

REVISED
(Description for Item C, Only)
CITY OF BILLINGS

CITY OF BILLINGS VISION STATEMENT:

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

AGENDA

COUNCIL CHAMBERS

March 26, 2018

6:30 P.M.

CALL TO ORDER: Mayor Cole

PLEDGE OF ALLEGIANCE: Mayor Cole

INVOCATION: Councilmember Joy

ROLL CALL: Councilmembers present on roll call were:

☐ Cromley, ☐ Yakawich, ☐ Brewster, ☐ Ewalt, ☐ Joy, ☐ Friedel, ☐ Gibbs, ☐ Ronning,
☐ Clark, ☐ Brown

MINUTES: March 12, 2018

COURTESIES:

PROCLAMATIONS: National Service Recognition Day - April 3, 2018

ADMINISTRATOR REPORTS - BRUCE MCCANDLESS

PUBLIC COMMENT on “NON-PUBLIC HEARING” Agenda Items: 1 ONLY. Speaker sign-in required. (Comments are limited to one (1) minute for one item, or three (3) minutes for multiple items. Please sign the roster located on the cart at the back of Council chambers or at the podium. Comments on items listed as public hearing items will be heard ONLY during the designated public hearing time for each respective item. For items not on this agenda, public comment will be taken at the end of the agenda.)

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

A. **Mayor Cole recommends that Council confirm the following appointments:**

1. ***(See, March 23, 2018 Friday Packet)***

	Name	Board/Commission	Term	
			Begins	Ends
1	No Applications	Board of Appeals - Electrical Cont	03/26/18	12/31/21
2	No Applications	Board of Appeals -Plumber	03/26/18	12/31/21
3		Housing Authority*	03/26/18	12/31/21
4		Housing Authority - Resident Comm	03/26/18	12/31/19
5		Human Relations*	03/26/18	12/31/18
6		Human Relations*	03/26/18	12/31/19
7		Human Relations	03/26/18	12/31/21
8		Planning Board - Ward 5*	03/26/18	12/31/18
9		Tourism BID Board*	03/26/18	10/01/19

* 3 Unexpired term of Mike Boyett

* 5 Unexpired term of Shawna Hawkins

* 6 Unexpired term of Marc Burr

* 8 Unexpired term of Patrick Klugman

* 9 Unexpired term of Arthur Westwood

B. **Bid Awards:**

1. **Airport Cupping Snow Plow Blade.** (Opened 3/13/2018) Recommend M-B Companies, Inc.; \$62,458.

2. **SID 1403 Gleneagles Boulevard.** (Opened 3/13/2018) Recommend CMG Construction, LLC; \$815,279.

C. **Amended Exempt Plat Approval** of Lot 23-A of Sunny Cove Fruit Farms Subdivision.

D. **Approval** of right of way agreement and warranty deed for W.O. 16-05, Central Avenue Improvements, with Eggebrecht Family Limited Partnership.

E. **Approval** of scheduled airline operating permit with MN Airlines, LLC, D/B/A Sun Country Airlines.

- F. **Approval** of noise waiver for Magic City Blues Festival and Billings Clinic Classic with event end times of midnight for the 2018 and 2019 events.
- G. **Acceptance** of 2018 HIDTA award from the Executive Office of the President, Office of National Drug Control Policy; \$223,812.
- H. **Resolution** authorizing the issuance and calling for the negotiated sale for W.O. 16-05, W.O. 17-02, W.O. 17-06 and W.O. 18-10.
- I. **Resolution** approving an extension of the Cable Franchise Agreement with Bresnan Communications, LLC, to June 4, 2018.
- J. **Preliminary Major Plat** of Lake Hills Subdivision, 36th Filing, northwest of Lake Hills Golf Course; Ron S. Hill Living Trust, Sheila Siemion, owner; Performance Engineering and Consulting, agent.
- K. **Bills and Payroll:**

- 1. February 26, 2018

REGULAR AGENDA:

- 2. **PUBLIC HEARING AND RESOLUTION** approving FY19-FY23 Capital Improvement Plan (CIP), FY19 Equipment Replacement Plan (ERP) and FY19 Technology Replacement Plan (TRP). Staff recommends approval. (Action: approval or disapproval of staff recommendation.)
- 3. **PUBLIC HEARING AND RESOLUTION** creating Park Maintenance District (PMD) 4041. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)
- 4. **PUBLIC HEARING AND RESOLUTION** creating SID 1405, EBURD, North 10th Street to North 22nd Street and Montana Avenue to 6th Avenue North. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)
- 5. **PUBLIC HEARING AND RESOLUTION** creating SILMD 323, EBURD, North 10th Street and North 22nd Street and Montana Avenue and 6th Avenue North. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)

6. **PUBLIC HEARING AND FIRST READING ORDINANCE** allowing a Billings Police Department Technology Surcharge on all citations and complaints, criminal and traffic, to fund the electronic citations project. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)

7. **PUBLIC HEARING AND FIRST READING ORDINANCE FOR ZONE CHANGE 963:** a zone change from Residential 9,600 (R-96) to Neighborhood Commercial (NC) on the easterly 195.83 feet of that part of Lot 2 of the Subdivision of Section 9, Township 1 South, Range 26 East, a 24,643 square foot parcel of land. Skip King, owner/applicant; Bill Morgan, agent. Zoning Commission recommends approval and adoption of the findings of the 10 criteria. (Action: approval or disapproval of Zoning Commission recommendation.)

8. **PUBLIC HEARING AND SPECIAL REVIEW 962:** a special review to allow the location of an existing all-beverage liquor license with gaming in a Controlled Industrial (CI) zone at 896 S. 29th St. West. 29th West Retail Partners, LLC, owner; Roger Singh, 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 are limited to 3 minutes. Please sign the roster located on the cart at the back of 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: 03/26/2018

TITLE: Boards & Commissions Appointments

PRESENTED BY: Bruce McCandless, Assistant City Administrator

Department: City Hall Administration

Presentation: No

PROBLEM/ISSUE STATEMENT

The Mayor is requesting that the City Council confirm appointments for Board and Commission positions that are vacant due to resignations and unfilled vacancies. The Mayor received several applications for one of the boards and needs additional time to consider the appointments. The Mayor's proposed appointments will be sent to the City Council no later than Friday, March 23.

ALTERNATIVES ANALYZED

Council may:

- Confirm the proposed appointments; or
- Not confirm the appointments.

FINANCIAL IMPACT

The proposed action has no financial impact.

RECOMMENDATION

Mayor Cole recommends that the City Council confirm the appointments to the following boards and commissions. **(See, March 23, 2018 Friday Packet)**

	Name	Board/Commission	Term	
			Begins	Ends
1	No Applications	Board of Appeals - Electrical Cont	03/26/18	12/31/21
2	No Applications	Board of Appeals -Plumber	03/26/18	12/31/21
3		Housing Authority*	03/26/18	12/31/21
4		Housing Authority - Resident Comm	03/26/18	12/31/19
5		Human Relations*	03/26/18	12/31/18
6		Human Relations*	03/26/18	12/31/19
7		Human Relations	03/26/18	12/31/21
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* 3 Unexpired term of Mike Boyett

* 5 Unexpired term of Shawna Hawkins

* 6 Unexpired term of Marc Burr

* 8 Unexpired term of Patrick Klugman

* 9 Unexpired term of Arthur Westwood

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 03/26/2018

TITLE: Award for the Purchase of a New Cupping Snow Plow Blade

PRESENTED BY: Kevin Ploehn, Director of Aviation and Transit

Department: Airport

Presentation: No

PROBLEM/ISSUE STATEMENT

During snow events at the Airport, staff will utilize a front-end loader with a blade attachment to move large amounts of snow off of approximately 440,000 square feet of the air carrier ramp where larger snow plows struggle to maneuver around commercial aircraft.

