSES																
Fiscal Year 2015 and 2016																
PROJECT STATUS		FY18	FY18	FY19	FY19	FY20	FY20	FY21	FY21	FY22	FY22					
2905 Building Restoration Project	Complete and Reimbursed											\$49,500	\$293,500.00	\$343,000		
Artwalk Signs - Street Closure Barricades	Complete and Reimbursed											\$5,824	\$4,176.00	\$10,000		
Goodridge Project Technical Assistance	Complete and Reimbursed											\$5,000	\$5,000.00	\$10,000		
Clark Marten Housing Project	Complete and Reimbursed											\$22,000	\$978,000.00	\$1,000,000		
KB Chemical Loading Dock & Sidewalk	Complete and Reimbursed											\$15,209	\$16,603.37	\$31,813		
Various Commercial Approvals	Complete and Reimbursed											\$11,000	\$0.00	\$11,000		
Pocket Park Concept Drawings	Complete and Reimbursed											\$8,100	\$0.00	\$8,100		
Stapleton Building Vent Upgrades	Complete and Reimbursed											\$41,000	\$0.00	\$41,000		
Price Motors Building Repair and Renovation	Complete and Reimbursed											\$45,000	\$1,408,400.00	\$1,453,400		
Bookstore Co-op Technical Assistance	Complete and Reimbursed											\$8,000	\$0.00	\$8,000		
MOAV Coffee ADA Compliance Assistance	Complete and Reimbursed											\$23,000	\$94,332.97	\$117,333		
Annex Building Coffee House Change of Use	Complete and Reimbursed											\$33,527	\$159,912.00	\$193,439		
Purchase of Yastereys Building	Complete and Reimbursed											\$830,000	\$0.00	\$830,000		
Building Purchase Encumbered	Project Incomplete											\$20,000	\$0.00	\$20,000		
Vintage Apothecary Code Build-out	Complete and Reimbursed											\$10,378	\$24,728.21	\$35,106		
Aspenwall Relocation (new)	Complete and Reimbursed											\$6,000	\$3,639	\$9,639		
Montana Avenue Lighting Plans	Complete and Reimbursed											\$20,000	\$10,000.00	\$30,000		
Doc Harper Patio	Complete and Reimbursed											\$12,825	\$20,705.14	\$33,530		
Arthouse Cinema Technical Assistance	Complete and Reimbursed											\$10,500	\$10,500.00	\$21,000		
1111 Entertainment - Pub Station Change of Use	Complete and Reimbursed											\$35,000	\$265,500	\$300,500		
Hart Albin Parking Garage FY17-FY18	Project Incomplete - sent to City	(\$376,632)										\$500,000	\$500,000.00	\$1,000,000		
MontDevCo Technical Assistance	Project Incomplete	(\$49,000)										\$49,000	\$49,000.00	\$98,000		
Mural Project	Project Incomplete	(\$13,500)										\$15,000	\$15,000.00	\$30,000		
Battle of the Plans 2016	Project Incomplete	(\$37,400)										\$49,900	\$10,000.00	\$59,900		
City Loft Apartments	Project Incomplete	(\$30,000)										\$30,000	\$170,030.00	\$200,030		
Montana Rescue Mission Technical Assistance	Project Incomplete	(\$10,000)										\$10,000	\$10,000.00	\$20,000		
Friar Building Signage Project	Project Incomplete	(\$2,000)										\$10,000	\$10,000.00	\$20,000		
Annex Building - Kismet	Project Incomplete	(\$143,754)										\$143,754	\$1,295,646.00	\$1,439,400		
Current Annual Fund Obligation		FY18	FY18	FY19	FY19	FY20	FY20	FY21	FY21	FY22	FY22					
Empire Bond Payment**	Paid directly by City	(\$550,872)		(\$934,201)		(\$949,201)		(\$946,183)		(\$942,773)		\$12,000,000	\$3,000,000	\$15,000,000		
Northern Hotel Project**	Paid directly by City											\$2,180,827	\$22,819,173	\$25,000,000		
Stockman Bank Project**	Paid directly by City											\$630,000	\$13,370,000	\$14,000,000		
DBP Management Fees	Paid directly by City	(\$135,651)	(\$135,651)	(\$139,721)	(\$139,721)	(\$143,912)	(\$143,912)	(\$148,230)	(\$148,230)	(\$152,677)	(\$152,677)	\$1,572,079	\$4,027,921.00	\$5,600,000		
Cost Allocations**	Paid directly by City	(\$69,975)		(\$72,074)		(\$74,236)		(\$76,464)		(\$78,757)						
City Contracted Professional Services (Bonding)	Paid directly by City	(\$100,000)		(\$100,000)		(\$100,000)		(\$100,000)		(\$100,000)						
Parking Bond Payment Transfer	Paid directly by City - Invoiced from PW	(\$6,200)		(\$6,200)		(\$6,200)		(\$6,200)		(\$6,200)						
Other Transfers	Paid directly by City	(\$233,329)		(\$35,000)		(\$35,000)		(\$35,000)		(\$35,000)						
Downtown Alliance BID Safety Support	Paid directly by City	(\$35,000)		(\$35,000)		(\$35,000)		(\$35,000)		(\$35,000)		\$190,000	\$470,000	\$660,000		
Current Project Funding		FY18	FY18	FY19	FY19	FY20	FY20	FY21	FY21	FY22	FY22					
Crane Building Change of Use & Stabilization	Project Incomplete	(\$350,000)										\$350,000	\$1,067,500	\$1,417,500		
Good Earth Landscape Project	Complete Reimbursement Sent to City	(\$33,271)										\$33,271	\$44,740	\$78,011		
Housing Study with EBURD	Project Modified 1/9/17	(\$25,000)										\$25,000	\$0	\$25,000		
Wendy Building Restoration/Devel	Project Incomplete		(\$233,333)		(\$233,333)		(\$233,333)					\$699,999	\$3,955,531	\$4,655,530		
Cornier Properties	Complete and Reimbursed	(\$49,000)														
Le Fournil Bakery (new)	Project Incomplete	(\$25,000)										\$25,000	\$134,600	\$159,600		
KQA Tech Assist	Project Incomplete	(\$15,000)										\$15,000	\$15,000.00	\$30,000		
Veronika's Pastry	Project Incomplete	(\$11,000)										\$11,000	\$25,850	\$36,850		
Pocket Park Development	Project Incomplete							(\$200,000)				\$200,000	\$0	\$200,000		
Battle of the Plans Annually	Project Incomplete	(\$50,000)		(\$50,000)		(\$50,000)		(\$50,000)		(\$50,000)		\$250,000	\$0	\$250,000		
Strategic Plan	Project Incomplete	(\$80,000)										\$80,000	\$3,000	\$83,000		
CLDI-Labor Temple Project	Project Incomplete				(\$200,000)							\$200,000	\$3,050,000	\$3,250,000		
Arthouse Cinema Phase II with building purchase	Project Incomplete				(\$350,000)							\$350,000	\$1,750,000	\$2,100,000		
Bissinger Building Renovation	Project Incomplete	(\$150,000)										\$150,000	\$17,000	\$167,000		
ABT Project Assistance	Project Incomplete				(\$500,000)							\$3,500,000	\$7,500,000	\$11,000,000		
Clint Lafner Tech Assist	Complete and Reimbursed	(\$5,000)														
Joy of Living (new)	Complete and Reimbursed	(\$6,910)											\$6,910	\$3,050	\$9,960	
Masonic Temple Building Change of use	Complete and Reimbursed	(\$16,471)											\$16,471	\$51,529	\$68,000	
Sassy Biscuit Sign (Former B-Town Award)	Approved 9/29/17	(\$13,300)											\$13,300	\$327,617	\$340,917	
Projects Awaiting City Council Action		FY18	FY18	FY19	FY19	FY20	FY20	FY21	FY21	FY22	FY22					
Schaer - Carlin Bld	Needs Council Approval	(\$35,500)										\$35,500	\$184,500	\$220,000		
Griffin - Sawyer Bld	Needs Council Approval			(\$210,000)		(\$210,000)						\$420,000	\$2,080,000	\$2,500,000		
Stillwater Building	Needs Council Approval			(\$500,000)		(\$500,000)			(\$500,000)			\$1,500,000	\$28,500,000	\$30,000,000		
One Big Sky Project	Needs Council Approval											\$0	\$0	\$0		
Net Urban Renewal Funds Available		\$102,095	\$1,154,503	\$671,341	\$612,321	\$51,727	\$432,436	\$423,662	\$78,518	\$312,898	\$760,011	\$26,473,874	\$98,251,683	\$124,862,558		

54 Total Urban Renewal Projects
 28 Currently Managed by Alliance
 \$26,473,874 TIF Invested
 \$98,251,683 Non TIF & Private
 \$124,862,558 Total Investment
 Estimate of ANNUAL New Tax Dollars \$1,616,533.10

STILLWATER BUILDING

CONCEPT



09.08.17

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Regular City Council Meeting

Meeting Date: 10/23/2017

TITLE: SID 1403 Gleneagles Boulevard Resolution of Intent to Create District and Set a Public Hearing

PRESENTED BY: David Mumford, Public Works Director

Department: Public Works

Presentation: No

PROBLEM/ISSUE STATEMENT

Ron Hill, owner of 20 of the 22 lots proposed in the SID 1403 district boundary, desires to construct public improvements on Gleneagles Boulevard between Cherry Hills Road and Lake Hills Drive and a short extension of Lake Hills Drive. These improvements generally consist of water, sanitary sewer, storm drain, curb and gutter, and street improvements to Gleneagles Boulevard and Lake Hills Drive. Ron Hill will pay a cash contribution for 17 of his lots. This is necessary to meet the requirements of the City's Raw Land District Requirements (Resolution No. 87-15592). The City will be making a cash contribution in the amount of \$80,549.48 to the project. This will pay for the City's portion of Gleneagles Boulevard because it is classified as an arterial street. Between Ron Hill's and the city's cash contribution, this represents 77% of the total project costs.

ALTERNATIVES ANALYZED

The Council may:

- Approve the Resolution of Intent to Create SID 1403 and set a public hearing for the November 13, 2017, City Council Meeting; or
- Not approve the Resolution of Intent to Create SID 1403. If not approved, Gleneagles will not be constructed by adjacent property owners and Lake Hills will not be constructed. Both of these streets need to be constructed to make the 22 lots constructible.

FINANCIAL IMPACT

The total estimated costs of the improvements are \$1,061,380.98. The costs of the improvements are to be paid from the following sources: (1) \$240,000.00 of Special Improvement District bonds; (2) \$740,831.50 of cash contribution by Ron Hill, which is the assessment for 17 of the 22 lots in the District; and (3) \$80,549.48 of cash contribution from the City of Billings out of arterial and gas tax funds.

RECOMMENDATION

Staff recommends that Council approve the Resolution of Intent to Create SID 1403 and set a public hearing date for November 13, 2017.

APPROVED BY CITY ADMINISTRATOR

CERTIFICATE AS TO RESOLUTION AND ADOPTING 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 SPECIAL IMPROVEMENT DISTRICT NO. 1403; DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO CREATE THE DISTRICT FOR THE PURPOSE OF UNDERTAKING CERTAIN LOCAL IMPROVEMENTS AND FINANCING THE COSTS THEREOF AND INCIDENTAL THERETO THROUGH THE ISSUANCE OF SPECIAL IMPROVEMENT DISTRICT BONDS SECURED BY THE CITY'S SPECIAL IMPROVEMENT DISTRICT REVOLVING FUND** (the Resolution" was duly adopted by the City Council of the City at a meeting on October 23, 2017 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 Councilmembers voted in favor thereof: _____;
_____;
voted against the same: _____;
_____;
or were absent: _____.

WITNESS my hand officially this _____ day of _____, 20_____.

Denise Bolhman City Clerk

RESOLUTION NO. 17-_____

RESOLUTION RELATING TO SPECIAL IMPROVEMENT DISTRICT NO. 1403; DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO CREATE THE DISTRICT FOR THE PURPOSE OF UNDERTAKING CERTAIN LOCAL IMPROVEMENTS AND FINANCING THE COSTS THEREOF AND INCIDENTAL THERETO THROUGH THE ISSUANCE OF SPECIAL IMPROVEMENT DISTRICT BONDS SECURED BY THE CITY'S SPECIAL IMPROVEMENT DISTRICT REVOLVING FUND

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

Section 1. Proposed Improvements; Intention To Create District. The City proposes to undertake certain local Improvements (the "Improvements") to benefit certain property located in the City. The Improvements consist of the construction of Gleneagles Boulevard and Lake Hills Drive, as more particularly described in Section 5. The total estimated costs of the Improvements are \$1,061,255.63. The costs of the Improvements are to be paid from the following sources: (1) \$240,000.00 of Special Improvement District bonds hereinafter described; (2) \$668,845.34 of cash contribution by Ron Hill, the owner of 20 of the 22 lots in the District; and (3) \$80,549.48 of cash contribution by the City of Billings, as more particularly described in Sections 6 and 9(f). It is the intention of this Council to create and establish in the City under Montana Code Annotated, Title 7, Chapter 12, Parts 41 and 42, as amended, a Special Improvement District (the "District") for the purpose of financing costs of the Improvements and paying costs incidental thereto, including costs associated with the sale and the security of Special Improvement District bonds drawn on the District (the "Bonds"), the creation and administration of the District, the funding of a deposit to the City's Special Improvement District Revolving Fund (the "Revolving Fund"). The total estimated costs of the Improvements, including such incidental costs, to be financed by the Bonds are \$240,000.00. The Bonds are to be payable primarily from special assessments to be levied against property in the District, which property will be specially benefited by the Improvements.

Section 2. Number of District. The District, if the same shall be created and established, shall be known and designated as Special Improvement District No. 1403 of the City of Billings, Montana.

Section 3. Boundaries of District. The limits and boundaries of the District are depicted on a map attached as Exhibit A hereto (which is hereby incorporated herein and made a part hereof) and more particularly described on Exhibit B hereto (which is hereby incorporated herein and made a part hereof), which boundaries are designated and confirmed as the boundaries of the District. A listing of each of the properties in the District is shown on Exhibit F hereto (which are hereby incorporated herein and made a part hereof).

Section 4. Benefited Property. The District and territory included within the limits and boundaries described in Section 3 and as shown on Exhibits A, B, and F are hereby declared to be the Special Improvement District and the territory which will benefit and be benefited by the Improvements and will be assessed for the costs of the Improvements as described in Section 7.

Section 5. General Character of the Improvements. The general character of the Improvements, as shown in Exhibit E, is the construction of curb and gutter, sanitary sewer mains, sanitary sewer services, water mains, water services, and necessary street improvements fronting Lots on Gleneagles Boulevard and Lake Hills Drive.

Section 6. Engineer and Estimated Cost. The Engineer for this project will be Performance Engineering who was chosen from a list of pre-approved consultants. Performance Engineering has estimated that the costs of the Improvements, including all incidental costs, are \$1,061,380.98.

Section 7. Assessment Methods.

7.1. Property to be Assessed. All properties within the district are to be assessed for the costs of the Improvements, as specified herein. The costs of the Improvements shall be assessed against the property in the District benefiting from the Improvements based on the equal amount methods described in Section 7-12-4162, M.C.A., as particularly applied and set forth in this Section 7.

7.1.1 Area Option Method.

Assessment #1 will include the construction of water and water service, sanitary sewer and sanitary sewer services, and street improvements in Gleneagles Boulevard and Lake Hills Drive. The properties to be assessed for these improvements include Lake Hills Subdivision 16th Filing, Block 11, Lot 13, Block 16, Lot 6, Block 17, Lots 7, 10, and 13. The total estimated cost of Assessment #1 is \$240,000.00 and shall be assessed against each lot, tract, or parcel of land within the District, as above-mentioned, receiving water, sanitary sewer, and street improvements and not paying a cash contribution, for that part of the costs of the Improvements that the assessable area of such lot, tract, or parcel bears to the total assessable area of the lots, tract, or parcels of land within the District. The total assessable area of lots to be assessed is 78,879 square feet. The costs of the improvements and the incidental costs to be financed by the Bonds assessable to the District parcels per square foot of assessable area are estimated to be \$3.042635. The remaining parcels within Assessment #1 are owned by Ron Hill, which will be making a cash contribution for their assessment for a total of \$740,831.50.

7.2. Assessment Methodologies Equitable and Consistent With Benefit. This Council hereby determines that the methods of assessment and the assessment of costs of the specific improvements against the properties benefited thereby as prescribed in this Section 7 are equitable in proportion to and not exceeding the special benefits derived from the respective improvements by the lots, tracts, and parcels to be assessed therefore within the District.

Section 8. Payment of Assessments. The special assessments for the costs of the Improvements shall be payable over a term not exceeding 15 years, each in equal semiannual installments of principal, plus interest, or equal semiannual payments of principal and interest, as this Council shall prescribe in the resolution authorizing the issuance of the Bonds. Property Owners have the right to prepay assessments as provided by law. Further, all owners shall have the

opportunity to prepay their assessments prior to sale of the SID bonds.

Section 9. Method of Financing; Pledge of Revolving Fund; Findings and Determinations.

The City will issue the Bonds in an aggregate principal amount not to exceed \$240,000.00 in order to finance the costs of the Improvements. Principal of and interest on the Bonds will be paid from special assessments levied against the properties in the District. This Council further finds it is in the public interest, and in the best interest of the City and the District, to secure payment of principal of and interest on the Bonds by the Revolving Fund and hereby authorizes the city to enter into the undertakings and agreements authorized in Section 7-12-4225 in respect of the Bonds.

In determining to authorize such undertakings and agreements, this Council has taken into consideration the following factors:

(a) **Estimated Market Value of Parcels.** The estimated market value of the lots, parcels, or tracts in the District as of the date of adoption of this resolution, as estimated, by the County Assessor for property tax purposes ranges from \$6,188.00 to \$7,583.00, and is set forth in Exhibit F. The average market value is \$6,467.64 with the median being \$6,225.00. The special assessments to be levied under Section 7 against each lot, parcel, or tract in the District is less than the increase in estimated value of the lot, parcel, or tract as a result of the construction of the Improvements.

(b) **Diversity of Property Ownership.** There are a total of 22 parcels within the district boundaries. No improvements, public or private, are located on any of the parcels within the District. Twenty (20) of these parcels are owned by Ron Hill. The remaining 2 parcels are owned by separate owners.

(c) **Comparison of Special Assessments and Property Taxes and Market Value.** Based on an analysis of the aggregate amount of the proposed, any outstanding special assessments (whether or not delinquent), and any delinquent property taxes (as well as any known industrial development bonds theretofore issued and secured by a mortgage against a parcel in the District) against each lot, parcel, or tract in the District in comparison to the estimated market value of such lot, parcel, or tract after the Improvements, the City concludes that, overall, the estimated market value of the lots, tracts, or parcels of land in the District exceeds the sum of special assessments, delinquent property taxes, and current assessments and is set forth in Exhibit F.

(d) **Delinquencies.** An analysis of the amount of delinquencies in the payment of outstanding special assessments or property taxes levied against the properties in the District shows that of 22 properties, zero (0) properties were delinquent, and is set forth in Exhibit F.

(e) **The Public Benefit of the Improvements.** The total estimated costs of the Improvements are \$1,061,380.98. The costs of the Improvements are to be paid from the following sources: (1) \$240,000.00 of Special Improvement District bonds hereinafter described; (2) \$740,831.50 of cash contribution by Ron Hill, the owner of 20 of the 22 lots in the District; and (3) \$80,549.48 of cash contribution by the City of Billings. All of the

properties within the District are zoned Residential 9600. The public improvements contemplated under the terms of this proposed District are required by the City Subdivision, Site Development and Zoning Ordinances in order for the parcels to develop.

(f) **Other Factors.** As previously noted, Ron Hill., owner of 20 of the 22 lots in the District will pay a cash contribution of \$740,831.50 and the City of Billings will pay a cash contribution of \$80,549.48 to the project. The cash contribution represents 77 percent of the construction and administrative costs of the Improvements. This condition is necessary to satisfy the City's Special Improvement District Policy regarding raw land subdivision.

As shown on Exhibit F, two properties are being assessed for SID 1389 which will be paid off in the year 2025. SID 1389 constructed storm drain improvements serving these properties.

Section 10. Reimbursement Expenditures.

10.01. Regulations. The United States Department of Treasury has promulgated final regulations governing the use of proceeds of tax-exempt bonds, all or a portion of which are to be used to reimburse the City for project expenditures paid by the City prior to the date of issuance of such bonds. Those regulations (Treasury Regulations, Section 1.150-2) (the "Regulations") require that the City adopt a statement of official intent to reimburse an original expenditure not later than 60 days after payment of the original expenditure. The Regulations also generally require that the bonds be issued and the reimbursement allocation made from the proceeds of the bonds within 18 months (or three years, if the reimbursement bond issue qualifies for the "small issuer" exception from the arbitrage rebate requirement) after the later of (i) the date the expenditure is paid or (ii) the date the project is placed in service or abandoned, but (unless the issue qualifies for the "small issuer" exception from the arbitrage rebate requirement) in no event more than three years after the date the expenditure is paid. The Regulations generally permit reimbursement of capital expenditures and costs of issuance of the bonds.

10.02. Prior Expenditures. Other than (i) expenditures to be paid or reimbursed from sources other than the Bonds, (ii) expenditures permitted to be reimbursed under the transitional provision contained in Section 1.150-2(j)(2) of the Regulations, (iii) expenditures constituting preliminary expenditures within the meaning of Section 1.150-2(f)(2) of the Regulations, or (iv) expenditures in a "de minimus" amount (as defined in Section 1.150-2(f)(1) of the Regulations), no expenditures for the Improvements have been paid by the City before the date 60 days before the date of adoption of this resolution.

10.03. Declaration of Intent. The City reasonably expects to reimburse the expenditures made for costs of the Improvements out of the proceeds of Bonds in an estimated maximum aggregate principal amount of \$240,000.00 after the date of payment of all or a portion of the costs of the Improvements. All reimbursed expenditures shall be capital expenditures, a cost of issuance of the Bonds or other expenditures eligible for reimbursement

under Section 1.150-2(d)(3) of the Regulations.

10.04. Budgetary Matters. As of the date hereof, there are no City funds reserved, allocated on a long-term basis or otherwise set aside (or reasonably expected to be reserved, allocated on a long-term basis or otherwise set aside) to provide permanent financing for the expenditures related to the Improvements, other than pursuant to the issuance of the Bonds. The statement of intent contained in this resolution, therefore, is determined to be consistent with the City's budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof.

10.05. Reimbursement Allocations. The City's financial officer shall be responsible for making the "reimbursement allocations" described in the Regulations, being generally the transfer of the appropriate amount of proceeds of the Bonds to reimburse the source of temporary financing used by the City to make prior payment of the costs of the Improvements. Each allocation shall be evidence by an entry on the official books and records of the City maintained for the Bonds or the Improvements and shall specifically identify the actual original expenditure being reimbursed.

Section 11. Public Hearing Protests. At any time within fifteen (15) days from and after the date of the first publication of the notice of the passage and approval of this resolution, any owner of real property within the District subject to assessment and taxation for the cost and expense of making the Improvements may make and file with the City Clerk until 12:00 p.m., M.T., on the expiration date of said 15-day period (November 13, 2017), written protest against the proposed Improvements, or against the extension or creation of the District or both, and this Council will at its next regular meeting after the expiration of the fifteen (15) days in which such protests in writing can be made and filed, proceed to hear all such protests so made and filed; which said, regular meeting will be held on Monday the 13th day of November 2017, at 6:30 p.m., in the Council Chambers, at 220 North 27th Street, in Billings, Montana.

Section 12. Notice of Passage of Resolution of Intention. The City Clerk is hereby authorized and directed to publish or cause to be published a copy of a notice of the passage of this resolution in the Billings Times, a newspaper of general circulation in the county on October 27 and November 3, 2017, in the form and manner prescribed by law, and to mail or cause to be mailed a copy of said notice to every person, firm, corporation, or the agent of such person, firm, or corporation having real property within the District listed in his or her name upon the last completed assessment roll for state, county, and school district taxes, at his last-known address, on or before the same day such notice is first published.

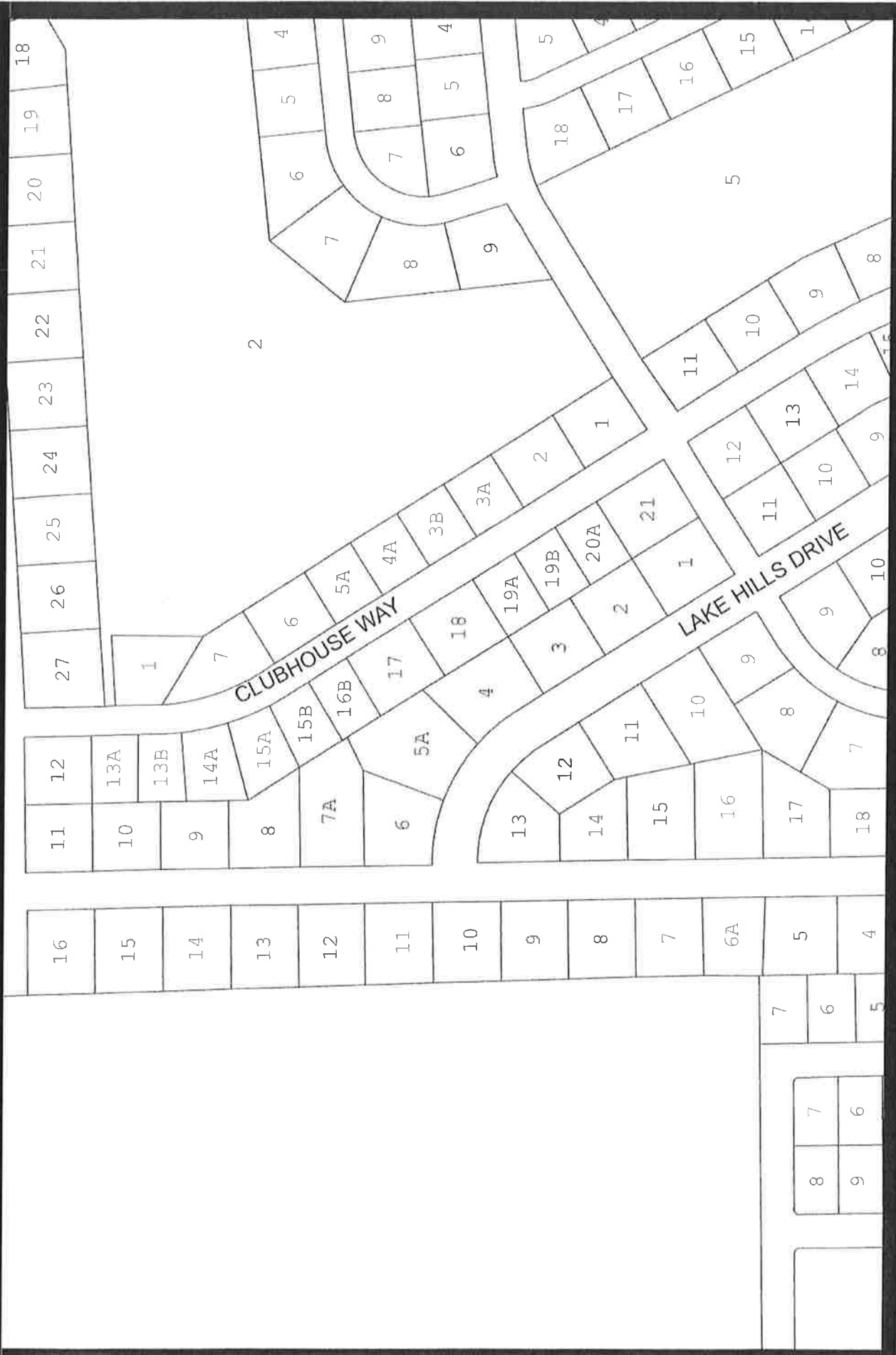
PASSED AND ADOPTED by the City Council of the City of Billings, Montana, this 23rd day of October 2017.

Mayor

Attest:

City Clerk

SID 1403 - Exhibit A



SID 1403 EXHIBIT B

SID 1403 includes Lake Hills Subdivision 16th Filing, Block 11, Lots 11-15, Block 16,

Lots 3, 4, 5A, 6, 7A, 8-10, Block 17, Lots 7-15.

SID 1403 Gleneagles Boulevard
Exhibit C Engineers Estimate of Probable Cost
Prepared By: City of Billings

Item Number	Description	Quantity	Unit	Engineers Estimate		City Contribution Quantity	City Contribution Amount	Assessment #1 Streets & Utilities Quantity	Assessment #1 Streets & Utilities Amount
				Unit Prices Dollars	Amount Dollars				
101	Mobilization, Bonds, and Insurance	1	LS	\$47,916.33	\$47,916.33	0.080	\$3,833.31	0.920	\$44,083.02
102	Traffic Control	1	LS	\$34,225.95	\$34,225.95	0.080	\$2,738.08	0.920	\$31,487.87
103	SWPP Permits	1	LS	\$14,000.00	\$14,000.00	0.080	\$1,120.00	0.920	\$12,880.00
104	Traffic Control	1	LS	\$5,000.00	\$5,000.00	0.080	\$400.00	0.920	\$4,600.00
105	Surveying	1	LS	\$15,000.00	\$15,000.00	0.080	\$1,200.00	0.920	\$13,800.00
201	Topsail Removal & Stockpile	2,379	CY	\$9.50	\$22,600.50	500.000	\$4,750.00	1,879.000	\$17,850.50
202	Unclassified Excavation	2,186	CY	\$11.00	\$24,046.00	450.000	\$4,950.00	1,736.000	\$19,096.00
203	1-1/2" Base Gravel	2,915	CY	\$35.00	\$102,025.00	600.000	\$21,000.00	2,315.000	\$81,025.00
204	Curb & Gutter	3,212	LF	\$16.00	\$51,392.00	0.000	\$0.00	3,212.000	\$51,392.00
205	3" Asphalt Concrete Pavement	1,445	TON	\$70.00	\$101,150.00	324.000	\$22,680.00	1,121.000	\$78,470.00
206	6" Topsoil Replacement	1,814	CY	\$4.50	\$8,163.00	0.000	\$0.00	1,814.000	\$8,163.00
207	Excess Topsoil Haul	565	CY	\$4.50	\$2,542.50	0.000	\$0.00	565.000	\$2,542.50
208	Seeding	0.44	ACRE	\$2,500.00	\$1,100.00	0.000	\$0.00	0.440	\$1,100.00
209	Monument & Boxes	3	EA	\$700.00	\$2,100.00	0.000	\$0.00	3.000	\$2,100.00
210	Street Name Sign Installation	2	EA	\$500.00	\$1,000.00	0.000	\$0.00	2.000	\$1,000.00
211	Road Closed w/Barricade	1	EA	\$450.00	\$450.00	0.000	\$0.00	1.000	\$450.00
212	5' Boulevard Sidewalk	0	SY	\$60.00	\$0.00	0.000	\$0.00	0.000	\$0.00
213	ADA Ramps	6	EA	\$2,000.00	\$12,000.00	0.000	\$0.00	6.000	\$12,000.00
301	8" Dia. SDR-35 Sanitary Sewer Pipe	1,500	LF	\$55.00	\$82,500.00	0.000	\$0.00	1,500.000	\$82,500.00
302	48" Dia. SS Manhole	4	EA	\$2,850.00	\$11,400.00	0.000	\$0.00	4.000	\$11,400.00
303	6" Dia. Sanitary Sewer Service Line	31	EA	\$1,500.00	\$46,500.00	0.000	\$0.00	31.000	\$46,500.00
304	Connect to Existing Water Main	2	EA	\$1,500.00	\$3,000.00	0.000	\$0.00	2.000	\$3,000.00
305	12" Dia. Water Main	1,630	LF	\$45.00	\$73,350.00	0.000	\$0.00	1,630.000	\$73,350.00
306	12" Dia. Gate Valves w/Valve Box	6	EA	\$2,000.00	\$12,000.00	0.000	\$0.00	6.000	\$12,000.00
307	1" PVC Water Service w/fittings	31	EA	\$1,800.00	\$55,800.00	0.000	\$0.00	31.000	\$55,800.00
308	Fire Hydrants w/fittings & Valve	1	EA	\$5,500.00	\$5,500.00	0.000	\$0.00	1.000	\$5,500.00
309	12" Dia. End Cap Assembly	2	EA	\$750.00	\$1,500.00	0.000	\$0.00	2.000	\$1,500.00
310	12" Dia. Storm Pipe	210	LF	\$40.00	\$8,400.00	0.000	\$0.00	210.000	\$8,400.00
311	Storm Drain Inlet - Type II	16	EA	\$2,500.00	\$40,000.00	0.000	\$0.00	16.000	\$40,000.00
312	Connect to Existing Manhole	8	EA	\$2,000.00	\$16,000.00	0.000	\$0.00	8.000	\$16,000.00
				Sub-Total	\$800,661.28		\$62,671.38		\$737,989.90
				Contingency	10%		\$6,267.14		\$73,798.99
				Design and CA			\$11,610.96		\$133,526.04
				Engineering			\$2,241.85		\$25,781.29
				Total			\$80,549.48	\$1,025,864.41	\$945,314.93
				City Contribution			7.85%		92.15%
				Ron Hill Cash Contribution					\$945,314.93
				Engineering					
				Subtotal	\$212,883.43	364,653 SF			Ron Hill
				Finance Fee	\$1,200.00	Cash Assessment			Cash Contribution
				Revolving Fund 5%	\$12,000.00	Per Square Foot			\$2.59
				Bond Discount 2%	\$4,800.00				285,774 SF
				Issuance Costs	\$9,116.57				
				\$240,000.00					
				78,879 SF					
				Assessment					
				Per Square Foot					\$3.042635

SID 1403 Gleneagles Boulevard
Exhibit D Property Owner Description and Assessment
Prepared By: City of Billings

TAX ID	OWNER	OWNER	MAILING ADDRESS	CITY	STATE	ZIP CODE	LOT AREA	ASSESSMENT #1	
								STREETS & UTILITIES	
	Ron S Hill Living Trust							\$3.042635/SF	
A22117	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	18,798.00		
	Ron S Hill Living Trust								
A22118	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	15,456.00		
	Ron S Hill Living Trust								
A22119	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	17,210.00		\$52,363.75
	Ron S Hill Living Trust								
A22120	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	14,975.00		
	Ron S Hill Living Trust								
A22121	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	19,181.00		
	Ron S Hill Living Trust								
A22189	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	14,400.00		
	Ron S Hill Living Trust								
A22190	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	14,400.00		
	Ron S Hill Living Trust								
A22196	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	15,600.00		
	Ron S Hill Living Trust								
A22197	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	19,468.00		
	Ron S Hill Living Trust								
A22198	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	25,249.00		
	Parker, Robert J								
A22199	Apdo Post #734 Chapala,	PARKER, ROBERT J	APDO POST #734	CHAPALA			18,469.00		\$56,194.42
	Ron S Hill Living Trust								
A22200	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	24,058.00		
	Ron S Hill Living Trust								
A22201	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	17,789.00		
	Ron S Hill Living Trust								
A22225	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	14,400.00		\$43,813.94
	Ron S Hill Living Trust								
A22226	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	14,400.00		
	Ron S Hill Living Trust								
A22227	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	14,400.00		
	Schneiter Enterprises								
A22220	8858 S 1240 E Sandy, Ut 84094-1389	SCHNEITER ENTERPRISES	8858 S 1240 E	SANDY	UT	84094-1389	14,400.00		\$43,813.94
	Ron S Hill Living Trust								
A22229	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	14,400.00		
	Ron S Hill Living Trust								
A22230	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	14,400.00		
	Ron S Hill Living Trust								
A22231	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	14,400.00		\$43,813.94
	Ron S Hill Living Trust								
A22232	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	14,400.00		
	Ron S Hill Living Trust								
A22233	Po Box 50636 Billings, Mt 59105-0636	RON S HILL LIVING TRUST	PO BOX 50636	BILLINGS	MT	59105-0636	14,400.00		
							364,653.00		\$240,000.00

SID 1403 Gleneagles Boulevard
Exhibit E Description of Improvements
Prepared by: City of Billings

Special Improvement District No. 1403 shall construct street, curb and gutter, water, sanitary sewer, and storm drain improvements to Gleneagles Boulevard and Lake Hills Drive within the City of Billings.

SID 1403 Gleneagles Boulevard
Exhibit F Property Market Value and Delinquency
Prepared By: City of Billings

TAX I.D. NUMBER	PREVIOUS SID #	PREVIOUS SID PAY-OFF	DELINQUENT ASSESSMENT	SID 1395 ASSESSMENT	SID 1395 CASH CONTRIBUTION	SID PAY-OFF + DELINQUENT + SID 1395 ASSESSMENT	ESTIMATED MARKET VALUE	ESTIMATED MARKET VALUE AFTER IMPROVEMENTS
A22117				\$0.00	\$2.59	\$0.00	\$6,753.00	\$6,755.59
A22118				\$0.00	\$2.59	\$0.00	\$6,324.00	\$6,326.59
A22119				\$52,363.75	\$2.59	\$52,363.75	\$6,549.00	\$58,915.34
A22120				\$0.00	\$2.59	\$0.00	\$6,262.00	\$6,264.59
A22121				\$0.00	\$2.59	\$0.00	\$6,803.00	\$6,805.59
A22189				\$0.00	\$2.59	\$0.00	\$6,188.00	\$6,190.59
A22190				\$0.00	\$2.59	\$0.00	\$6,188.00	\$6,190.59
A22196				\$0.00	\$2.59	\$0.00	\$6,342.00	\$6,344.59
A22197				\$0.00	\$2.59	\$0.00	\$6,840.00	\$6,842.59
A22198				\$0.00	\$2.59	\$0.00	\$7,583.00	\$7,585.59
A22199	1389	\$2,483.37		\$56,194.42	\$0.00	\$58,677.79	\$6,711.00	\$65,388.79
A22200				\$0.00	\$2.59	\$0.00	\$7,429.00	\$7,431.59
A22201				\$0.00	\$2.59	\$0.00	\$6,624.00	\$6,626.59
A22225				\$43,813.94	\$2.59	\$43,813.94	\$6,188.00	\$50,004.54
A22226				\$0.00	\$2.59	\$0.00	\$6,188.00	\$6,190.59
A22227				\$0.00	\$2.59	\$0.00	\$6,188.00	\$6,190.59
A22228	1389	\$2,483.37		\$43,813.94	\$0.00	\$46,297.31	\$6,188.00	\$52,485.31
A22229				\$0.00	\$2.59	\$0.00	\$6,188.00	\$6,190.59
A22230				\$0.00	\$2.59	\$0.00	\$6,188.00	\$6,190.59
A22231				\$43,813.94	\$2.59	\$43,813.94	\$6,188.00	\$50,004.54
A22232				\$0.00	\$2.59	\$0.00	\$6,188.00	\$6,190.59
A22233				\$0.00	\$2.59	\$0.00	\$6,188.00	\$6,190.59
AVERAGE		\$2,483.37	\$0.00	\$10,909.09		\$11,134.85	\$6,467.64	\$17,604.84
MEDIAN		\$2,483.37	\$0.00	\$0.00		\$0.00	\$6,225.00	\$6,485.59
LOW		\$2,483.37	\$0.00	\$0.00		\$0.00	\$6,188.00	\$6,190.59
HIGH		\$2,483.37	\$0.00	\$56,194.42		\$58,677.79	\$7,583.00	\$65,388.79

Regular City Council Meeting

Meeting Date: 10/23/2017

TITLE: Resolution Establishing Compliance with Reimbursement under Internal Revenue Code for East Billings Urban Renewal District Construction Projects

PRESENTED BY: Andy Zoeller

Department: City Hall Administration

Presentation: No

PROBLEM/ISSUE STATEMENT

The City plans to sell bonds to finance construction projects within the East Billings Urban Renewal District. The City needs to expend monies related to the project before funds are available from the bond sale proceeds. Under IRS rules, the attached resolution must be adopted in order for the City to reimburse those pre-sale expenses from the bond sale proceeds.

The City proposes to undertake certain improvements consisting of the design, construction and installation of storm sewer improvements, curb, gutter and sidewalk improvements; street reconstruction including parking and bike lanes, landscaping and street lighting.

ALTERNATIVES ANALYZED

The City Council may:

- Approve the resolution and proceed with the projects with the ability to reimburse expenses when the bonds are sold; or
- Not approve the resolution, in which case the City will have to suspend work on the project until bonds sell or will have to find alternative ways to pay for the expenses incurred prior to the bond sale.

FINANCIAL IMPACT

This Resolution will not result in additional costs to the project.

RECOMMENDATION

Staff recommends that the City Council approve the attached resolution that will allow the City to reimburse expenses related to the proposed projects within the East Billings Urban Renewal District that it will incur prior to issuing bonds for the project.

APPROVED BY CITY ADMINISTRATOR

Attachments

Resolution

CERTIFICATE AS TO RESOLUTION AND ADOPTING 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 a Resolution No. _____ entitled: "RESOLUTION RELATING TO THE FINANCING OF PROPOSED IMPROVEMENTS WITHIN THE EAST BILLINGS URBAN RENEWAL DISTRICT; ESTABLISHING COMPLIANCE WITH REIMBURSEMENT BOND REGULATIONS UNDER THE INTERNAL REVENUE CODE" (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 October 23, 2017, 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 and seal officially this 23rd day of October, 2017.