One of the existing blades used for this purpose is over 25 years old and is showing signs of metal fatigue, as it has been welded many times over the years to keep it in service. This old ramp blade is currently a straight blade, which is old technology and tends to drop snow and ice off of each edge while plowing, creating snow berms. This can be a hazard to aircraft, and requires more passes and time to clean the pavement surface. This bid award is for the purchase of a new cupping plow blade to allow the snow plow operator to fold each end of the blade in towards the center, via hydraulic cylinders, in order to contain all of the snow and ice, and remove it off the air carrier parking ramps much quicker. This new piece of snow removal equipment will enhance the Airport's ability to comply with the FAA approved Snow and Ice Control Plan, and ultimately improve safety and efficiency of commercial aircraft operating on the ramp at the Airport.

This Cupping Snow Plow replacement project was advertised in the *Yellowstone County News* on February 23, March 2 and 9, 2018, and was posted on both the City and Airport's Websites. On March 13, 2018 one bid was received:

CONTRACTOR
M-B Companies, Inc.

BID
\$62,458

ALTERNATIVES ANALYZED

City Council may:

- Approve the award for the purchase of a Cupping Snow Plow Blade; or
- Decline the purchase of the Cupping Snow Plow Blade, reject the bid, and delay the purchase of this piece of snow removal equipment.

FINANCIAL IMPACT

The total cost of this new equipment is \$62,458. The project will be paid for with Passenger Facility Charge (PFC) funds. These funds are available in the Airport's PFC account.

RECOMMENDATION

Staff recommends that the City Council approve purchasing a new Cupping Snow Plow Blade, from the sole bidder M-B Companies, Inc. for the amount of \$62,458.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 03/26/2018

TITLE: Bid Award: SID 1403 Gleneagles Boulevard

PRESENTED BY: David Mumford, Public Works Director

Department: Public Works

Presentation: No

PROBLEM/ISSUE STATEMENT

SID 1403 Gleneagles Boulevard was created at the November 13, 2017 City Council meeting. SID 1403 will construct a northern extension of Gleneagles Boulevard and a portion of Lake Hills Drive. The project was bid on March 13, 2018, and the City received five bids for the project. CMG Construction, LLC is the apparent low bidder.

ALTERNATIVES ANALYZED

The City Council may:

- Award the SID 1403 construction contract to CMG Construction, LLC in the amount of \$815,279; or
- Do not award the SID 1403 construction contract. If not awarded, the City would have to re-bid or cancel the project.

FINANCIAL IMPACT

The following bids were received and evaluated:

Contractor	Bid
Engineer's Estimate	\$894,958.00
CMG Construction, LLC	\$815,279.00
Askin Construction, LLC	\$845,685.01
Knife River - Billings	\$864,948.50
Wharton Asphalt, LLC	\$988,519.15
Wilson Brothers Construction	\$995,590.00

The budget for this project is as follows:

FY 2018 Budget	\$1,370,000
Previously Encumbered	\$145,137
This contract	\$815,279
Budget Remaining	\$409,584

RECOMMENDATION

Staff recommends that the City Council award SID 1403 construction contract to CMG Construction, LLC in the amount of \$815,279.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 03/26/2018

TITLE: Amended Plat of Lot 23-A of Sunny Cove Fruit Farms

PRESENTED BY: David Mumford, Public Works Director

Department: Public Works

Presentation: No

PROBLEM/ISSUE STATEMENT

The City of Billings owns Lot 23-A of Sunny Cove Fruit Farms Subdivision located in the southwest corner of the intersection of 62nd Street W. & Rimrock Road. In advance of the roundabout that will be constructed at this intersection, staff recommends dedicating the required right-of-way by doing an exempt plat. In addition to the roundabout requiring extra right-of-way, SID 1401 Molt Road turn lane project, located north of Rimrock Road, requires Yellowstone Valley Electric Cooperative to relocate existing power poles on the west side of the road. The cooperative is requesting permission to install underground power instead of relocating the poles. The installation will require additional right-of-way for equipment in the southwest corner of 62nd Street W. & Rimrock Road, and this exempt plat will provide the area for that purpose.