(SEAL)

City Clerk

RESOLUTION NO. _____

RESOLUTION RELATING TO THE FINANCING OF
PROPOSED IMPROVEMENTS WITHIN THE EAST BILLINGS
URBAN RENEWAL DISTRICT; ESTABLISHING
COMPLIANCE WITH REIMBURSEMENT BOND
REGULATIONS UNDER THE INTERNAL REVENUE CODE

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

Section 1. Recitals.

1.01 The United States Department of Treasury has promulgated final regulations governing the use of proceeds of tax-exempt bonds, all or a portion of which are to be used to reimburse the City for project expenditures paid by the City prior to the date of issuance of such bonds. Those regulations (Treasury Regulations, Section 1.150-2) (the “Regulations”) require that the City adopt a statement of official intent to reimburse an original expenditure not later than 60 days after payment of the original expenditure. The Regulations also generally require that bonds be issued and the reimbursement allocation be made from the proceeds of such bonds within 18 months (or three years, if the reimbursement bond issue qualifies for the “small issuer” exception from the arbitrage rebate requirement) after the later of (i) the date the expenditure is paid or (ii) the date the project is placed in service or abandoned, but (unless the issue qualifies for the “small issuer” exception from the arbitrage rebate requirement) in no event more than three years after the date the expenditure is paid. The Regulations generally permit reimbursement of capital expenditures and costs of issuance of the bonds.

1.02 The City desires to comply with requirements of the Regulations with respect to certain projects hereinafter identified.

Section 2. Official Intent Declaration.

2.01 The City proposes to undertake certain improvements within the East Billings Urban Renewal District, consisting of the design, construction and installation of storm sewer system improvements; curb, gutter and sidewalk improvements; street reconstruction, including installation of back-in diagonal parking and bike lanes; landscaping; installation of ornamental street lighting; and related improvements (the “Project”).

2.02 Other than (i) expenditures to be paid or reimbursed from sources other than the Bonds (as hereinafter defined), (ii) expenditures permitted to be reimbursed under the transitional provision contained in Section 1.150-2(j)(2) of the Regulations, (iii) expenditures constituting preliminary expenditures within the meaning of Section 1.150-2(f)(2) of the Regulations, or (iv) expenditures in a “de minimus” amount (as defined in Section 1.150-2(f)(1) of the Regulations), no expenditures for the Project have heretofore been paid by the City and no expenditures will be paid by the City until after the date of this Resolution.

2.03 The City reasonably expects to reimburse some or all of the expenditures made for costs of the Project out of proceeds of bonds in an estimated maximum aggregate principal

amount of \$3,500,000 (the “Bonds”) after the date of payment of all or a portion of the costs of the Project. All reimbursed expenditures shall be capital expenditures, a cost of issuance of the Bonds or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the Regulations.

Section 3. Budgetary Matters. As of the date hereof, there are no City funds reserved, allocated on a long-term basis or otherwise set aside (or reasonably expected to be reserved, allocated on a long-term basis or otherwise set aside) to provide permanent financing for the expenditures related to the Project, other than pursuant to the issuance of the Bonds. The statement of intent contained in this resolution, therefore, is determined to be consistent with the City’s budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof.

Section 4. Reimbursement Allocations. The City Finance Director shall be responsible for making the “reimbursement allocations” described in the Regulations, being generally the transfer of the appropriate amount of proceeds of the Bonds to reimburse the source of temporary financing used by the City to make prior payment of the costs of the Project. Each allocation shall be evidenced by an entry on the official books and records of the City maintained for the Bonds or the Project and shall specifically identify the actual original expenditure being reimbursed.

PASSED AND APPROVED by the City Council of the City of Billings, Montana, this 23rd day of October, 2017.

Mayor

Attest: _____
City Clerk

(SEAL)

Regular City Council Meeting

Meeting Date: 10/23/2017

TITLE: Ordinance Amending City Code Chapter 17, Noise

PRESENTED BY: Bruce McCandless, Assistant City Administrator

Department: City Hall Administration

Presentation: No

PROBLEM/ISSUE STATEMENT

On September 25, 2017, the City Council considered an ordinance amending the Billings, Montana City Code (BMCC), Chapter 17, Noise. After receiving public testimony, the Mayor closed the public hearing and Council discussed the proposal. Councilmembers suggested three or four changes and postponed the item until the October 23, 2017 meeting. At the October 16 work session, staff informed the Council that a sound expert is being consulted about the proposed changes and that the proposed changes have not been reviewed with stakeholder groups. Staff recommends that the Council indefinitely postpone consideration of the noise code changes so that the staff can complete its research and obtain stakeholder comments on the proposed changes. When those tasks are completed, staff will return the code amendments to the Council for a public hearing and first reading of the ordinance.

ALTERNATIVES ANALYZED

City Council may:

- Approve the staff recommendation to indefinitely postpone the proposed noise code changes, or;
- Postpone action on the item until a date certain, or;
- Approve the ordinance on second reading, which would not include the issues that the Council requested that staff research further.

FINANCIAL IMPACT

There is no anticipated cost or revenue from this action.

RECOMMENDATION

Staff recommends that the City Council indefinitely postpone action on the ordinance amending BMCC Chapter 17, Noise.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 10/23/2017

TITLE: Final Subsequent Minor Plat, Amended Lot 4C, Block 1 of Shiloh Crossing Subdivision

PRESENTED BY: Monica Plecker

Department: Planning & Community Services

Presentation: No

PROBLEM/ISSUE STATEMENT

The final plat for Amended Lot 4C, Block 1 of Shiloh Crossing Subdivision is being presented to City Council for approval. On July 14, 2017, the Planning Division received an application for preliminary plat approval for Amended Lot 4C, Block 1 of Shiloh Crossing Subdivision. The plat contains two lots on approximately 84,942 square feet of land for commercial development. The subject property is generally located between Shiloh Road and Shiloh Crossing Boulevard. The property is zoned Controlled Industrial (CI). This property is within the Shiloh Crossing Commercial Development. The two lots will be for new commercial construction. The owner is Western Sky Ventures, LLC. The representing agent is Performance Engineering and Consulting. 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 Amended Lot 4C, Block 1 of Shiloh Crossing Subdivision. If the City Council chooses to deny the final plat, it must base the denial on the criteria outlined in MCA 76-3-611 and BMCC Section 23-307.

FINANCIAL IMPACT

Should the City Council approve the final plat, the subject property may further develop under private ownership, resulting in additional tax revenues.

RECOMMENDATION

Staff recommends the City Council approve the final subsequent minor plat of Amended Lot 4C, Block 1 of Shiloh Crossing Subdivision as all conditions of approval have been met.

APPROVED BY CITY ADMINISTRATOR

Attachments

Proposed Plat

Regular City Council Meeting

Meeting Date: 10/23/2017

TITLE: Final Plat of Lake Hills Subdivision 35th Filing

PRESENTED BY: Wyeth Friday

Department: Planning & Community Services

Presentation: No

PROBLEM/ISSUE STATEMENT

The final plat for the Lake Hills Subdivision, 35th filing, is being presented to City Council for approval. This plat will create 14 lots from a 3.19 acre parcel of land. The parcel is generally located north of Cherry Hills Road and west of Clubhouse Way in the Lake Hills Subdivision. The property is legally described as Lots 1-4, Block 18, Lots 3-4, Block 19, Lake Hills Subdivision, 15th Filing and Lots 4-5, Block 5, Lake Hills Subdivision 33rd Filing. The lots are zoned Residential 5000. The owner is Starks Real Estate Group, LLC, and the representing agent is Performance Engineering and Consulting. 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 the final plat of Lake Hills Subdivision, 35th Filing; or
- disapprove the final plat of Lake Hills Subdivision, 35th Filing. If the City Council chooses to deny the final plat, it must base the denial on the criteria outlined in MCA, Section 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, increasing the tax and assessment revenues for the City while also generating service demands.

RECOMMENDATION

The applicant has met all conditions of approval and Planning staff recommends that the City Council approve the final plat of the Lake Hills Subdivision, 35th Filing.

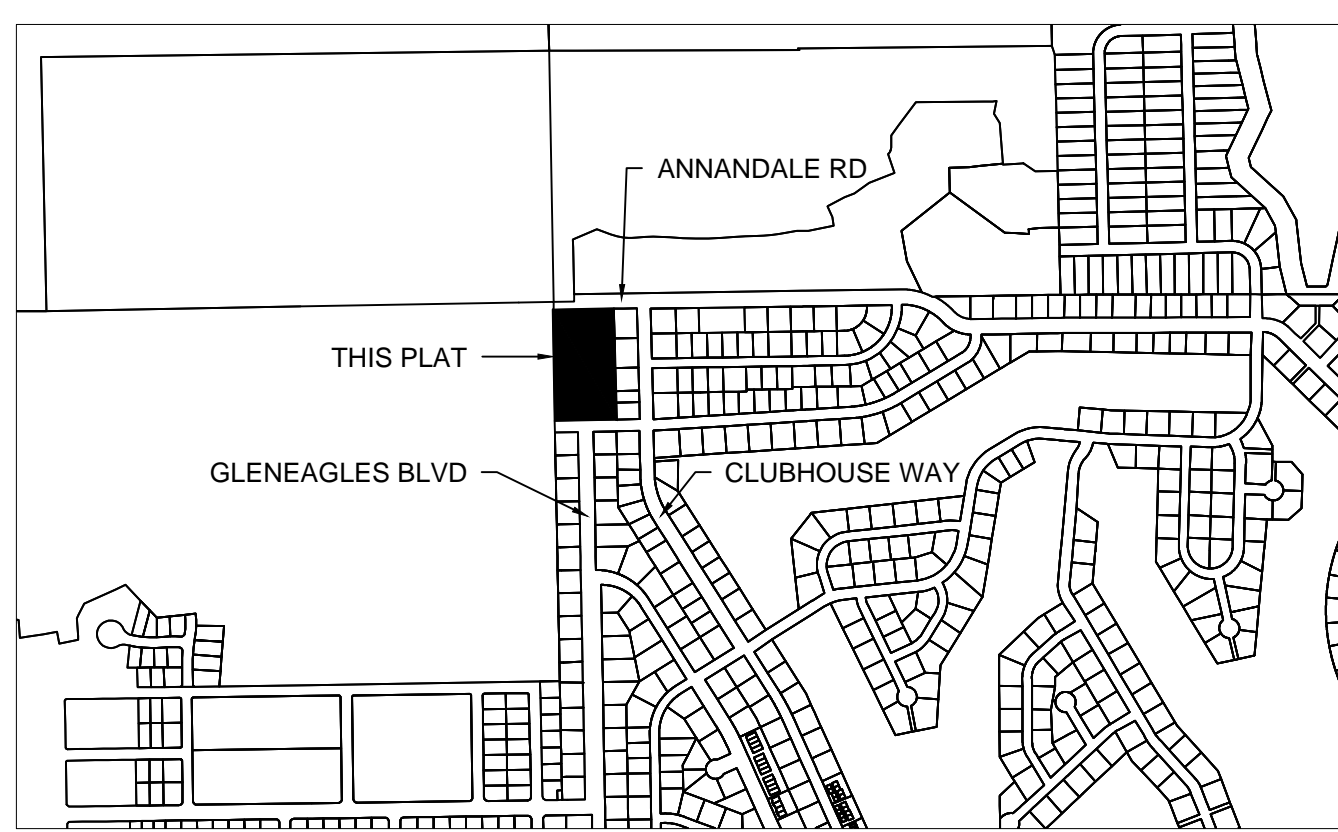
APPROVED BY CITY ADMINISTRATOR

Attachments

Final Plat

PLAT OF LAKE HILLS SUBDIVISION, 35TH FILING

BEING LOTS 1-4 OF BLOCK 18, LOTS 3-4 OF BLOCK 19, LAKE HILLS SUBDIVISION, 15TH FILING; AND LOTS 4-5 OF BLOCK 5, LAKE HILLS SUBDIVISION, 33RD FILING
LOCATED IN THE NW 1/4 OF NW 1/4 OF SECTION 16, T. 01 N., R. 26 E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA



VICINITY MAP
NOT TO SCALE

PREPARED FOR: STARKS REAL ESTATE GROUP, LLC
PREPARED BY: PERFORMANCE ENGINEERING & CONSULTING, PLLC

TOTAL AREA OF SUBDIVISION = ±3.19 ACRES

AUGUST 2017

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
County of Yellowstone)

KNOW ALL BY THESE PRESENTS: That I, the undersigned owner, do hereby certify that I, have caused to be surveyed, subdivided and platted into lots, blocks, roads and alleys, and other divisions and dedications, as shown by this plat hereunto included, the following described tract of land, to wit:

The parcel situated in the NW 1/4 of NW 1/4 of Section 16, Township 1 North, Range 26 East, P.M.M., Yellowstone County, Billings, Montana, and more particularly described as Lots 1-4 of Block 18 and Lots 3-4 of Block 19, Lake Hills Subdivision, 15th Filing; and Lots 4-5 of Block 5, Lake Hills Subdivision, 33rd Filing; said tract being 3.19 acres in area, more or less, exclusive of the previously dedicated Gleneagles Boulevard.

The above described tract of land is to be known and designated as LAKE HILLS SUBDIVISION, 35TH FILING, Yellowstone County, Montana. 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 lines over, under and across the areas designated on the plat as Utility Easement to have and hold forever.

DATED THIS _____ day of _____, 20____.

Starks Real Estate Group, LLC,

Trenton Parks, Owner

STATE OF MONTANA)
County of Yellowstone)

On this _____ day of _____, 20____, before me, a Notary Public in and for the State of Montana, personally appeared Trenton Parks, known to me to be the owner of Starks Real Estate Group, LLC, known to me to be the persons who signed the forgoing instrument and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

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

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED Zachary O. Hassler, Registered Land Surveyor, do hereby certify that between _____, 20____, and _____, 20____, I surveyed LAKE HILLS SUBDIVISION, 35TH FILING, and described the same as shown on the accompanying plat and platted in accordance with the provisions of the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-625, MCA and the Yellowstone County Subdivision Regulations.

DATED THIS _____ day of _____, 20____.

Zachary O. Hassler, PLS 29090LS

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and forgoing plat for errors and omissions in computations and drafting.

Dated this _____ day of _____, 20____.

Examining Land Surveyor

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that I have examined the annexed plat and find that it conforms with Section 76-4-125(2)(d) MCA removing sanitary restrictions since said plat is inside a master planning area and is provided with municipal facilities for the supply of water and disposal of sewage and solid waste.

Dated this _____ day of _____, 20____.

City Engineer's Office

CERTIFICATE OF CITY COUNCIL APPROVAL

The City Council of the City of Billings, Yellowstone County, Montana, does hereby certify that the accompanying plat for LAKE HILLS SUBDIVISION, 35TH FILING has been duly examined and have found the same to conform to the law and hereby approve it.

Dated this _____ day of _____, 20____.

CITY OF BILLINGS, MONTANA

BY: _____
Mayor

ATTEST: _____
City Clerk

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney and it is acceptable as to form:

Dated this _____ day of _____, 20____.

Reviewed by _____

CERTIFICATE OF COUNTY TREASURER

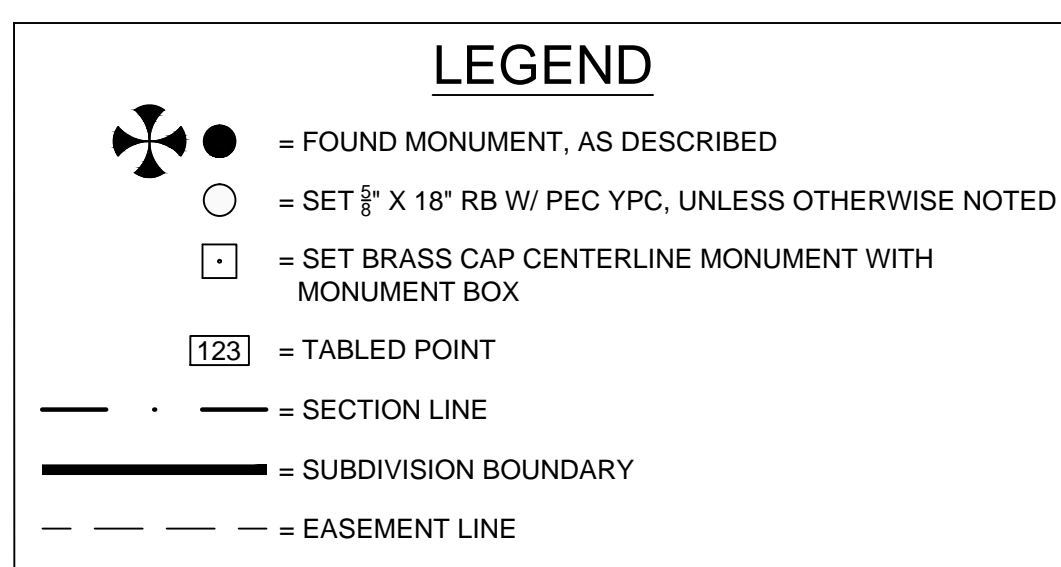
I, _____, Treasurer of Yellowstone County, Montana, do hereby certify that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid.

Dated this _____ day of _____, 20____.

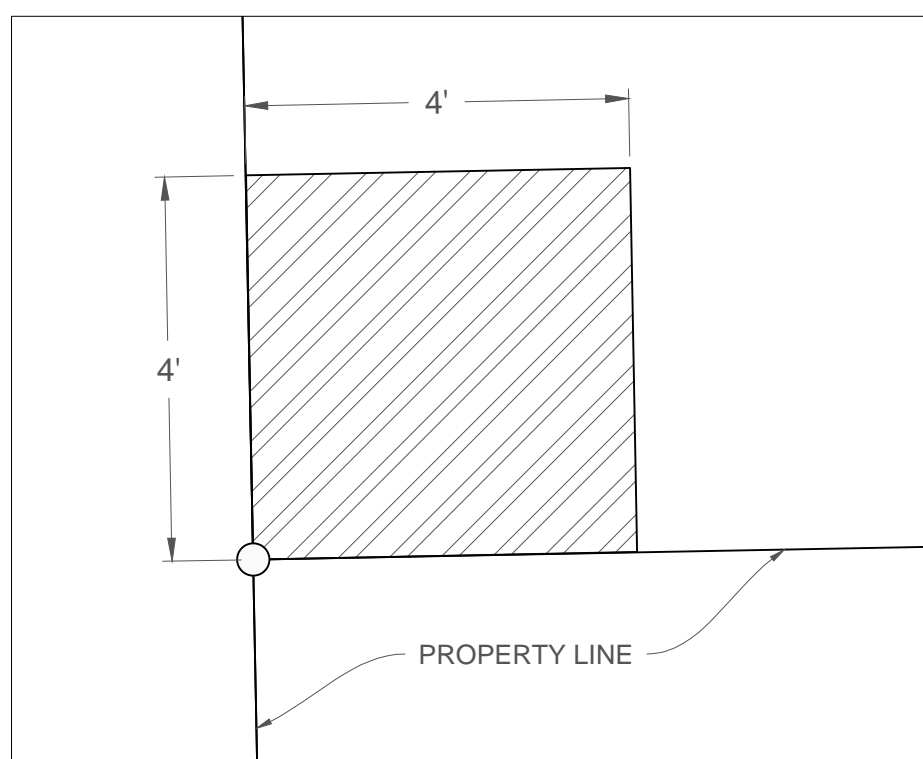
Treasurer of Yellowstone County

Point No.	Description
100	FOUND 1.25" BRASS CAP IN CONCRETE POST
101	FOUND LARGE SPIKE
105	FOUND PLASTIC CAP MARKED KELLY 11289 LS, DISTURBED DURING CONSTRUCTION; RESET MONUMENT WITH 5/8" X 18" REBAR AND PLASTIC CAP MARKED PEC 29090 LS
106	FOUND PLASTIC CAP MARKED KELLY 11289 LS, DISTURBED DURING CONSTRUCTION; RESET MONUMENT WITH 5/8" X 18" REBAR AND PLASTIC CAP MARKED PEC 29090 LS
108	FOUND LARGE SPIKE
110	FOUND LARGE SPIKE
113	FOUND LARGE SPIKE
114	FOUND PLASTIC CAP MARKED 8377 LS
115	FOUND PLASTIC CAP MARKED KELLY 11289 LS
117	FOUND PLASTIC CAP MARKED KELLY 11289 LS
127	FOUND LARGE SPIKE
820	SET MONUMENT WITH 5/8" X 18" REBAR AND PLASTIC CAP MARKED PEC 29090 LS DRIVEN APPX. 10" INTO THE EARTH AND PROTECTED WITH CROWN OF ROCK
821	SET MAG NAIL WITH 2" FENDER WASHER STAMPED PEC 29090 LS IN ROCK

Line Tag	Record Distance	Source
RL1	579.88	Lake Hills Subdivision, 15th Filing
RL2	860'	Lake Hills Subdivision, 15th Filing
RL3	320'	Lake Hills Subdivision, 15th Filing
RL4	579.38'	Lake Hills Subdivision, 15th Filing
RL5	320'	Lake Hills Subdivision, 15th Filing
RL6	120'	Lake Hills Subdivision, 15th Filing
RL7	120'	Lake Hills Subdivision, 15th Filing
RL8	120'	Lake Hills Subdivision, 15th Filing
RL9	120'	Lake Hills Subdivision, 15th Filing



4' X 4' UTILITY EASEMENT DETAIL



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 _____

CONSENT TO PLATTING

Document No. _____

RELEASE OF SANITARY RESTRICTIONS

Document No. _____

SUBDIVISION IMPROVEMENTS AGREEMENT

Document No. _____

PROJECT TITLE: LAKE HILLS SUBDIVISION, 35TH FILING

REVISIONS: 2101 OVERLAND AVE OFFICE - 406-384-0079
DATE BY: BILLINGS, MT 59102 www.performance-ec.com
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2016-050 DRAWN BY: WJM CHECKED BY: ZOH DATE: 08/25/2017

SHEET

Regular City Council Meeting

Meeting Date: 10/23/2017

TITLE: Payment of Claims September 25, 2017

PRESENTED BY: Andy Zoeller

Department: City Hall Administration

Presentation: No

PROBLEM/ISSUE STATEMENT

Claims in the amount of \$3,437,291.81 have been audited and are presented for City Council payment approval. A complete listing of the claims dated September 25, 2017, are 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

Attachments

councilmemo_9.25.2017

Check Date	Check #	Name	Fund name	Amount	Item Desc
09/25/2017	807640	Ace Electric Inc	Facilities Mngmt	\$ 4,995.00	Install heat tape in gutters & downspouts on west side
09/25/2017	807640	Ace Electric Inc	Facilities Mngmt	\$ 4,895.00	Inv. #40844 Install Heat Tape in gutters and
09/25/2017	807643	Advanced Toolware LLC	Information Resources	\$ 4,364.00	Initial Software Licensing 1000 users Self Serv
09/25/2017	807647	American Title & Escrow	CDBG	\$ 130,810.16	FORECLOSURE ACQUISITION / REHAB
09/25/2017	807653	Beartooth Environmental, Inc.	Solid Waste	\$ 4,723.00	Hazardous waste removal
09/25/2017	807663	Border States Electric	Water	\$ 392.86	ELECTRICAL FOR WTP & WWTP PO NUM 303826
09/25/2017	807663	Border States Electric	Water	\$ 156.67	CHEMICAL BUILDING CAMERA
09/25/2017	807663	Border States Electric	Water	\$ 2,144.10	Replacement Equipment for
09/25/2017	807663	Border States Electric	Water	\$ 1,409.53	Wire for Chemical Building
09/25/2017	807664	Bowhead Environmental LLC	Solid Waste	\$ 4,682.00	Spill Kits for the garbage trucks
09/25/2017	807668	Business Tax Section	EOC 911	\$ 37.15	Retainage release
09/25/2017	807668	Business Tax Section	Facilities Mngmt	\$ 182.75	Kenco Access Controllers Update
09/25/2017	807668	Business Tax Section	Transit	\$ 308.00	MET Transit Vault Area Renovation
09/25/2017	807668	Business Tax Section	Facilities Mngmt	\$ 144.53	Cucancic Construction Inc. Administration Security
09/25/2017	807668	Business Tax Section	CDBG	\$ 328.20	FORECLOSURE ACQUISITION / REHAB
09/25/2017	807668	Business Tax Section	Water	\$ 794.42	WO 15-18 WTP Clearwell No.2 Interior Re-coat
09/25/2017	807668	Business Tax Section	Storm Sewer	\$ 3,094.89	WO 16-10 14th ST W Storm Replce - Grand to Lewis
09/25/2017	807668	Business Tax Section	Water	\$ 2,711.99	WO 17-01 2017 Water & Sewer Sch 2A
09/25/2017	807668	Business Tax Section	Gas Tax	\$ 2,124.94	WO 17-03 2017 Street Maint - Chip Seal Sch 1
09/25/2017	807668	Business Tax Section	Gas Tax	\$ 2,341.66	WO 17-03 2017 Street Maintenance Program - Overlay
09/25/2017	807668	Business Tax Section	Water	\$ 139.09	WO 17-21 Belknap Service Center Crack Repair
09/25/2017	807668	Business Tax Section	Wastewater	\$ 3,176.11	WO1701 Sch 2B COP Construction Encumbrance
09/25/2017	807668	Business Tax Section	Water	\$ 5,150.52	WO 1701 2017 Water & Sewer Replacement - Sch 1
09/25/2017	807668	Business Tax Section	Wastewater	\$ 92.72	WO 17-21 Belknap Service Center Crack Repair
09/25/2017	807670	CDW Government Inc	Water	\$ 2,596.00	Control system firewall for wireless data links
09/25/2017	807671	Century Link	EOC 911	\$ 50.33	406-245-2296 911
09/25/2017	807671	Century Link	EOC 911	\$ 45.65	406-245-3108 911
09/25/2017	807671	Century Link	EOC 911	\$ 45.65	406-245-3107 911
09/25/2017	807671	Century Link	Water	\$ 39.44	406-245-3659 PUD Alarm Water Tower
09/25/2017	807671	Century Link	Airport	\$ 45.66	406-245-5834 Airport Alarm
09/25/2017	807671	Century Link	Public Safety	\$ 119.32	406-245-7469 Fire
09/25/2017	807671	Century Link	Public Safety	\$ 45.66	406-245-7481 Police
09/25/2017	807671	Century Link	Telephone System	\$ 228.20	406-248-3049 Main System T1 City/County Tie
09/25/2017	807671	Century Link	Radio	\$ 311.26	406-248-3635 Fire Airport Radio Tower WCK
09/25/2017	807671	Century Link	Radio	\$ 311.26	406-248-3636 Fire Airport Radio Tower Jellison
09/25/2017	807671	Century Link	Fleet	\$ 53.73	406-256-5047 Motor Pool
09/25/2017	807671	Century Link	Airport	\$ 52.24	406-256-7070 Airport
09/25/2017	807671	Century Link	Engineering	\$ 96.49	406-259-7758 Measured Lines Depot
09/25/2017	807671	Century Link	P.W. Admin	\$ 64.32	406-259-7758 Measured Lines Depot
09/25/2017	807671	Century Link	Public Safety	\$ 118.32	406-373-3742 Fire RR Crossing Alarm
09/25/2017	807671	Century Link	EOC 911	\$ 49.06	406-651-0282 Fire 5 911 Line

Check Date	Check #	Name	Fund name	Amount	Item Desc
09/25/2017	807671	Century Link	City County Planning	\$ 36.52	406-656-9578 Planning Traffic Central Broadwater
09/25/2017	807671	Century Link	City County Planning	\$ 36.52	406-656-9604 Planning Traffic Central 9th
09/25/2017	807671	Century Link	Airport	\$ 56.86	406-256-6014 Airport P9 Building
09/25/2017	807671	Century Link	EOC 911	\$ 323.71	406-245-7101 9-1-1 Center Landfill #2
09/25/2017	807671	Century Link	EOC 911	\$ 323.71	406-245-7102 9-1-1 Center Fox Reservoir #2
09/25/2017	807671	Century Link	Solid Waste	\$ 50.45	406-256-7001 Solid Waste Scale House
09/25/2017	807674	Chicago Title of Montana LLC	CDBG	\$ 15,000.00	FTHB Bruce Mill 624 3rd Street West
09/25/2017	807675	Chicago Title of Montana LLC	CDBG	\$ 10,000.00	FTHB Caleb Hamilton 1236 Avenue E
09/25/2017	807679	Coblaco Services Inc	Water	\$ 78,647.59	WO 15-18 WTP Clearwell No.2 Interior Re-coat
09/25/2017	807681	Continuant Inc	Telephone System	\$ 7,545.00	Annual Voice Mail Maintenance
09/25/2017	807682	Cop Construction Co	Water	\$ 268,487.01	WO 17-01 2017 Water & Sewer Sch 2A
09/25/2017	807682	Cop Construction Co	Wastewater	\$ 314,434.39	WO 17-01 2017 Water & Sewer Sch 2B
09/25/2017	807682	Cop Construction Co	Storm Sewer	\$ 306,394.61	WO 16-10 14th ST W Storm Replce - Grand to Lewis
09/25/2017	807684	Crescent Electric Supply	Water	\$ 105.32	Antenna for remote radio SCADA WTP
09/25/2017	807684	Crescent Electric Supply	Wastewater	\$ 1,404.50	Hot water pump secondary tunnel
09/25/2017	807684	Crescent Electric Supply	Water	\$ 1,381.30	Phoenix Radio Repeater Set for Remote site
09/25/2017	807684	Crescent Electric Supply	Wastewater	\$ 1,381.30	Phoenix Radio Repeater Set for Remote site
09/25/2017	807684	Crescent Electric Supply	Street/Traffic Oper	\$ 85.36	vinyl tape for lights
09/25/2017	807685	Cucancic Construction Inc	Transit	\$ 30,492.00	MET Transit Vault Area Renovation
09/25/2017	807685	Cucancic Construction Inc	Facilities Mngmt	\$ 14,308.45	City Hall Administration Security Window
09/25/2017	807691	DC Frost Associates Inc	Wastewater	\$ 3,785.52	Acti clean and 10 lamps
09/25/2017	807692	Desert Mountain Corporation	Street/Traffic Oper	\$ 5,081.20	ice slicer for melting snow on streets
09/25/2017	807692	Desert Mountain Corporation	Street/Traffic Oper	\$ 5,114.81	ice slicer used to melt snow on roads
09/25/2017	807692	Desert Mountain Corporation	Street/Traffic Oper	\$ 5,047.59	ice slicer used to melt snow on streets
09/25/2017	807692	Desert Mountain Corporation	Street/Traffic Oper	\$ 5,088.96	ice slicer used to melt snow on streets
09/25/2017	807693	Dixie Petro-Chem	Water	\$ 3,192.00	WATER PARTS AND SUPPLIES PO NUM 304085
09/25/2017	807693	Dixie Petro-Chem	Water	\$ 3,192.00	WATER PARTS AND SUPPLIES PO NUM 304086
09/25/2017	807695	Dorsey & Whitney Llp	Sidewalk Construction	\$ 8,500.00	3375225 - Special sidewalk, curb, gutter, and alley
09/25/2017	807699	Downtown Billings Partnership, Inc.	Tax Increment N 27th	\$ 67,825.50	2nd Qtr FY18 TIF
09/25/2017	807705	Edge Construction Supply	Water	\$ 1,900.98	Tripod hoist
09/25/2017	807705	Edge Construction Supply	Wastewater	\$ 1,900.97	Tripod hoist
09/25/2017	807705	Edge Construction Supply	Water	\$ 264.00	WATER PARTS AND SUPPLIES PO NUM 304087
09/25/2017	807707	Empire Garage Owner's Association	Parking	\$ 7,837.42	City of Billings September Assessment.
09/25/2017	807712	Ferguson Enterprises Inc	Water	\$ 990.00	SYSTEMS PO NUM 304095
09/25/2017	807712	Ferguson Enterprises Inc	Water	\$ 188.00	SYSTEMS PO NUM 304099
09/25/2017	807712	Ferguson Enterprises Inc	Water	\$ 1,900.00	NONSTOCKING ITEMS-P.U.D.
09/25/2017	807713	First Montana Title Co	CDBG	\$ 15,000.00	FTHB Anna Mashek 402 Howard Avenue
09/25/2017	807719	Galles Filter Service	Solid Waste	\$ (237.18)	Filter returns for the Landfill
09/25/2017	807719	Galles Filter Service	Solid Waste	\$ 185.52	Filters for Landfill equipment
09/25/2017	807719	Galles Filter Service	Solid Waste	\$ 207.10	Filters for Landfill equipment
09/25/2017	807719	Galles Filter Service	Solid Waste	\$ 225.90	Filters for Landfill equipment

Check Date	Check #	Name	Fund name	Amount	Item Desc
09/25/2017	807719	Galles Filter Service	Solid Waste	\$ 415.06	Filters for Landfill equipment
09/25/2017	807719	Galles Filter Service	Solid Waste	\$ 443.10	Filters for Landfill equipment
09/25/2017	807719	Galles Filter Service	Solid Waste	\$ 810.72	Filters for Landfill equipment
09/25/2017	807719	Galles Filter Service	Transit	\$ 38.43	BUS MET PO NUM 303440
09/25/2017	807719	Galles Filter Service	Transit	\$ 43.55	BUS MET PO NUM 303440
09/25/2017	807719	Galles Filter Service	Transit	\$ 158.10	BUS MET PO NUM 303440
09/25/2017	807719	Galles Filter Service	Transit	\$ 232.11	BUS MET PO NUM 303440
09/25/2017	807719	Galles Filter Service	Wastewater	\$ 4.60	Poly pump
09/25/2017	807719	Galles Filter Service	Wastewater	\$ 101.34	Polymer
09/25/2017	807719	Galles Filter Service	Fleet	\$ 200.17	P-71553-01 PO NUM 303440
09/25/2017	807719	Galles Filter Service	Solid Waste	\$ 7.62	P-71812-01
09/25/2017	807719	Galles Filter Service	Fleet	\$ 164.48	P-72068-01 PO NUM 303440
09/25/2017	807719	Galles Filter Service	Public Safety	\$ 3.04	P-72069-01
09/25/2017	807719	Galles Filter Service	Fleet	\$ 199.62	P-72145-01 PO NUM 303440
09/25/2017	807719	Galles Filter Service	Solid Waste	\$ 575.38	Parts for landfill
09/25/2017	807719	Galles Filter Service	Water	\$ 3.95	WATER PARTS AND SUPPLIES PO NUM 303721
09/25/2017	807719	Galles Filter Service	Water	\$ 127.85	WATER PARTS AND SUPPLIES PO NUM 304056
09/25/2017	807719	Galles Filter Service	Water	\$ 5.84	WATER PARTS AND SUPPLIES PO NUM 304082
09/25/2017	807719	Galles Filter Service	Water	\$ 424.22	WATER PARTS AND SUPPLIES PO NUM 303848
09/25/2017	807719	Galles Filter Service	Water	\$ 36.41	WATER PARTS AND SUPPLIES PO NUM 303849
09/25/2017	807719	Galles Filter Service	Transit	\$ 95.90	AUTO &TRUCK MAINT.ITEMS
09/25/2017	807719	Galles Filter Service	Fleet	\$ 225.02	P-71625-01 PO NUM 303440
09/25/2017	807719	Galles Filter Service	Solid Waste	\$ 5.08	P-71815-01
09/25/2017	807719	Galles Filter Service	General	\$ 44.36	P-72070-01
09/25/2017	807719	Galles Filter Service	Fleet	\$ 22.44	P-72196-01 PO NUM 303440
09/25/2017	807719	Galles Filter Service	Fleet	\$ 7.31	T-70152 PO NUM 303440
09/25/2017	807719	Galles Filter Service	Fleet	\$ 197.21	P-71961-01 PO NUM 303440
09/25/2017	807719	Galles Filter Service	Fleet	\$ 208.25	P-71907-01 PO NUM 303440
09/25/2017	807719	Galles Filter Service	Fleet	\$ 86.44	P-71814-01 PO NUM 303440
09/25/2017	807719	Galles Filter Service	Fleet	\$ 48.97	T-70474 PO NUM 303440
09/25/2017	807719	Galles Filter Service	Fleet	\$ 217.85	P-71813-01 PO NUM 303440
09/25/2017	807719	Galles Filter Service	Fleet	\$ 57.64	P-71733-01 PO NUM 303440
09/25/2017	807719	Galles Filter Service	Fleet	\$ 144.83	P-71732-01 PO NUM 303440
09/25/2017	807719	Galles Filter Service	Fleet	\$ 210.24	P-72361-01 PO NUM 303440
09/25/2017	807719	Galles Filter Service	Public Safety	\$ 59.58	T-69962
09/25/2017	807719	Galles Filter Service	Fleet	\$ 15.64	P-71626-01 PO NUM 303440
09/25/2017	807719	Galles Filter Service	Fleet	\$ 325.29	P-72258-01 PO NUM 303440
09/25/2017	807719	Galles Filter Service	Fleet	\$ 115.28	T-69801 PO NUM 303440
09/25/2017	807728	Hach Company	Water	\$ 2,668.00	Service Contract for new Water Plant UV sensor
09/25/2017	807731	HDR, Inc.	Storm Sewer	\$ 12,297.59	MS4 General Permit - Manual
09/25/2017	807731	HDR, Inc.	Water	\$ 37,536.06	WO 16-98 2016 Integrated Water Plan (IWP)

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09/25/2017	807731	HDR, Inc.	Wastewater	\$ 138,862.14	WO 14-11 WWTP Nutrient Upgrade Expansion &
09/25/2017	807731	HDR, Inc.	Tax Increment South	\$ 14,994.03	WO 17-06 Midland Road Improvements
09/25/2017	807731	HDR, Inc.	Water	\$ 1,252.57	WO 17-09 Leavens Reservoir Liner
09/25/2017	807738	J & M Tire LLC	Water	\$ 2,700.00	NONSTOCKING ITEMS-P.U.D.
09/25/2017	807739	Jay's Waterline Repair	Water	\$ 3,900.00	539 Sahara Dr
09/25/2017	807739	Jay's Waterline Repair	Water	\$ 4,700.00	792 Aronson Ave
09/25/2017	807740	Jtl Group Inc Dba Knife River	Water	\$ 20,606.97	SYSTEMS PO NUM 304050
09/25/2017	807741	Kadrmass Lee & Jackson	Storm Sewer	\$ 432.50	WO 17-07 Hilltop Rd & Aronson Ave Storm Drain
09/25/2017	807741	Kadrmass Lee & Jackson	Water	\$ 14,630.00	WO 17-23 King Ave W Water & Sewer
09/25/2017	807741	Kadrmass Lee & Jackson	Wastewater	\$ 14,630.00	WO 17-23 King Ave W Water & Sewer
09/25/2017	807745	Kenco Enterprises Inc.	Facilities Mngmt	\$ 18,092.65	Police and City Hall controller upgrade
09/25/2017	807746	Knife River (JTL Group Inc.)	Street/Traffic Oper	\$ 241.56	1 1/2" crushed base
09/25/2017	807746	Knife River (JTL Group Inc.)	Street/Traffic Oper	\$ 312.49	1 1/2" crushed base
09/25/2017	807746	Knife River (JTL Group Inc.)	Street/Traffic Oper	\$ 79.06	asphalt
09/25/2017	807746	Knife River (JTL Group Inc.)	Street/Traffic Oper	\$ 19,839.99	asphalt
09/25/2017	807746	Knife River (JTL Group Inc.)	Gas Tax	\$ 231,824.48	WO 17-03 2017 Street Maintenance Program - Overlay
09/25/2017	807746	Knife River (JTL Group Inc.)	Gas Tax	\$ 210,368.88	WO 17-03 2017 Street Maint - Chip Seal Sch 1
09/25/2017	807750	L N Curtis	Public Safety	\$ 3,644.00	MAKO SCBA COMPRESSOR REPAIRED
09/25/2017	807754	Mailing Technical Services	Library	\$ 1,039.72	Mail service
09/25/2017	807754	Mailing Technical Services	Central Services	\$ 5,216.80	Postage Fund (weekly bills)
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 27.50	Pvc Repair coupling
09/25/2017	807777	Northwest Pipe Fittings	Street/Traffic Oper	\$ 35.46	nipple/tee/plugs for 24th and king island
09/25/2017	807777	Northwest Pipe Fittings	Street/Traffic Oper	\$ 264.70	nipples/elbow/coupling/clamps for island at 24th & king
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 19.00	NONSTOCKING ITEMS-P.U.D.
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 28.18	NONSTOCKING ITEMS-P.U.D.
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 111.74	Misc for Chemical Building Filter Aid system
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 30.91	parts for water heater (some items were returned)
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 19.50	parts for water heater(some items were returned)
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 1,085.00	SYSTEMS PO NUM 303831
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 788.20	SYSTEMS PO NUM 303914
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 46.26	Staples backflo drain
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 58.44	Staples PS
09/25/2017	807777	Northwest Pipe Fittings	Street/Traffic Oper	\$ (268.84)	return of curb stop from island at 24th and king
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 732.45	WATER PARTS AND SUPPLIES PO NUM 303726
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 240.90	WATER PARTS AND SUPPLIES PO NUM 303843
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 9,044.00	WATER PARTS AND SUPPLIES PO NUM 303685
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 301.56	WATER PARTS AND SUPPLIES PO NUM 303711
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 208.62	Thomas Pump #4
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 28.02	Bushing for Chemical Building
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 54.07	Annul maintenance ball valve
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 10.18	Chemical Building