ALTERNATIVES ANALYZED

City Council may:

- Approve Amended Plat of Lot 23-A of Sunny Cove Fruit Farms, or;
- Disapprove Amended Plat of Lot 23-A of Sunny Cove Fruit Farms. If the amended plat is not accepted, the turn lane project will be delayed.

FINANCIAL IMPACT

There is not a significant financial impact associated with the approval of this plat.

RECOMMENDATION

Staff recommends that the City Council approve the Amended Plat of Lot 23-A of Sunny Cove Fruit Farms.

APPROVED BY CITY ADMINISTRATOR

Attachments

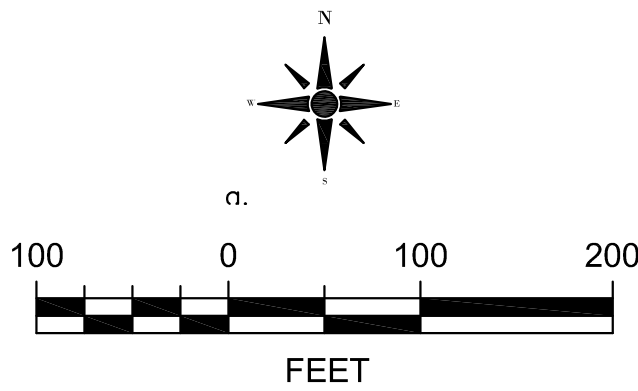
Amended Plat

AMENDED PLAT OF LOT 23-A OF
SUNNY COVE FRUIT FARMS
SITUATED IN THE NE 1/4, SECTION 36, T.1N., R.24E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

FOUND MONUMENT LEGEND

- A FOUND BRASS CAP SECTION CORNER COMMON TO SECTIONS 25 & 36, T.1N., R.24E. P.M.M., AND SECTIONS 30 & 31, T.1N., R.25E. P.M.M.
B FOUND REBAR WITH ENGINEERING INC YPC
C FOUND REBAR WITH J.L.W. YPC APPROXIMATELY 25.0 FEET FROM ACTUAL CORNER
D FOUND REBAR WITH ATLAS YPC
E FOUND REBAR WITH J.L.W. YPC
F FOUND REBAR WITH ESSEX ALUMINUM CAP
G FOUND REBAR WITH ESSEX ALUMINUM CAP STAMPED W.C. 30.00
H FOUND REBAR WITH SAGE ENG YPC
J FOUND REBAR WITH BROKEN YPC
K FOUND REBAR WITH T KELLY YPC
L FOUND BRASS CAP 1/4 CORNER SECTION MONUMENT COMMON TO SECTIONS 25 & 36, T.1N., R.24E. P.M.M.
M FOUND REBAR WITH T GRANT YPC