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09/25/2017	807777	Northwest Pipe Fittings	Street/Traffic Oper	\$ 13.06	copper coupling for 24th and king island
09/25/2017	807777	Northwest Pipe Fittings	Street/Traffic Oper	\$ 320.61	curb stop and couplings for island at 24th and king
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 3.81	floor plug
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 110.56	for water heater
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 40.58	H1-2 PUMP
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 103.66	Tool for extracting broken pipe fittings
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 10.45	WATER PARTS AND SUPPLIES PO NUM 303901
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 12,920.00	WATER PARTS AND SUPPLIES PO NUM 303955
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 2,183.30	WATER PARTS AND SUPPLIES PO NUM 303969
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 27.20	WATER PARTS AND SUPPLIES PO NUM 304091
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 84.60	WATER PARTS AND SUPPLIES PO NUM 303902
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 5,220.60	WATER PARTS AND SUPPLIES PO NUM 303915
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 17,268.60	WATER PARTS AND SUPPLIES PO NUM 303956
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 12,920.00	WATER PARTS AND SUPPLIES PO NUM 303705
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 79.87	WATER PARTS AND SUPPLIES PO NUM 303844
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 68.47	SYSTEMS PO NUM 303726
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 30.00	WATER PARTS AND SUPPLIES PO NUM 303706
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 30.29	WATER PARTS AND SUPPLIES PO NUM 303916
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 9,044.00	WATER PARTS AND SUPPLIES PO NUM 303957
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 76.35	SYSTEMS PO NUM 303844
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 1,914.39	SYSTEMS PO NUM 303903
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 2,856.00	WATER PARTS AND SUPPLIES PO NUM 303707
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 11,061.00	WATER PARTS AND SUPPLIES PO NUM 303845
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 3,994.20	WATER PARTS AND SUPPLIES PO NUM 303958
09/25/2017	807777	Northwest Pipe Fittings	Water	\$ 2,159.20	SYSTEMS PO NUM 303959
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 91.22	SILMD 018 ACCT# 0712554-5
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 543.78	SILMD 179 ACCT# 0712617-0
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 89.94	SILMD 245 ACCT# 0712678-2
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,280.09	SILMD 017 ACCT# 0712553-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 271.88	SILMD 178 ACCT# 0712616-2
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 115.58	SILMD 244 ACCT# 0712677-4
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 462.69	SILMD 095 ACCT# 0712556-0
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 370.75	SILMD 180 ACCT# 0712618-8
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 346.75	SILMD 246 ACCT# 0712679-0
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 13,874.24	SILMD 097 ACCT# 0712557-8
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,762.72	SILMD 181 ACCT# 0712619-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,209.53	SILMD 247 ACCT# 0712680-8
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 4,321.21	SILMD 013 ACCT# 0721276-4
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 346.04	SILMD 175 ACCT# 0712614-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 648.01	SILMD 241 ACCT# 0712675-8
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 2,116.11	SILMD 014 ACCT# 0721277-2

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09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 45.27	SILMD 176 ACCT# 0712615-4
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 86.70	SILMD 242 ACCT# 0712676-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,460.59	SILMD 010 ACCT# 0712546-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 957.12	SILMD 174 ACCT# 0712613-9
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 398.03	SILMD 240 ACCT# 0712674-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 531.33	SILMD 009 ACCT# 0712545-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,235.85	SILMD 173 ACCT# 0712612-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 98.86	SILMD 239 ACCT# 0712673-3
09/25/2017	807778	NorthWestern Energy	Street/Traffic Oper	\$ 10,769.31	Signal Bills
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 518.04	SILMD 008 ACCT# 0712544-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 562.73	SILMD 172 ACCT# 0712611-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 15.50	SILMD 238 ACCT# 0712672-5
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,665.14	SILMD 099 ACCT# 0712558-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 617.92	SILMD 182 ACCT# 0712620-4
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 2,563.91	SILMD 248 ACCT# 0712681-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 2,754.91	SILMD 100 ACCT# 0712559-4
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,235.86	SILMD 183 ACCT# 0712621-2
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 2,860.84	SILMD 249 ACCT# 0718734-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 187.98	SILMD 113 ACCT# 0712562-8
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 630.23	SILMD 186 ACCT# 0712624-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 577.95	SILMD 252 ACCT# 0719162-0
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,820.52	SILMD 107 ACCT# 0712560-2
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 395.48	SILMD 184 ACCT# 0712622-0
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 199.00	SILMD 250 ACCT# 0719001-0
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 4,565.75	SILMD 109 ACCT# 0712561-0
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 148.30	SILMD 185 ACCT# 0712623-8
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 4,106.78	SILMD 251 ACCT# 0718801-4
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 3,350.35	SILMD 117 ACCT# 0712566-9
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,285.29	SILMD 190 ACCT# 0712628-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 886.82	SILMD 257 ACCT# 0720360-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 606.84	SILMD 116 ACCT# 0712565-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 247.19	SILMD 189 ACCT# 0712627-9
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 169.68	SILMD 255 ACCT# 0720813-5
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 231.18	SILMD 115 ACCT# 0712564-4
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 296.59	SILMD 188 ACCT# 0712626-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 149.77	SILMD 254 ACCT# 0719763-5
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 982.51	SILMD 114 ACCT# 0712563-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 247.19	SILMD 187 ACCT# 0712625-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 2,021.94	SILMD 253 ACCT# 0719644-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 197.74	SILMD 122 ACCT# 0712571-9
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 265.37	SILMD 194 ACCT# 0712632-9

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09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 3,280.68	SILMD 262 ACCT# 0720937-2
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 346.75	SILMD 123 ACCT# 0712572-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 221.13	SILMD 195 ACCT# 0712633-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 947.58	SILMD 263 ACCT# 0720716-0
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,011.39	SILMD 124 ACCT# 0712573-5
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 71.05	SILMD 196 ACCT# 0712634-5
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 163.38	SILMD 264 ACCT# 0721427-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 242.36	SILMD 118 ACCT# 0712567-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 441.60	SILMD 191 ACCT# 0712629-5
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 2,726.81	SILMD 258 ACCT# 0720606-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 159.69	SILMD 119 ACCT# 0712568-5
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 321.32	SILMD 192 ACCT# 0712630-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,348.92	SILMD 259 ACCT# 0720810-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 2,600.74	SILMD 121 ACCT# 0712570-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 790.94	SILMD 193 ACCT# 0712631-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 520.13	SILMD 261 ACCT# 0720705-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 404.56	SILMD 125 ACCT# 0712574-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 71.05	SILMD 197 ACCT# 0712635-2
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 365.87	SILMD 265 ACCT# 0721556-9
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 202.28	SILMD 126 ACCT# 0712575-0
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 123.57	SILMD 198 ACCT# 0712636-0
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 39.76	SILMD 266 ACCT# 0721684-9
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 741.53	SILMD 127 ACCT# 0712576-8
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 80.82	SILMD 200 ACCT# 0712637-8
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 435.65	SILMD 270 ACCT# 0906944-4
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 519.06	SILMD 128 ACCT# 0712577-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 519.06	SILMD 201 ACCT# 0712638-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,043.69	SILMD 271 ACCT# 0995095-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 346.75	SILMD 129 ACCT# 0712578-4
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 586.41	SILMD 202 INV# 0712639-4
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 2,936.22	SILMD 272 ACCT# 0905005-5
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 131.30	SILMD 130 ACCT# 0712579-2
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 18.94	SILMD 203 ACCT# 0712640-2
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 210.68	SILMD 273 ACCT# 0926386-4
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 895.82	SILMD 131 ACCT# 0712580-0
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 377.52	SILMD 204 ACCT# 0712641-0
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 478.43	SILMD 276 ACCT# 0961926-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 243.84	SILMD 133 ACCT# 0712581-8
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 36.22	SILMD 205 ACCT# 0712642-8
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 862.35	SILMD 277 ACCT# 1058710-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 562.71	SILMD 134 ACCT# 0712582-6

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09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 346.04	SILMD 206 ACCT# 0712643-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 210.08	SILMD 278 ACCT# 1087619-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 543.78	SILMD 135 ACCT# 0712583-4
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 395.48	SILMD 207 ACCT# 0712644-4
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 64.23	SILMD 279 ACCT# 1124127-0
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 491.25	SILMD 136 ACCT# 0712584-2
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 254.00	SILMD 208 ACCT# 0712645-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 680.63	SILMD 280 ACCT# 1045653-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 389.73	SILMD 137 ACCT# 0712585-9
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 568.51	SILMD 209 ACCT# 0712646-9
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 376.07	SILMD 283 ACCT# 1172743-5
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 780.23	SILMD 138 ACCT# 0712586-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 85.25	SILMD 210 ACCT# 0712647-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 353.83	SILMD 285 ACCT# 1206985-2
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 260.10	SILMD 139 ACCT# 0712587-5
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 47.39	SILMD 211 ACCT# 0712648-5
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 248.30	SILMD 286 ACCT# 1296582-8
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 606.84	SILMD 143 ACCT# 0712588-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 47.39	SILMD 212 ACCT# 0712649-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 89.08	SILMD 287 ACCT# 1246537-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 28.77	SILMD 144 ACCT# 0712589-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 28.42	SILMD 213 ACCT# 0712650-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,865.71	SILMD 288 ACCT# 1303978-9
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 494.35	SILMD 145 ACCT# 0712590-9
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 495.51	SILMD 214 ACCT# 0712651-9
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 221.69	SILMD 289 ACCT# 1685375-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 375.66	SILMD 146 ACCT# 0712591-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 148.30	SILMD 216 ACCT# 0712652-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 117.87	SILMD 290 ACCT# 1433921-2
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 487.05	SILMD 147 ACCT# 0712592-5
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 358.41	SILMD 217 ACCT# 0712653-5
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 635.74	SILMD 292 ACCT# 1481532-8
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,520.92	SILMD 149 ACCT# 0712593-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 253.75	SILMD 220 ACCT# 0712654-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 247.19	SILMD 293 ACCT# 1481534-4
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 790.94	SILMD 150 ACCT# 0712594-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 9.05	SILMD 221 ACCT# 0712655-0
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 494.35	SILMD 294 ACCT# 1481535-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 568.51	SILMD 153 ACCT# 0712597-4
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,902.50	SILMD 224 ACCT# 0712658-4
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 222.48	SILMD 297 ACCT# 1481539-3

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09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,285.29	SILMD 154 ACCT# 0712598-2
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 361.95	SILMD 225 ACCT# 0712659-2
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 197.74	SILMD 298 ACCT# 1481540-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 520.13	SILMD 155 ACCT# 0712599-0
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 304.64	SILMD 226 ACCT# 0712660-0
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 420.79	SILMD 300 ACCT# 1662840-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 963.96	SILMD 157 ACCT# 0712600-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 616.34	SILMD 227 ACCT# 0712661-8
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 5,181.31	SILMD 301 ACCT# 1687005-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 838.02	SILMD 158 ACCT# 0712601-4
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 838.02	SILMD 228 ACCT# 0712662-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 215.21	SILMD 302 ACCT# 1607534-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,141.93	SILMD 159 ACCT# 0712602-2
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 433.45	SILMD 229 ACCT# 0712663-4
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 766.41	SILMD 305 ACCT# 1695873-8
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 751.31	SILMD 160 ACCT# 0712603-0
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,011.40	SILMD 230 ACCT# 0712664-2
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 206.71	SILMD 306 ACCT# 1740353-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,112.27	SILMD 161 ACCT# 0712604-8
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 606.84	SILMD 231 ACCT# 0712665-9
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 2,308.25	SILMD 307 ACCT# 2049005-8
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 63.40	SILMD 162 ACCT# 0712605-5
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 2,629.64	SILMD 232 ACCT# 0712666-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 275.89	SILMD 308 ACCT# 2072459-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 677.19	SILMD 163 ACCT# 0712606-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 828.07	SILMD 233 ACCT# 0712667-5
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 278.79	SILMD 309 ACCT# 2001311-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 395.48	SILMD 164 ACCT# 0712607-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 465.94	SILMD 234 ACCT# 0712668-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 315.14	SILMD 310 ACCT# 2060519-2
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 924.70	SILMD 165 ACCT# 0712608-9
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 521.23	SILMD 235 ACCT# 0712669-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 217.22	SILMD 311 ACCT# 3014475-2
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 247.19	SILMD 167 ACCT# 0712609-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 165.84	SILMD 236 ACCT# 0712670-9
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 201.84	SILMD 312 ACCT# 3146127-0
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 593.23	SILMD 171 ACCT# 0712610-5
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 420.20	SILMD 237 ACCT# 0712671-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 313.48	SILMD 315 Acct# 3305804-1
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,146.75	SILMD 316 Acct# 3291842-7
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 65.11	SILMD 317 Acct# 3253826-6

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09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 682.63	SILMD 318 Acct# 3372018-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 54.87	SILMD 320 Acct# 0712569-3
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 293.24	SILMD 321 Acct# 3338917-2
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 69.34	SILMD 322 Acct# 3402033-9
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 664.65	SILMD 151 ACCT# 0712595-8
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 74.87	SILMD 222 ACCT# 0712656-8
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 115.58	SILMD 295 ACCT# 1481536-9
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 4,495.42	SILMD 152 ACCT# 0712596-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 113.71	SILMD 223 ACCT# 0712657-6
09/25/2017	807778	NorthWestern Energy	Light Maintenance	\$ 1,310.00	SILMD 296 ACCT# 1481537-7
09/25/2017	807779	NorthWestern Energy	Solid Waste	\$ 1,026.67	3252194-0
09/25/2017	807779	NorthWestern Energy	Street/Traffic Oper	\$ 20.53	3088038-9
09/25/2017	807779	NorthWestern Energy	Street/Traffic Oper	\$ 7.69	2047018-3
09/25/2017	807779	NorthWestern Energy	General	\$ 39.20	1904944-4
09/25/2017	807779	NorthWestern Energy	General	\$ 27.80	1836666-6
09/25/2017	807779	NorthWestern Energy	Street/Traffic Oper	\$ 0.97	1748896-6
09/25/2017	807779	NorthWestern Energy	Facilities Mngmt	\$ 1,453.05	1160804-9
09/25/2017	807779	NorthWestern Energy	Facilities Mngmt	\$ 941.19	1160802-3
09/25/2017	807779	NorthWestern Energy	Water	\$ 1,263.99	1116452-2
09/25/2017	807779	NorthWestern Energy	Street/Traffic Oper	\$ 0.22	1740357-7
09/25/2017	807779	NorthWestern Energy	General	\$ 41.42	1692666-9
09/25/2017	807779	NorthWestern Energy	Facilities Mngmt	\$ 3,053.01	1269391-7
09/25/2017	807779	NorthWestern Energy	Public Safety	\$ 713.65	0871546-8
09/25/2017	807779	NorthWestern Energy	General	\$ 364.46	0925496-2
09/25/2017	807779	NorthWestern Energy	Parks Maintenance	\$ 0.89	0971824-8
09/25/2017	807779	NorthWestern Energy	Facilities Mngmt	\$ 557.69	0975808-7
09/25/2017	807779	NorthWestern Energy	Water	\$ 5.85	0723059-2
09/25/2017	807779	NorthWestern Energy	General	\$ 1,239.87	0723045-1
09/25/2017	807779	NorthWestern Energy	Airport	\$ 773.31	1669567-8. TSA Building. September 2017
09/25/2017	807779	NorthWestern Energy	General	\$ 257.45	0793134-8
09/25/2017	807779	NorthWestern Energy	Water	\$ 12,060.45	0723040-2
09/25/2017	807779	NorthWestern Energy	Airport	\$ 301.18	3446396-8. USDA. September 2017
09/25/2017	807779	NorthWestern Energy	General	\$ 1,307.63	0722287-0
09/25/2017	807779	NorthWestern Energy	Airport	\$ 32.59	1138926-9. Aero Interiors. September 2017
09/25/2017	807779	NorthWestern Energy	Public Safety	\$ 474.03	0100477-9: FIRE 6 MONTHLY ELECTRICAL SERVICE
09/25/2017	807779	NorthWestern Energy	Water	\$ 1,878.65	0100485-2
09/25/2017	807779	NorthWestern Energy	Wastewater	\$ 404.10	822 Shiloh Crossing Blvd Lift
09/25/2017	807779	NorthWestern Energy	Airport	\$ 61.67	3085107-5. New Employee Parking. September 2017
09/25/2017	807779	NorthWestern Energy	Airport	\$ 1,601.19	0100484-5. ARFF Facility. September 2017
09/25/2017	807779	NorthWestern Energy	Water	\$ 175,302.01	0100606-3
09/25/2017	807779	NorthWestern Energy	Airport	\$ 2,051.38	0100483-7. Runway Lights. September 2017

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09/25/2017	807779	NorthWestern Energy	Water	\$ 9,834.92	0100540-4
09/25/2017	807779	NorthWestern Energy	Water	\$ 6,919.82	0100606-3
09/25/2017	807779	NorthWestern Energy	Airport	\$ 1,938.93	1993430-6. Car Wash. September 2017
09/25/2017	807779	NorthWestern Energy	Wastewater	\$ 2,306.61	0100606-3
09/25/2017	807779	NorthWestern Energy	Airport	\$ 284.83	2001846-1. Mud Wash. September 2017
09/25/2017	807779	NorthWestern Energy	Water	\$ 17,361.80	0722264-9
09/25/2017	807779	NorthWestern Energy	Airport	\$ 49.54	2001867-7. Detail Bay 5 Thrifty/Dollar. September 2017
09/25/2017	807779	NorthWestern Energy	General	\$ 1,922.62	0720821-8
09/25/2017	807779	NorthWestern Energy	Airport	\$ 234.09	2001865-1. Detail Bay 4 Avis/Budget. September 2017
09/25/2017	807779	NorthWestern Energy	General	\$ 174.36	0712536-2
09/25/2017	807779	NorthWestern Energy	Airport	\$ 311.58	2001855-2. Detail Bay 2 National/Alamo. September
09/25/2017	807779	NorthWestern Energy	General	\$ 46.01	0712387-0
09/25/2017	807779	NorthWestern Energy	Airport	\$ 286.80	2001848-7. Detail Bay 1 Hertz. September 2017
09/25/2017	807779	NorthWestern Energy	General	\$ 41.60	0720818-4
09/25/2017	807779	NorthWestern Energy	Airport	\$ 225.54	2001862-8. Detail Bay 3 Enterprise. September 2017
09/25/2017	807785	Pipelogix Inc	Wastewater	\$ 2,500.00	Support Program
09/25/2017	807788	Rimrock Foundation	Municipal Court Grants	\$ 4,087.96	August IOP
09/25/2017	807788	Rimrock Foundation	Municipal Court Grants	\$ 3,242.82	August Co-Occurring
09/25/2017	807788	Rimrock Foundation	Municipal Court Grants	\$ 1,157.73	August Aftercare
09/25/2017	807788	Rimrock Foundation	Municipal Court Grants	\$ 1,158.01	August Coordinator
09/25/2017	807788	Rimrock Foundation	Municipal Court Grants	\$ 1,949.92	August IOP
09/25/2017	807788	Rimrock Foundation	Municipal Court Grants	\$ 1,748.99	August Aftercare
09/25/2017	807788	Rimrock Foundation	Municipal Court Grants	\$ 1,995.43	August Day Treatment
09/25/2017	807793	Rust Automation & Controls Inc	Water	\$ 2,820.06	SENSALERT
09/25/2017	807796	Sanderson Stewart	Arterial Streets	\$ 6,092.08	WO 16-09 Grand Ave (48th Street West to 58th Street
09/25/2017	807800	Securitas Security Services USA, Inc	Parking	\$ 1,795.50	Invoice #W5776651. Additional guard services. Park
09/25/2017	807800	Securitas Security Services USA, Inc	Parking	\$ 1,088.00	Invoice #W5771782. Security Patrol in City owned
09/25/2017	807800	Securitas Security Services USA, Inc	Parking	\$ 1,089.00	Invoice #W5771782. Security Patrol in City owned
09/25/2017	807800	Securitas Security Services USA, Inc	Parking	\$ 1,088.00	Invoice #W5771782. Security Patrol in City owned
09/25/2017	807800	Securitas Security Services USA, Inc	Parking	\$ 756.00	Invoice W5771790. Additional guard services. Park
09/25/2017	807801	Selbys	Water	\$ 5,359.62	Canon Prograf
09/25/2017	807801	Selbys	Wastewater	\$ 3,573.08	Canon Prograf
09/25/2017	807801	Selbys	Water	\$ 58.81	Injet bond rolls
09/25/2017	807801	Selbys	Wastewater	\$ 39.21	Injet bond rolls
09/25/2017	807803	Shimadzu Scientific Instruments Inc	Water	\$ 49,344.48	Gas Chromatograph - ERP Replacement
09/25/2017	807803	Shimadzu Scientific Instruments Inc	Water	\$ 696.00	Freight
09/25/2017	807809	State Chemical Mfg Co	Facilities Mngmt	\$ 955.51	Inv. 900155678
09/25/2017	807809	State Chemical Mfg Co	Facilities Mngmt	\$ 3,967.56	Inv. 900155678
09/25/2017	807811	Stewart Title Company	CDBG	\$ 15,000.00	FTHB John Wick 2334 Clark Avenue
09/25/2017	807817	TargetSolutions Learning, LLC	Public Safety	\$ 11,286.00	TARGET SOLUTIONS PREMIER PLATFORM -
09/25/2017	807817	TargetSolutions Learning, LLC	Public Safety	\$ 343.00	TARGET SOLUTIONS PREMIER PLATFORM -

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09/25/2017	807817	TargetSolutions Learning, LLC	Public Safety	\$ 395.00	ANNUAL MAINTENANCE FEE 07/31/2017 THRU
09/25/2017	807818	Terracon Consultants	Water	\$ 3,400.00	WO 17-09 Leavens Reservoir Liner
09/25/2017	807820	Tire-Rama	Solid Waste	\$ 57.21	Tire for the trailer
09/25/2017	807820	Tire-Rama	Solid Waste	\$ 1,925.14	Tire recaps for the garbage trucks
09/25/2017	807820	Tire-Rama	Solid Waste	\$ 61.00	Tire repairs for the garbage trucks
09/25/2017	807820	Tire-Rama	Solid Waste	\$ 727.50	Tire repairs for the garbage trucks
09/25/2017	807820	Tire-Rama	Solid Waste	\$ 867.50	Tire repairs for the garbage trucks
09/25/2017	807820	Tire-Rama	Solid Waste	\$ 2,602.56	Tires for 0183
09/25/2017	807820	Tire-Rama	Solid Waste	\$ 482.02	Tires for Landfill equipment
09/25/2017	807820	Tire-Rama	Solid Waste	\$ 4,519.36	Tires for the garbage trucks
09/25/2017	807820	Tire-Rama	Solid Waste	\$ 4,519.36	Tires for the garbage trucks
09/25/2017	807820	Tire-Rama	Solid Waste	\$ 4,519.36	Steer tires for the garbage trucks
09/25/2017	807820	Tire-Rama	Solid Waste	\$ 4,519.36	New tires for the garbage trucks
09/25/2017	807820	Tire-Rama	Solid Waste	\$ 2,805.50	Recapped tires for the garbage trucks
09/25/2017	807820	Tire-Rama	Solid Waste	\$ 2,814.00	Recapped tires for the garbage trucks
09/25/2017	807820	Tire-Rama	Solid Waste	\$ 3,492.00	Recapped Tires for the garbage trucks
09/25/2017	807820	Tire-Rama	Solid Waste	\$ 4,185.00	Recapped tires for the garbage trucks
09/25/2017	807820	Tire-Rama	Solid Waste	\$ 4,729.50	Recapped tires for the garbage trucks
09/25/2017	807820	Tire-Rama	Public Safety	\$ 19.00	FIRE BC2/FLAT REPAIR - UNIT #4074
09/25/2017	807820	Tire-Rama	Solid Waste	\$ 7,270.80	2 Tires for the Landfill scraper
09/25/2017	807823	Town & Country Supply Association	Fleet	\$ 23,803.98	300312 PO NUM 304112
09/25/2017	807823	Town & Country Supply Association	Public Safety	\$ 763.84	301245 FIRE 5: DIESEL DELIVERED 08-30-2017
09/25/2017	807823	Town & Country Supply Association	Public Safety	\$ 1,101.24	302169 FIRE1/UNLEADED DELIVERED 8/30/2017
09/25/2017	807823	Town & Country Supply Association	Transit	\$ 4,345.11	BUS MET PO NUM 304109
09/25/2017	807823	Town & Country Supply Association	Public Safety	\$ 763.84	301246 FIRE3 DIESEL DELIVERED 08/30/2017
09/25/2017	807823	Town & Country Supply Association	Public Safety	\$ 1,336.72	302169 FIRE 1 DIESEL DELIVERED 8/30/2017
09/25/2017	807823	Town & Country Supply Association	Public Safety	\$ 381.92	302170 FIRE 6 DIESEL DELIVERED 08/30/2017
09/25/2017	807830	Van Arsdale Construction	CDBG	\$ 32,491.55	Foreclosure Acquisition/Rehab Program
09/25/2017	807832	Verizon Wireless	Airport	\$ 111.33	Airport
09/25/2017	807832	Verizon Wireless	Police Programs	\$ 69.91	CCSIU
09/25/2017	807832	Verizon Wireless	Public Safety	\$ 112.73	Comm Center 911
09/25/2017	807832	Verizon Wireless	Facilities Mngmt	\$ 72.20	Facilites BOC Plus 70% of 406-672-3027
09/25/2017	807832	Verizon Wireless	Facilities Mngmt	\$ 59.58	Facilities City Hall Plus 30% of 406-672-3027
09/25/2017	807832	Verizon Wireless	Public Safety	\$ 22.97	Fire Department
09/25/2017	807832	Verizon Wireless	Information Resources	\$ 13.23	ITD
09/25/2017	807832	Verizon Wireless	Library	\$ 14.89	LBRY OTRCH Library Outreach
09/25/2017	807832	Verizon Wireless	Library	\$ 162.05	Library
09/25/2017	807832	Verizon Wireless	General	\$ 44.21	Mayor
09/25/2017	807832	Verizon Wireless	Fleet	\$ 54.80	Motor Pool
09/25/2017	807832	Verizon Wireless	General	\$ 22.97	Municipal Court Judge
09/25/2017	807832	Verizon Wireless	Parking	\$ 108.58	PRKING Enforcement (Parking)

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09/25/2017	807832	Verizon Wireless	General	\$ 173.48	PRPL - Director Admin
09/25/2017	807832	Verizon Wireless	Public Safety	\$ 677.69	Police Resource Officers
09/25/2017	807832	Verizon Wireless	Police Programs	\$ 28.30	Police-Dom Viol 406-698-1391
09/25/2017	807832	Verizon Wireless	Public Safety	\$ 3,503.28	Police
09/25/2017	807832	Verizon Wireless	Police Programs	\$ 23.60	Police Forensic 406-794-6880 406-698-7323
09/25/2017	807832	Verizon Wireless	General	\$ 797.23	PRPL-PARKS
09/25/2017	807832	Verizon Wireless	General	\$ 283.71	PRPL - Recreation Division
09/25/2017	807832	Verizon Wireless	General	\$ 82.11	PRPL-Cemetery
09/25/2017	807832	Verizon Wireless	General	\$ 38.67	PRPL-PARK SHOPS
09/25/2017	807832	Verizon Wireless	P.W. Admin	\$ 61.92	Public Works Admin
09/25/2017	807832	Verizon Wireless	Engineering	\$ 180.68	PW-Engineering
09/25/2017	807832	Verizon Wireless	Solid Waste	\$ 48.50	PW-Solid Waste
09/25/2017	807832	Verizon Wireless	Solid Waste	\$ 66.28	PW-SW-ON CALL Solid Waste On Call
09/25/2017	807832	Verizon Wireless	Water	\$ 436.39	PWBELKNAP-DIST COLL
09/25/2017	807832	Verizon Wireless	Street/Traffic Oper	\$ 351.66	PW-STRT TRFC Streets
09/25/2017	807832	Verizon Wireless	Wastewater	\$ 290.92	PWBELKNAP-DIST COLL
09/25/2017	807832	Verizon Wireless	Water	\$ 225.04	PWBELKNAP-WT Water Treatment
09/25/2017	807832	Verizon Wireless	Water	\$ 443.47	PWBKLP MTRSHOP
09/25/2017	807832	Verizon Wireless	Water	\$ 599.97	Water Quality new phones Rebecca Joines
09/25/2017	807832	Verizon Wireless	Public Safety	\$ (100.00)	Robert Miller -Police, phone credit
09/25/2017	807832	Verizon Wireless	Water	\$ 199.99	Waste Water Treatment -Bruce Souder
09/25/2017	807832	Verizon Wireless	General	\$ 225.85	PRPL Rec Seasonal
09/25/2017	807832	Verizon Wireless	Water	\$ 2,349.90	Water Treatment New phones
09/25/2017	807832	Verizon Wireless	Public Safety	\$ 249.99	Matt Chaney -Police new phone
09/25/2017	807832	Verizon Wireless	Public Safety	\$ 249.99	Jeff Richter-Police New Phone
09/25/2017	807832	Verizon Wireless	General	\$ 101.79	PRPL-Parks Seasonal
09/25/2017	807832	Verizon Wireless	Transit	\$ 39.75	Trans-On Call MET
09/25/2017	807832	Verizon Wireless	Wastewater	\$ 545.80	PWBKLP-WWTRMNT1 Wastewater Treatment Plant
09/25/2017	807832	Verizon Wireless	Wastewater	\$ 108.25	PWBKLP-ENVIRONMENTAL 406-698-1590 406-850-
09/25/2017	807832	Verizon Wireless	Transit	\$ 13.37	Transit MET
09/25/2017	807832	Verizon Wireless	Telephone System	\$ 23.32	TeleComm Manager
09/25/2017	807832	Verizon Wireless	Water	\$ 70.02	PWBKLP OFFICE
09/25/2017	807832	Verizon Wireless	Wastewater	\$ 46.68	PWBKLP OFFICE
09/25/2017	807832	Verizon Wireless	Water	\$ 58.55	PWBKLP STORES
09/25/2017	807832	Verizon Wireless	Wastewater	\$ 19.51	PWBKLP STORES
09/25/2017	807833	Verizon Wireless	Solid Waste	\$ 53.51	PW-Solid Waste
09/25/2017	807833	Verizon Wireless	Solid Waste	\$ 160.53	PW-SW-ON CALL Solid Waste On Call
09/25/2017	807833	Verizon Wireless	Street/Traffic Oper	\$ 161.82	PW-Streets City Works
09/25/2017	807833	Verizon Wireless	Street/Traffic Oper	\$ 53.94	PW-Streets 406-647-1377 iPad, 406-633-1991 iPad
09/25/2017	807833	Verizon Wireless	Engineering	\$ 134.85	PW-Engineering
09/25/2017	807833	Verizon Wireless	Wastewater	\$ 185.48	PW-Distribution Collection Tablets 60/40

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09/25/2017	807833	Verizon Wireless	Wastewater	\$ 589.30	PWBKLP Electricians -Phones
09/25/2017	807833	Verizon Wireless	Solid Waste	\$ 429.30	Solid Waste Tablets -Routware
09/25/2017	807833	Verizon Wireless	Water	\$ 1,047.84	PWBELKNAP-WT Water Treatment -Phones
09/25/2017	807833	Verizon Wireless	Wastewater	\$ 294.89	PWBKLP- Wastewater Treatment Plant -Phones
09/25/2017	807833	Verizon Wireless	Police Programs	\$ 49.99	Mike Robinson -New phone
09/25/2017	807833	Verizon Wireless	Public Safety	\$ (80.02)	CCSIU RAVEN -Credit for incorrect account number
09/25/2017	807833	Verizon Wireless	Water	\$ 278.22	PW-Distribution Collection Tablets 60/40
09/25/2017	807833	Verizon Wireless	Water	\$ 129.46	PW-DIS-COLL Cityworks 60/40
09/25/2017	807833	Verizon Wireless	Wastewater	\$ 86.30	PW-DIS-COLL Cityworks 60/40
09/25/2017	807833	Verizon Wireless	Water	\$ 188.79	PWBKLP Comm-Meter CityWorks/Neptune
09/25/2017	807833	Verizon Wireless	Water	\$ 26.97	PWBKLP Water Treatment Brian Risser 406-696-
09/25/2017	807833	Verizon Wireless	Water	\$ 323.76	PW Belknap Meter Shop
09/25/2017	807833	Verizon Wireless	Public Safety	\$ 40.01	Police MiFi 406-633-0820 406-598-6294
09/25/2017	807833	Verizon Wireless	General	\$ 40.01	PRPL-Parks PMD Air Card 406-794-6977
09/25/2017	807833	Verizon Wireless	Public Safety	\$ 40.01	Police US Marshall Toughbooks
09/25/2017	807833	Verizon Wireless	General	\$ (41.28)	PRPL-Recreation 406-696-1197
09/25/2017	807833	Verizon Wireless	Wastewater	\$ 16.18	PW Belknap-Air 60/40
09/25/2017	807833	Verizon Wireless	Water	\$ 10.79	PW Belknap-Air 60/40
09/25/2017	807833	Verizon Wireless	General	\$ 53.51	Municipal Court Judge
09/25/2017	807833	Verizon Wireless	Parking	\$ 26.97	Parking 406-690-5822
09/25/2017	807833	Verizon Wireless	Public Safety	\$ 80.02	Police iPad St John 406-690-5955 Police iPad
09/25/2017	807833	Verizon Wireless	Public Safety	\$ 40.01	Police ICAC 406-690-7347
09/25/2017	807833	Verizon Wireless	Public Safety	\$ 85.50	Police
09/25/2017	807833	Verizon Wireless	Public Safety	\$ 3,728.75	MDT Toughbooks
09/25/2017	807833	Verizon Wireless	General	\$ 40.01	Mayor -Tom Hanel 698-9127
09/25/2017	807833	Verizon Wireless	General	\$ 160.53	Muni Court Drug Court
09/25/2017	807833	Verizon Wireless	Transit	\$ 404.55	MET Transit Tablets
09/25/2017	807833	Verizon Wireless	Public Safety	\$ 1,083.97	Fire Department
09/25/2017	807833	Verizon Wireless	Library	\$ 162.09	Library
09/25/2017	807833	Verizon Wireless	Library	\$ 53.96	LBRY OTRCH Library Outreach
09/25/2017	807833	Verizon Wireless	General	\$ 160.53	City Attorney
09/25/2017	807833	Verizon Wireless	Police Programs	\$ 160.04	CCSIU RAVEN
09/25/2017	807833	Verizon Wireless	Airport	\$ 134.85	CCSIU MDT
09/25/2017	807833	Verizon Wireless	Police Programs	\$ 407.66	CCSIU Cell/PTT
09/25/2017	807833	Verizon Wireless	Public Safety	\$ 274.24	Animal Control
09/25/2017	807833	Verizon Wireless	Public Safety	\$ 200.05	Animal Control MDT
09/25/2017	807833	Verizon Wireless	Airport	\$ 406.49	Airport
09/25/2017	807837	Western Municipal Construction Inc	Water	\$ 509,901.08	WO 1701 2017 Water & Sewer Replacement - Sch 1
09/25/2017	807843	Yellowstone Structural Systems LLC	Wastewater	\$ 9,179.78	WO 17-21 Belknap Service Center Crack Repair
09/25/2017	807843	Yellowstone Structural Systems LLC	Water	\$ 13,769.68	WO 17-21 Belknap Service Center Crack Repair
09/25/2017	807844	Yellowstone Valley Animal Shelter	Public Safety	\$ 22,855.58	contract 8-22-17/9-21-17

Check Date	Check #	Name	Fund name	Amount	Item Desc
09/25/2017	807846	Yochum Contracting Inc	EOC 911	\$ 3,678.35	retainage release

Regular City Council Meeting

Meeting Date: 10/23/2017
TITLE: Payment of Claims October 2, 2017
PRESENTED BY: Andy Zoeller
Department: City Hall Administration
Presentation: No

PROBLEM/ISSUE STATEMENT

Claims in the amount of \$881,252.12 have been audited and are presented for City Council payment approval. A complete listing of the claims dated October 2, 2017, 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

Attachments

councilmemo_10.2.2017

Check Date	Check #	Name	Fund Name	Amount	Item Desc
10/02/2017	807850	Ace Electric Inc	Light Maintenance	\$ 2,450.00	SILMD 283 & SILMD 306 Service change 5 lights
10/02/2017	807850	Ace Electric Inc	Light Maintenance	\$ 2,450.00	SILMD 283 & SILMD 306 Service change 5 lights
10/02/2017	807850	Ace Electric Inc	Arterial Streets	\$ 12,436.15	WO 16-12 4th Ave N & Division Capacity
10/02/2017	807850	Ace Electric Inc	Wastewater	\$ 12,325.50	WO1411 Water Reclamation Facility Nutrient
10/02/2017	807850	Ace Electric Inc	Solid Waste	\$ 12,325.50	WWTP Electrical repairs
10/02/2017	807859	Archie Cochrane	Public Safety	\$ 245.64	5222955
10/02/2017	807859	Archie Cochrane	Public Safety	\$ 218.63	5223097
10/02/2017	807859	Archie Cochrane	Public Safety	\$ 11.66	5222873
10/02/2017	807859	Archie Cochrane	Transit	\$ 153.96	AUTO &TRUCK MAINT.ITEMS
10/02/2017	807859	Archie Cochrane	Public Safety	\$ 82.34	5223282
10/02/2017	807859	Archie Cochrane	Public Safety	\$ 118.66	5223311
10/02/2017	807859	Archie Cochrane	Property Ins	\$ 1,267.77	Inv. #843580
10/02/2017	807859	Archie Cochrane	Public Safety	\$ 31.06	5222868
10/02/2017	807859	Archie Cochrane	Fleet	\$ 70.88	5223109 PO NUM 304151
10/02/2017	807859	Archie Cochrane	Transit	\$ 762.04	AUTO &TRUCK MAINT.ITEMS
10/02/2017	807863	BASF Corpooration	Wastewater	\$ 7,101.97	700 G Flexible
10/02/2017	807864	Beartooth Environmental, Inc.	Solid Waste	\$ 4,750.70	Hazardous Waste removal
10/02/2017	807869	Billings Depot Inc	P.W. Admin	\$ 2,824.33	Depot Rent
10/02/2017	807869	Billings Depot Inc	Engineering	\$ 11,297.34	Depot Rent
10/02/2017	807883	Central Electric	Airport	\$ 34,155.00	IP-9 Building Lighting Upgrades
10/02/2017	807888	Cmg Construction, Inc.	Water	\$ 16,027.85	orchard Water Line repair WO 15-7
10/02/2017	807890	Cop Construction Co	Wastewater	\$ 12,906.22	WO 18-08 WRF Secondary Pump Station Effluent
10/02/2017	807897	Dale & Jax Door & Glass Inc	Property Ins	\$ 3,550.00	Replace broken window
10/02/2017	807897	Dale & Jax Door & Glass Inc	Property Ins	\$ (35.50)	Reduce by 1% for MT Gross Receipts tax
10/02/2017	807899	Dell Computer L P	EOC 911	\$ 2,006.04	Qty.12 Dell 4GBCertified Memory 1Rx8 DDR4
10/02/2017	807899	Dell Computer L P	EOC 911	\$ 583.02	Qty.3 Dell 256GB internal solid state drive
10/02/2017	807899	Dell Computer L P	Transit	\$ 2,509.14	2-Dell GO 5000 series i5 processors
10/02/2017	807903	Ebms	City Health Ins Fund	\$ 1,515.00	October 2017 Fee Breakdown
10/02/2017	807903	Ebms	City Health Ins Fund	\$ 25,908.70	October 2017 Fee Breakdown
10/02/2017	807903	Ebms	City Health Ins Fund	\$ 52,044.51	October 2017 Fee Breakdown
10/02/2017	807903	Ebms	City Health Ins Fund	\$ 812.00	October 2017 Fee Breakdown
10/02/2017	807903	Ebms	City Health Ins Fund	\$ 1,929.00	October 2017 Fee Breakdown
10/02/2017	807903	Ebms	City Health Ins Fund	\$ 4,351.60	October 2017 Fee Breakdown
10/02/2017	807905	Emergency Services Consulting International	Public Safety	\$ 4,700.00	CONSULTANT SERVICES: FIRE STATION
10/02/2017	807915	Hardy Construction Co.	Park District 1	\$ 122,496.85	Provide landscaping improvement for Yellowstone
10/02/2017	807918	HDR, Inc.	Water	\$ 43,108.39	WO 16-98 2016 Integrated Water Plan (IWP)
10/02/2017	807924	Interstate Power Systems, Inc.	Solid Waste	\$ 76.91	C007043727.01
10/02/2017	807924	Interstate Power Systems, Inc.	Solid Waste	\$ 336.39	C007043714.01
10/02/2017	807924	Interstate Power Systems, Inc.	Transit	\$ 647.36	BUS MET PO NUM 304148
10/02/2017	807924	Interstate Power Systems, Inc.	Transit	\$ 4,926.89	AUTO &TRUCK MAINT.ITEMS
10/02/2017	807932	Knife River (JTL Group Inc.)	Street/Traffic Oper	\$ 90.06	asphalt

Check Date	Check #	Name	Fund Name	Amount	Item Desc
10/02/2017	807932	Knife River (JTL Group Inc.)	Street/Traffic Oper	\$ 174.99	asphalt
10/02/2017	807932	Knife River (JTL Group Inc.)	Street/Traffic Oper	\$ 347.13	asphalt
10/02/2017	807932	Knife River (JTL Group Inc.)	Street/Traffic Oper	\$ 2,773.62	asphalt
10/02/2017	807932	Knife River (JTL Group Inc.)	Street/Traffic Oper	\$ 4,099.15	asphalt
10/02/2017	807932	Knife River (JTL Group Inc.)	Street/Traffic Oper	\$ 237.29	3/8" chips for road patcher
10/02/2017	807937	LGI Construction	Gas Tax	\$ 29,270.38	WO 17-04 2017 ADA Ramp Replacement
10/02/2017	807939	M-B Companies, Inc.	Airport	\$ 4,534.20	Invoice #220358. Broom 3 Hitch Parts
10/02/2017	807947	Montana Dakota Utilities Co	Parking	\$ 43.87	303 725 2591 2
10/02/2017	807947	Montana Dakota Utilities Co	Airport	\$ 13.66	283 116 0655 3. IP-12 Alpine Maintenance.
10/02/2017	807947	Montana Dakota Utilities Co	Water	\$ 17.75	010 490 1000 0
10/02/2017	807947	Montana Dakota Utilities Co	General	\$ 27.31	061 943 1000 6
10/02/2017	807947	Montana Dakota Utilities Co	Airport	\$ 13.66	295 580 1000 4. Aero Interiors. September 2017
10/02/2017	807947	Montana Dakota Utilities Co	Airport	\$ 13.66	160 723 3573 6. USDA. September 2017
10/02/2017	807947	Montana Dakota Utilities Co	Public Safety	\$ 13.66	062 907 9494 7
10/02/2017	807947	Montana Dakota Utilities Co	Water	\$ 13.66	110 490 1000 9
10/02/2017	807947	Montana Dakota Utilities Co	Airport	\$ 13.66	185 580 1000 7. TSA Building. September 2017
10/02/2017	807947	Montana Dakota Utilities Co	Airport	\$ 80.98	129 573 1000 1. Mud Wash. September 2017
10/02/2017	807947	Montana Dakota Utilities Co	Public Safety	\$ 379.67	169 233 1000 3
10/02/2017	807947	Montana Dakota Utilities Co	Water	\$ 13.66	209 077 5055 6
10/02/2017	807947	Montana Dakota Utilities Co	Airport	\$ 16.58	229 573 1000 0. Detail Bay 1 Hertz. September
10/02/2017	807947	Montana Dakota Utilities Co	Water	\$ 18.90	210 490 1000 8
10/02/2017	807947	Montana Dakota Utilities Co	Airport	\$ 17.75	629 573 1000 6. Detail Bay 2 National/Alamo.
10/02/2017	807947	Montana Dakota Utilities Co	Airport	\$ 108.17	889 373 1000 6. Car Wash. September 2017
10/02/2017	807947	Montana Dakota Utilities Co	Facilities Mngmt	\$ 64.41	130 733 1000 8
10/02/2017	807947	Montana Dakota Utilities Co	Library	\$ 332.41	219 924 4851 0
10/02/2017	807947	Montana Dakota Utilities Co	Airport	\$ 17.75	329 573 1000 9. Detail Bay 3 Enterprise.
10/02/2017	807947	Montana Dakota Utilities Co	Wastewater	\$ 629.27	293 780 1000 2
10/02/2017	807947	Montana Dakota Utilities Co	Airport	\$ 21.83	429 573 1000 8. Detail Bay 4 Avis/Budget.
10/02/2017	807947	Montana Dakota Utilities Co	Wastewater	\$ 1,258.55	293 780 1000 2
10/02/2017	807947	Montana Dakota Utilities Co	Airport	\$ 16.00	529 573 1000 7. Detail Bay 5 Thrifty/Dollar.
10/02/2017	807947	Montana Dakota Utilities Co	Wastewater	\$ 629.27	293 780 1000 2
10/02/2017	807947	Montana Dakota Utilities Co	Water	\$ 198.57	310 490 1000 7
10/02/2017	807947	Montana Dakota Utilities Co	Wastewater	\$ 66.18	310 490 1000 7
10/02/2017	807947	Montana Dakota Utilities Co	General	\$ 17.17	371 101 1000 6
10/02/2017	807947	Montana Dakota Utilities Co	Water	\$ 50.24	410 490 1000 6
10/02/2017	807947	Montana Dakota Utilities Co	Facilities Mngmt	\$ 96.15	989 733 1000 0
10/02/2017	807947	Montana Dakota Utilities Co	Wastewater	\$ 16.74	410 490 1000 6
10/02/2017	807947	Montana Dakota Utilities Co	General	\$ 27.07	437 780 1000 9
10/02/2017	807947	Montana Dakota Utilities Co	Public Safety	\$ 49.47	442 190 1000 4
10/02/2017	807947	Montana Dakota Utilities Co	Water	\$ 231.50	500 490 1000 7
10/02/2017	807947	Montana Dakota Utilities Co	Water	\$ 14.24	510 490 1000 5

Check Date	Check #	Name	Fund Name	Amount	Item Desc
10/02/2017	807947	Montana Dakota Utilities Co	Public Safety	\$ 13.66	514 117 0478 9
10/02/2017	807947	Montana Dakota Utilities Co	Water	\$ 13.66	527 033 1000 4
10/02/2017	807947	Montana Dakota Utilities Co	Public Safety	\$ 57.06	533 653 1000 1
10/02/2017	807947	Montana Dakota Utilities Co	Water	\$ 14.24	566 923 1000 8
10/02/2017	807947	Montana Dakota Utilities Co	General	\$ 14.82	571 295 3342 8
10/02/2017	807947	Montana Dakota Utilities Co	P.W. Admin	\$ 23.52	595 373 1000 1
10/02/2017	807947	Montana Dakota Utilities Co	Engineering	\$ 35.29	595 373 1000 1
10/02/2017	807947	Montana Dakota Utilities Co	Water	\$ 6.83	600 490 1000 6
10/02/2017	807947	Montana Dakota Utilities Co	Water	\$ 6.83	600 490 1000 6
10/02/2017	807947	Montana Dakota Utilities Co	Water	\$ 13.66	610 490 1000 4
10/02/2017	807947	Montana Dakota Utilities Co	Water	\$ 13.66	666 923 1000 7
10/02/2017	807947	Montana Dakota Utilities Co	Water	\$ 25.91	700 490 1000 5
10/02/2017	807947	Montana Dakota Utilities Co	Parking	\$ 13.66	717 353 1000 6
10/02/2017	807947	Montana Dakota Utilities Co	Wastewater	\$ 29.65	735 453 1000 2
10/02/2017	807947	Montana Dakota Utilities Co	Facilities Mngmt	\$ 292.74	757 633 1000 2
10/02/2017	807947	Montana Dakota Utilities Co	Solid Waste	\$ 14.24	770 390 1000 2
10/02/2017	807947	Montana Dakota Utilities Co	Parking	\$ 13.66	799 152 1209 0
10/02/2017	807947	Montana Dakota Utilities Co	Water	\$ 27.31	800 490 1000 4
10/02/2017	807947	Montana Dakota Utilities Co	Water	\$ 13.66	832 001 1000 1
10/02/2017	807947	Montana Dakota Utilities Co	Wastewater	\$ 29.65	868 563 1000 7
10/02/2017	807947	Montana Dakota Utilities Co	Public Safety	\$ 37.23	885 880 1000 4
10/02/2017	807947	Montana Dakota Utilities Co	Water	\$ 72.23	900 490 1000 3
10/02/2017	807947	Montana Dakota Utilities Co	General	\$ 24.17	927 890 1000 3
10/02/2017	807947	Montana Dakota Utilities Co	Facilities Mngmt	\$ 162.66	929 780 1000 4
10/02/2017	807947	Montana Dakota Utilities Co	Transit	\$ 306.17	962 880 1000 0
10/02/2017	807947	Montana Dakota Utilities Co	Facilities Mngmt	\$ 103.14	993 733 1000 4
10/02/2017	807949	Montana Peterbilt LLC	Property Ins	\$ 12,418.83	MET Transit 1804
10/02/2017	807951	Montana State Fireman's Assoc	Sidewalk Debt Svc	\$ 3,342.31	Payroll Summary
10/02/2017	807952	Morrison Maierle Inc	Water	\$ 23,505.87	2017 Water & Sewer Projects - Sch 2
10/02/2017	807952	Morrison Maierle Inc	Wastewater	\$ 96,422.03	2017 Water & Sewer Projects - Sch 2
10/02/2017	807954	Moulton Bellingham PC	General	\$ 1,909.50	Ernie Watters et al v. COB
10/02/2017	807954	Moulton Bellingham PC	General	\$ 424.50	Stone et al v. COB
10/02/2017	807954	Moulton Bellingham PC	General	\$ 2,837.00	Terry Houser-Water and Wastewater Franchise
10/02/2017	807954	Moulton Bellingham PC	General	\$ 1,761.00	Good Stuff-Zoning Violations
10/02/2017	807958	North West Floors	Airport	\$ 4,315.00	Invoice #12753. TSA Offices Carpet
10/02/2017	807959	NorthWestern Energy	General	\$ 135.19	Monthly electrical charges
10/02/2017	807959	NorthWestern Energy	Public Safety	\$ 2,936.35	0100476-1: STATION #1 - MONTHLY
10/02/2017	807959	NorthWestern Energy	Airport	\$ 25,474.38	0100482-9. Vault Main Account. September 2017
10/02/2017	807959	NorthWestern Energy	Facilities Mngmt	\$ 6,300.99	0100507-3
10/02/2017	807959	NorthWestern Energy	Public Safety	\$ 679.96	0712537-0
10/02/2017	807959	NorthWestern Energy	Airport	\$ 63.88	0719616-5. ARFF Facility Lights. September 2017

Check Date	Check #	Name	Fund Name	Amount	Item Desc
10/02/2017	807959	NorthWestern Energy	Parking	\$ 214.08	3463478 2
10/02/2017	807959	NorthWestern Energy	General	\$ 102.36	0712683-2
10/02/2017	807959	NorthWestern Energy	Airport	\$ 13.66	0712799-6. IP-8. September 2017
10/02/2017	807959	NorthWestern Energy	Parking	\$ 379.77	0720829-1
10/02/2017	807959	NorthWestern Energy	Airport	\$ 30.30	1647695-4. De Icer. September 2017
10/02/2017	807959	NorthWestern Energy	Airport	\$ 1,144.93	0712800-2. IP-9. September 2017
10/02/2017	807959	NorthWestern Energy	Public Safety	\$ 379.49	0720840-8
10/02/2017	807959	NorthWestern Energy	Radio	\$ 193.11	0721580-9
10/02/2017	807959	NorthWestern Energy	Transit	\$ 24.00	0712764-0
10/02/2017	807959	NorthWestern Energy	Airport	\$ 324.02	0712792-1. IP-7. September 2017
10/02/2017	807959	NorthWestern Energy	Airport	\$ 108.38	0712817-6. IP-House. September 2017
10/02/2017	807959	NorthWestern Energy	Parking	\$ 1,298.54	0720834-1
10/02/2017	807959	NorthWestern Energy	General	\$ 16.23	0722268-0
10/02/2017	807959	NorthWestern Energy	General	\$ 37.93	0722266-4
10/02/2017	807959	NorthWestern Energy	General	\$ 159.80	0722265-6
10/02/2017	807959	NorthWestern Energy	General	\$ 24.74	0722263-1
10/02/2017	807959	NorthWestern Energy	General	\$ 30.12	0722262-3
10/02/2017	807959	NorthWestern Energy	General	\$ 73.68	0722261-5
10/02/2017	807959	NorthWestern Energy	General	\$ 306.18	0722260-7
10/02/2017	807959	NorthWestern Energy	General	\$ 638.76	0722257-3
10/02/2017	807959	NorthWestern Energy	Airport	\$ 73.94	0712809-3. IP-11 Alpine Maintenance. September
10/02/2017	807959	NorthWestern Energy	General	\$ 5.85	0722237-5
10/02/2017	807959	NorthWestern Energy	Water	\$ 2,208.35	0722252-4
10/02/2017	807959	NorthWestern Energy	General	\$ 5.97	0722247-4
10/02/2017	807959	NorthWestern Energy	Water	\$ 3,178.14	0723043-6
10/02/2017	807959	NorthWestern Energy	General	\$ 99.46	0722255-7
10/02/2017	807959	NorthWestern Energy	General	\$ 0.45	0722254-0
10/02/2017	807959	NorthWestern Energy	General	\$ 429.09	0722251-6
10/02/2017	807959	NorthWestern Energy	General	\$ 5.85	0831702-6
10/02/2017	807959	NorthWestern Energy	Public Safety	\$ 311.31	1984155-0
10/02/2017	807959	NorthWestern Energy	Parking	\$ 1,453.60	3067416-2
10/02/2017	807959	NorthWestern Energy	Parking	\$ 78.92	3279035-4
10/02/2017	807959	NorthWestern Energy	General	\$ -	0722285-4
10/02/2017	807959	NorthWestern Energy	General	\$ -	0723027-9
10/02/2017	807959	NorthWestern Energy	General	\$ -	0723041-0
10/02/2017	807959	NorthWestern Energy	Transit	\$ 159.22	1784756-7
10/02/2017	807959	NorthWestern Energy	Parking	\$ 1,003.53	1594282-4
10/02/2017	807959	NorthWestern Energy	Parking	\$ 1,251.82	1569636-2
10/02/2017	807959	NorthWestern Energy	Parks Maintenance	\$ 199.74	1059093-3
10/02/2017	807959	NorthWestern Energy	General	\$ 32.58	0789437-1
10/02/2017	807959	NorthWestern Energy	Street/Traffic Oper	\$ 5.85	0723645-8

Check Date	Check #	Name	Fund Name	Amount	Item Desc
10/02/2017	807959	NorthWestern Energy	Street/Traffic Oper	\$ 5.85	0723644-1
10/02/2017	807959	NorthWestern Energy	General	\$ 775.11	0723170-7
10/02/2017	807959	NorthWestern Energy	General	\$ 7.56	0723162-4
10/02/2017	807959	NorthWestern Energy	General	\$ 7.35	0723090-7
10/02/2017	807959	NorthWestern Energy	General	\$ 30.49	0723058-4
10/02/2017	807959	NorthWestern Energy	General	\$ 10.99	0723057-6
10/02/2017	807959	NorthWestern Energy	General	\$ 63.92	0723056-8
10/02/2017	807959	NorthWestern Energy	General	\$ 12.68	0723055-0
10/02/2017	807959	NorthWestern Energy	General	\$ 574.42	0723054-3
10/02/2017	807959	NorthWestern Energy	General	\$ 70.02	0723052-7
10/02/2017	807959	NorthWestern Energy	General	\$ 23.29	0723051-9
10/02/2017	807959	NorthWestern Energy	General	\$ 133.54	0723050-1
10/02/2017	807959	NorthWestern Energy	General	\$ 105.04	0723048-5
10/02/2017	807959	NorthWestern Energy	General	\$ 463.47	0723044-4
10/02/2017	807959	NorthWestern Energy	General	\$ 49.53	0723042-8
10/02/2017	807959	NorthWestern Energy	General	\$ 50.84	0723038-6
10/02/2017	807959	NorthWestern Energy	General	\$ 202.58	0723037-8
10/02/2017	807959	NorthWestern Energy	General	\$ 7.56	0723036-0
10/02/2017	807959	NorthWestern Energy	General	\$ 287.26	0723035-2
10/02/2017	807959	NorthWestern Energy	General	\$ 346.63	0722933-9
10/02/2017	807959	NorthWestern Energy	General	\$ 17.21	0722905-7
10/02/2017	807959	NorthWestern Energy	General	\$ 51.05	0722293-8
10/02/2017	807959	NorthWestern Energy	General	\$ 12.75	0722292-0
10/02/2017	807959	NorthWestern Energy	General	\$ 14.64	0722269-8
10/02/2017	807959	NorthWestern Energy	Public Safety	\$ 303.23	1984150-1
10/02/2017	807964	Pros Consulting Inc	Parks Programs	\$ 6,200.90	Comprehensive plan for PRPL.
10/02/2017	807966	Rocky Mountain Compost Inc	Park District 1	\$ 4,000.00	Playground chips
10/02/2017	807966	Rocky Mountain Compost Inc	Park District 1	\$ 600.00	Playground chips
10/02/2017	807967	S & S Machine Inc	Water	\$ 3,790.00	H2-1 pump shaft rebuild
10/02/2017	807969	Sanderson Stewart	Water	\$ 28,962.44	2017 Water & Sewer Project - Sch 3
10/02/2017	807969	Sanderson Stewart	Wastewater	\$ 30,411.18	2017 Water & Sewer Project - Sch 3
10/02/2017	807975	Solid Waste Systems Inc	General	\$ 2.40	98834
10/02/2017	807975	Solid Waste Systems Inc	Solid Waste	\$ 544.89	99057
10/02/2017	807975	Solid Waste Systems Inc	Solid Waste	\$ 2,864.97	99230
10/02/2017	807975	Solid Waste Systems Inc	General	\$ 70.97	98834
10/02/2017	807980	Stewart Title Company	CDBG	\$ 15,000.00	FTHB Wyatt Danielson 2850 Oakland Drive
10/02/2017	807985	Thompson Pools	Park District 1	\$ 5,286.33	Pool heater repair-see sole source attached
10/02/2017	807985	Thompson Pools	Park District 1	\$ 3,700.00	Pool heater repair-see sole source
10/02/2017	807987	Titan Machinery Inc	Fleet	\$ 205.92	9858393 PO NUM 304170
10/02/2017	807987	Titan Machinery Inc	Street/Traffic Oper	\$ 2,330.00	brooms for sweepers
10/02/2017	807987	Titan Machinery Inc	Fleet	\$ 21.20	9832816 PO NUM 304170

Check Date	Check #	Name	Fund Name	Amount	Item Desc
10/02/2017	807989	Town & Country Supply Association	Public Safety	\$ 806.84	302640:FIRE5 DIESEL DELIVERED 9/20/2017
10/02/2017	807989	Town & Country Supply Association	Fleet	\$ 25,626.82	302899 PO NUM 304179
10/02/2017	807989	Town & Country Supply Association	Transit	\$ 12,156.60	BUS MET PO NUM 304176
10/02/2017	807989	Town & Country Supply Association	Airport	\$ 18,744.80	Invoice #302897. QTA Car Rental Fuel
10/02/2017	807989	Town & Country Supply Association	Water	\$ 342.91	NONSTOCKING ITEMS-P.U.D.
10/02/2017	807989	Town & Country Supply Association	Public Safety	\$ 403.42	302641:FIRE3 DIESEL DELIVERED 9/20/2017
10/02/2017	807989	Town & Country Supply Association	Public Safety	\$ 627.55	302642 FIRE1 UNLEADED DELIVERED
10/02/2017	807989	Town & Country Supply Association	Public Safety	\$ 1,008.55	302642 FIRE1 DIESEL DELIVERED 9/20/2017
10/02/2017	807989	Town & Country Supply Association	Public Safety	\$ (0.02)	302642 FIRE1 DECIMAL PT CORRECTION
10/02/2017	807989	Town & Country Supply Association	Public Safety	\$ 484.10	302642 FIRE6 DIESEL DELIVERED 9/20/2017
10/02/2017	807991	Tractor & Equipment Co.	Solid Waste	\$ 417.25	BLW00178510
10/02/2017	807991	Tractor & Equipment Co.	General	\$ 48.27	BLCS0659991
10/02/2017	807991	Tractor & Equipment Co.	Solid Waste	\$ 2,175.00	Pallet fork for unit 0256 at the Landfill
10/02/2017	807991	Tractor & Equipment Co.	Solid Waste	\$ 1,290.43	Parts for Landfill Equipment
10/02/2017	807991	Tractor & Equipment Co.	Water	\$ 238.32	WATER PARTS AND SUPPLIES PO NUM
10/02/2017	807991	Tractor & Equipment Co.	Street/Traffic Oper	\$ 448.85	BLCS0659775
10/02/2017	807991	Tractor & Equipment Co.	Solid Waste	\$ 4,850.00	Broom for unit 0256 at the Landfill
10/02/2017	807992	Treasure State Electrical	Transit	\$ 2,508.50	Provide & install CAT5 & RG6 cables for data &
10/02/2017	807995	US Cremation Equipment	Police Programs	\$ 3,995.00	Replace floor on Crawford.
10/02/2017	808001	Westat, Inc	City County Planning	\$ 6,052.89	Billings-Yellowstone County Household Travel

Regular City Council Meeting

Meeting Date: 10/23/2017

TITLE: Public Hearing and Resolution for FY18 Budget Amendments

PRESENTED BY: Andy Zoeller

Department: City Hall Administration

Presentation: No

PROBLEM/ISSUE STATEMENT

Montana Code allows local governments to amend their fiscal year budget using the same method as that which is used for the original budget adoption. That is; public notice, public hearing, and Council adoption of the resolution. The proposed budget amendment for fiscal year 2018 is attached.

ALTERNATIVES ANALYZED

City Council may:

- Approve the proposed budget amendments; or,
- Not Approve the proposed budget amendments. Disapproval of these amendments may place the City in violation of State law.

FINANCIAL IMPACT

The proposed budget amendment amounts vary by fund. Each will be funded by operating revenues or reserves, as described within the budget resolution exhibit.

BACKGROUND

The following funds are requesting amendments to the budget:

Fund 1990 - South Tax Increment Fund

South Billings Urban Renewal District is requesting the budget authority for projects approved at the September 25th council meeting. They include the Optimist Park parking lot improvements, fence construction at Ponderosa School, a sports facility feasibility study, and a grant to the Boys and Girls Club of Yellowstone County. There is sufficient fund balance available to pay for these projects.

Funds 0100 & 6400 - General Fund and Equipment Replacement

The Parks department is requesting budget authority to purchase a new aerial lift truck. This truck was scheduled for replacement in FY17. Budget was available in both the General and Equipment Replacement funds, but bids were obtained after the beginning of the new fiscal year. The Parks Department is requesting this budget authority be reestablished in both funds for the current fiscal year. Sufficient fund balance is available to cover the planned expense.

Fund 5440 - Landfill Construction

Public Works is requesting the budget authority be reestablished in the FY 2018 budget for the Landfill Drop-Off Facility project. The budget authority for the design of this project was previously approved in the FY 2017 budget and the construction was approved in the FY 2018 budget. However, the design contract was not finalized in FY 17 and was approved at the July

24, 2017 Council meeting, so the spending authority must be established in the FY 18 budget. The Solid Waste Fund has sufficient cash for this project.

Fund 5410 - Solid Waste Operating

Public Works is requesting the budget authority for the unanticipated replacement of a collection truck and repair of a landfill scraper. The collection truck replaces a side load truck that sustained extensive damage and purchasing a new unit was approved at the August 14, 2017 Council meeting. The scraper which is used to cover the solid waste at the landfill became inoperable. The overhaul of the entire machine was approved at the July 10, 2017 Council meeting. Public Works has sufficient cash in its Solid Waste fund for both pieces of equipment.

Fund 8400 - Storm Sewer Operating

Public Works is requesting that budget authority be reestablished in the FY 2018 budget for the Hilltop Road/Aronson Storm project that is part of the stormwater master plan implementation. The budget authority for this project was previously approved in the FY 2017 budget. However, the project was delayed to give private utilities that were in conflict with the new storm main time to move their utilities. Public Works has sufficient cash in its Storm Sewer fund for this project;

Fund 2050 - Gas Tax

Public Works is requesting the budget authority be reestablished in the FY 2018 budget for the Poet Streets project that is being funded partly by bonds issued for a Special Improvement District (SID) and supplemented with gas tax funds. The budget authority for this project was previously approved in the FY 2017 budget; however, the project was delayed to provide enough time to design a project that would get consensus from the neighborhood. Public Works has sufficient cash in its Gas Tax fund for this project.

Fund 8450 - Arterial Fees

Public Works is requesting that budget authority be reestablished in the FY 2018 budget for the Monad and Daniel Intersection project. The budget authority for this project was previously approved in the FY 2017 budget, however, the project was delayed to FY 2018 to avoid excessive traffic delays and congestion due to other projects in the vicinity. Public Works has sufficient cash in its Arterial Construction fund for this project.

RECOMMENDATION

Staff recommends approval of the proposed budget amendments

APPROVED BY CITY ADMINISTRATOR

Attachments

Resolution
Exhibit A

RESOLUTION 17-

A RESOLUTION ADOPTING FISCAL YEAR 2017/2018 ADJUSTMENTS TO APPROPRIATIONS PURSUANT TO M.C.A. 7-6-4006 AS AMENDED, AND PROVIDING TRANSFERS AND REVISIONS WITHIN THE GENERAL CLASS OF SALARIES AND WAGES, MAINTENANCE AND SUPPORT AND CAPITAL OUTLAY.

WHEREAS, M.C.A. 7-6-4006 provides that the City Council, upon proper resolution, adopted by said Council at a regular meeting and entered into its Minutes, may transfer or revise appropriations within the general class of salaries and wages, maintenance and support, and capital outlay, and

WHEREAS, based upon a Budget Review (**FY 2017/2018**), it is necessary to alter and change said appropriations.

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

That the attached transfers or revisions are hereby adopted.

(SEE EXHIBIT A)

PASSED AND APPROVED by the City Council, this 23rd day of October, 2017.

THE CITY OF BILLINGS:

BY: _____
Thomas W. Hanel, MAYOR

ATTEST:

BY: _____
Denise R. Bohlman, CITY CLERK

Regular City Council Meeting

Meeting Date: 10/23/2017

TITLE: Special Review 957-1235 Wicks Lane - Wireless Communication Facility

PRESENTED BY: Monica Plecker

Department: Planning & Community Services

Presentation: Yes

PROBLEM/ISSUE STATEMENT

A special review request, as provided in Billings Code Section 27-620(d)1. a., to install a roof-top concealed wireless facility 9 feet above the existing roof parapet in a Residential 9,600 (R-96) zoning district on Lot 1A, Block 4, High Sierra Subdivision, 2nd Filing, a 14.356-acre parcel of land. The proposed concealed wireless antennae installation will be on the north edge of the existing church roof with an equipment enclosure located on the ground to the north of the existing storage shed behind the church building. The Zoning Commission conducted a public hearing on October 3, 2017, and is forwarding a recommendation of conditional approval.

Special Review applications are reviewed using City Code criteria referenced in the Alternatives Analyzed section of this memo. Special Reviews do not require an ordinance for approval, are not zone changes on property; rather, are tied to specific uses that are allowed in a given zoning district but are subject to a review by the City prior to the use being allowed. Special Reviews, unlike zone changes, may be conditioned to mitigate possible impacts from the use on the subject property or surrounding properties.

ALTERNATIVES ANALYZED

City Council may:

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

APPLICATION DATA

OWNERS: Harvest Evangelical Church
AGENT: Kevin Howell, representing Verizon Wireless
PURPOSE: To install a roof-top concealed wireless facility 9 feet above the existing roof parapet
LEGAL DESCRIPTION: Lot 1A, Block 4, High Sierra Subdivision, 2nd Filing
ADDRESS: 1235 Wicks Lane
EXISTING LAND USE: Church
PROPOSED LAND USE: Church
SIZE OF PARCEL: 14.356 acres

The Planning staff reviewed the proposed location for the wireless antennae support structure and ground facilities and recommended conditional approval. The City Zoning Commission

concluded with the staff recommendation. Before a recommendation of approval or conditional approval can be made, each special review request must demonstrate conformance with three primary criteria: 1) The application complies with all parts of the Unified Zoning Regulations, 2) The application is consistent with the objectives and purposes of the Unified Zoning Regulations and the 2016 Growth Policy, and 3) the application is compatible with surrounding land uses and is otherwise screened and separated from adjacent land to minimize adverse impacts.

This application conforms to the first criteria in so far that the zoning regulations adopted by the City Council have designated that any wireless facility that does not conform to certain provisions of Section 27-620 may apply for a special review. The property is not a school, government or government utility site where wireless facilities may be allowed by right. The proposed facility meets all the requirements of the zoning regulations.

The application meets criteria from the second requirement as it is consistent with some of the objectives of the 2016 Growth Policy:

Essential Investments: Neighborhoods that are safe and attractive and provide essential services are much desired.

The proposed special review will provide reliability to an essential service in Billings Heights neighborhoods. Many homes and even businesses are removing land line services and relying on wireless communications.

Strong Neighborhoods: Neighborhoods that are safe and attractive and provide essential services are much desired.

The proposed special review will allow the applicant to remain outside of the denser residential areas to the south and east while still providing an essential service to those areas.

The application also meets the third criteria in that it is compatible with surrounding land uses in the area. This site is in an area of Billings, with residential zoning surrounding and residential uses to the north and east, and properties to the north, south and west that are mostly undeveloped. There are minimal impacts from the proposed use that need to be mitigated. The conditions recommended with the special review should mitigate impacts on the site and the surrounding properties.

Recommendation

The Zoning Commission is forwarding a recommendation of conditional approval, with the following conditions:

1. The special review is limited to installing a roof-top concealed wireless facility 9 feet above the existing roof parapet in a Residential 9,600 (R-96) zoning district on Lot 1A, Block 4, High Sierra Subdivision, 2nd Filing, a 14.356-acre parcel of land. No other use is intended or implied.
2. Any back-up generator on site will use "whisper quiet" technology so adjacent land uses are not disturbed.
3. These conditions of special review approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.
4. The proposed development shall comply with all other limitations of Section 27-613 of the Unified Zoning Regulations concerning special review uses, and all other City of Billings regulations and ordinances that apply.

FINANCIAL IMPACT

If the special review is approved a small amount of value will be added to the City's tax base. If the special review is not approved, the property may remain as it is and not increase any taxable value. However, churches are normally not subject to property taxes depending on their tax status.

BACKGROUND

This is a special review request to install a roof-top concealed wireless facility 9 feet above the existing roof parapet in a Residential 9,600 (R-96) zoning district on Lot 1A, Block 4, High Sierra Subdivision, 2nd Filing, a 14.356-acre parcel of land. The proposed concealed wireless antennae installation will be on the north edge of the existing church roof with an equipment enclosure located on the ground to the north of the existing storage shed behind the church building.

The applicant, Digital Skylines on behalf of Verizon Wireless, states the current ability to serve this growing area of Billings is tenuous. The need for the new facility is to ensure reliability of service in the future and to increase capacity. Installation of new antennas along Wicks Lane will increase capacity and coverage in the Billing area, and specifically the growing area surrounding this subdivision. Reduced capacity in the wireless network could impact public safety services. The proposed facility will consist of antennas located inside of an enclosure on the back part of the roof of the church and equipment cabinets located next to the storage shed behind the church building.

STAKEHOLDERS

The Zoning Commission conducted a public hearing on October 3, 2017, and received the staff report and recommendation as well as testimony from the applicant's agent, Kevin Howell from Digital Skylines. There was no one present representing the property owner. Mr. Howell stated he represents Verizon Wireless for this application. There is a need in Billings for additional capacity. The majority of band width is required from after school gets out to midnight. Although there is coverage in the area, demand raises in the evening and slows down quite a lot because of the use. Currently, 50% of households no longer have a land line but use cell phones only, according to Mr. Howell. With the facility placed on the church roof, it is on the high point of the hilly area and the carrier will be able to get high enough to have a clear signal.

Commission Members asked what determines capacity. Mr. Howell stated that the capacity is tied to number of users, so for example if one tower can handle 5,000 users in a densely populated area, it would cover a smaller geographic area than the same tower in a suburban low density area.

Commission Members asked if the enclosure would inhibit the signal strength. Mr. Howell said the enclosure is fiberglass that is painted to match the building, and would not inhibit the signal. The Commission Members commented on the clean look of the enclosure and indicated it would be a nicer way to have cellular towers. Mr. Howell said they are looking into other similar locations and churches for the roof top design.

The public hearing was opened and one member of the public spoke regarding this special review application. The comments included concern with the church getting to use the property different than what is allowed in the district. There was concern the special review would change the zoning on their property or affect their property in some way. Staff explained the special review, if approved, would not change the zoning, and would not change or affect their

property, this would only allow the tower on the subject property.

The public hearing was closed and Commissioner Boyett made a motion to forward a recommendation to the City Council to approve Special Review 957 with the stated conditions. It was seconded by Commissioner Larson and passed with a 5-0 voice vote.

CONSISTENCY WITH ADOPTED POLICIES OR PLANS

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

RECOMMENDATION

The Zoning Commission is forwarding a recommendation of conditional approval, with the following conditions:

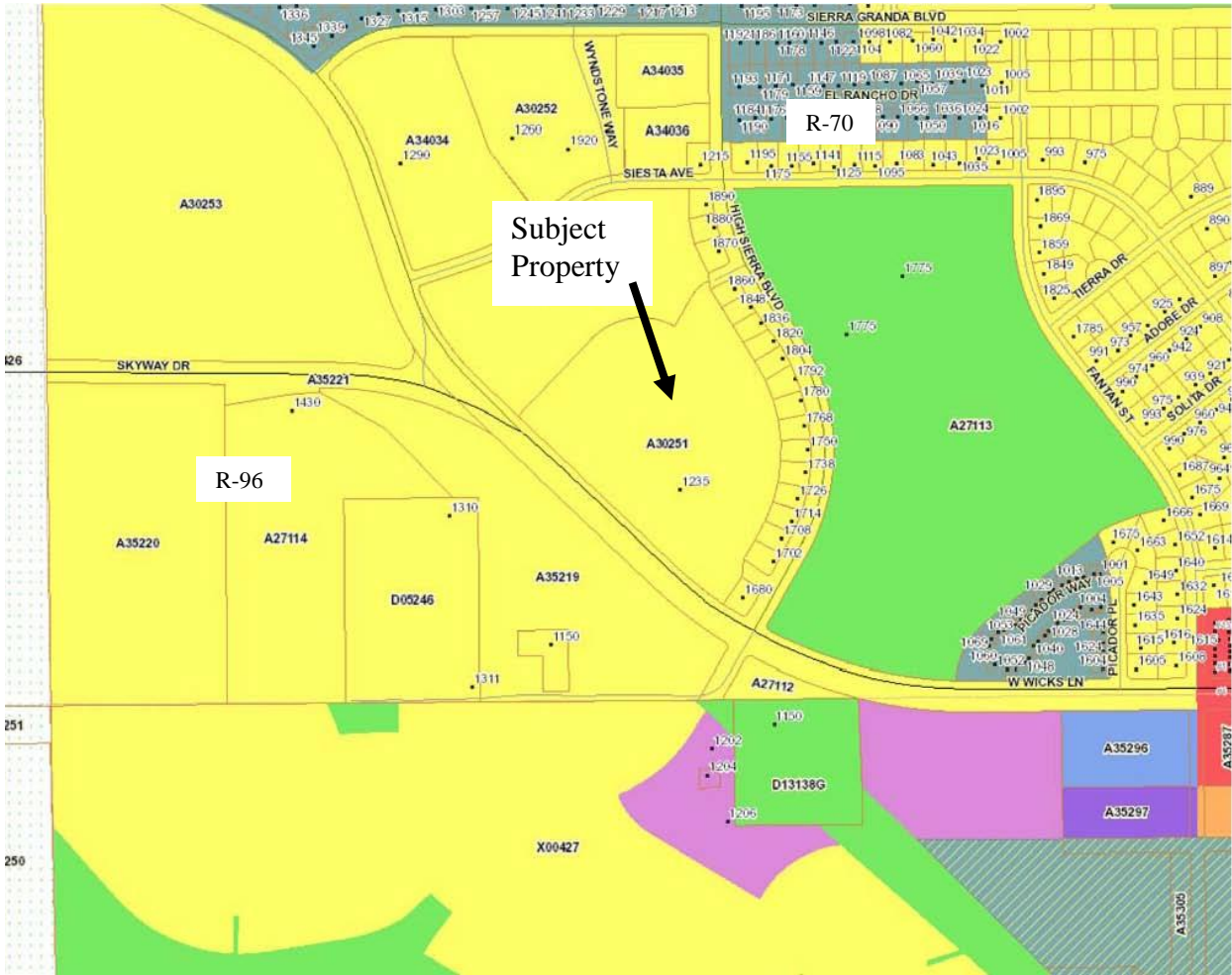
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2. Any back-up generator on site will use "whisper quiet" technology so adjacent land uses are not disturbed.
3. These conditions of special review approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.
4. The proposed development shall comply with all other limitations of Section 27-613 of the Unified Zoning Regulations concerning special review uses, and all other City of Billings regulations and ordinances that apply.

APPROVED BY CITY ADMINISTRATOR

Attachments

Zoning Map & Site photos
Applicant Letter & Site Plan

ATTACHMENT
Surrounding Zoning & Site Location





Facing Southeast (Wicks Lane)



East View



West (across Wicks)



North

ATTACHMENT
Applicant Letter & Site Plan



August 15, 2017

Ms. Nicole Cromwell
Planner II
City of Billings
210 North 27th Street
Billings, MT 59101

RE: Special Review Application
1235 W Wicks Lane
Billings, MT 59105
Verizon Wireless Site BIL Skyview

Dear Nicole:

Attached is a City of Billings Special Review Application for property owned by Harvest Evangelical Church of the Evangelical Church of North America and located at 1235 W Wicks Lane in Billings, MT on which Verizon Wireless proposes to install a Wireless Communication Facility. The facility will consist of antennas located inside of an enclosure on the back part of the roof of the church and equipment cabinets located next to the storage shed behind the church building.

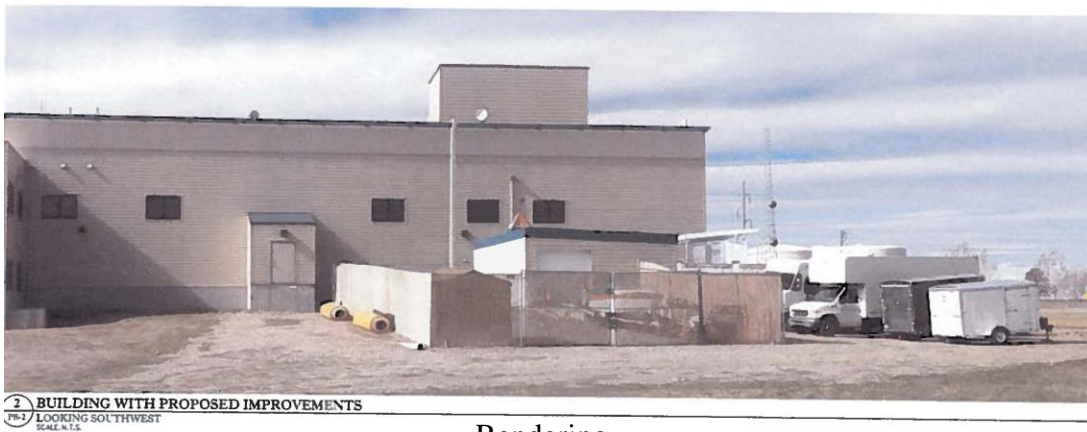
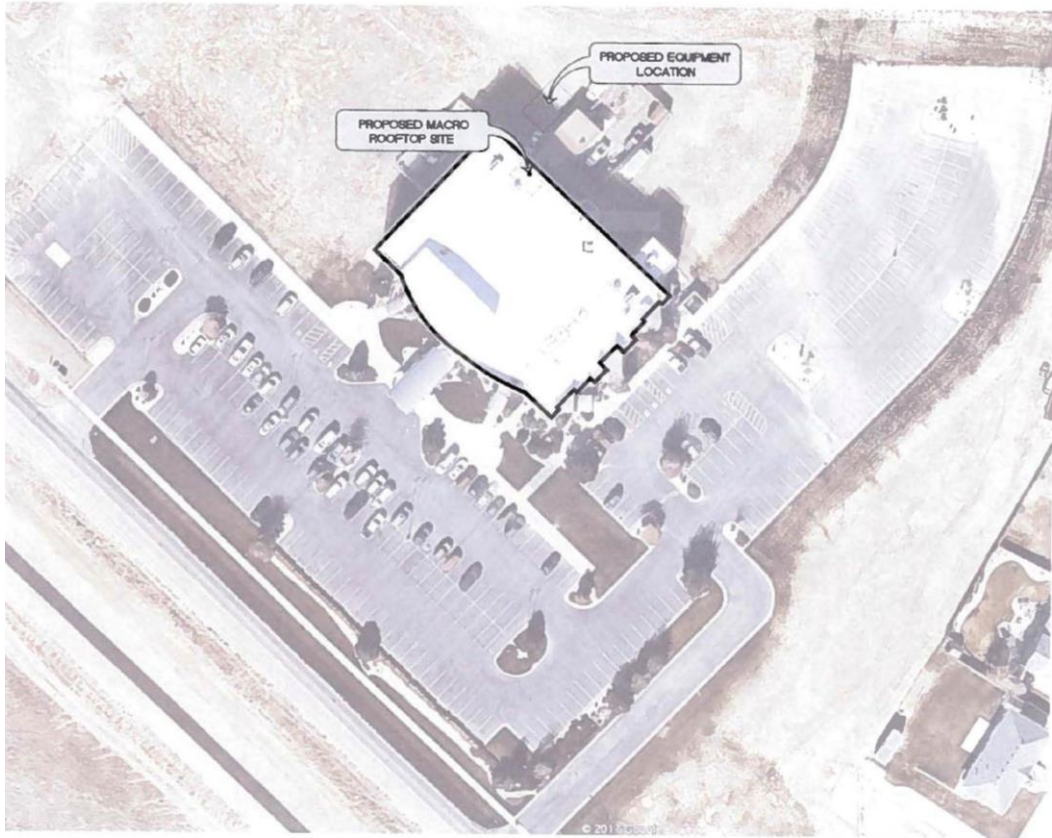
Verizon Wireless needs to increase its capacity in north central Billings. Installation of new antennas along W Wicks Lane will increase capacity and coverage in the Billings area, and specifically the growing area surrounding this street.

Thank you for your cooperation and please call me if you have any questions regarding this request.

Sincerely,

A handwritten signature in purple ink, appearing to read "Kevin T. Howell".

Kevin T. Howell
President, Digital Skylines, Inc.
Representing Verizon Wireless



Rendering