- = FOUND PROPERTY CORNER AS NOTED
● = SET 5/8" x 18" REBAR WITH YPC MARKED WITH T GRANT 17513

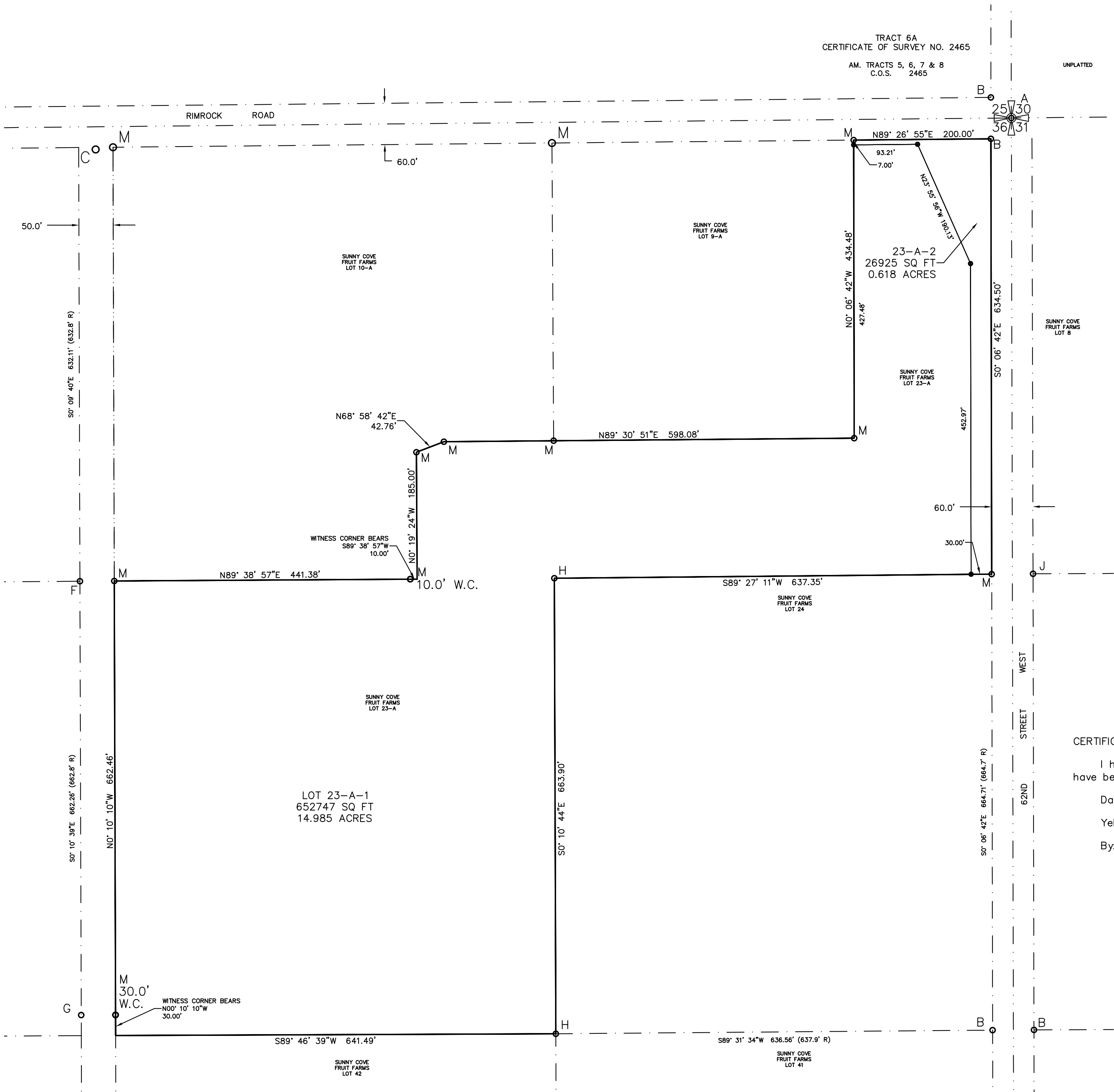


PREPARED FOR: THE CITY OF BILLINGS
PREPARED BY: THE CITY OF BILLINGS
SCALE: 1"=100' DATE: MARCH, 2018

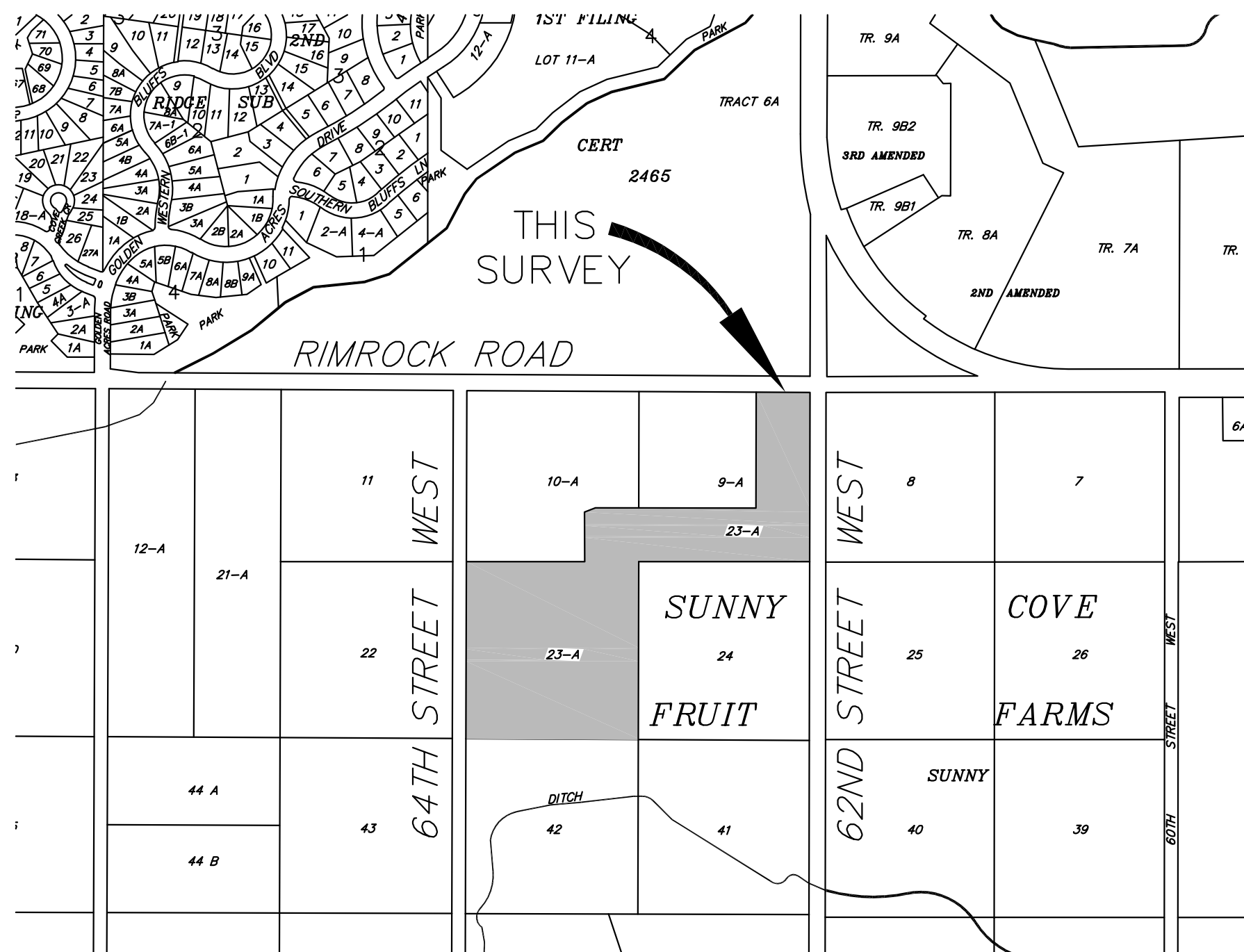
BASIS OF BEARINGS:

GPS OBSERVATION MONTANA STATE PLANE COORDINATES (1983)
NAD 1983 GEOD12A (Conus) GRID CONVERSION TO GROUND
SCALE FACTOR MULTIPLIED BY 1.0001574297

USING FOUND REBAR WITH ENGINEERING INC YPC FOR THE NE CORNER OF LOT 9 AND THE NW CORNER OF LOT 11 OF SUNNY COVE FRUIT FARMS (N 89°26'55" E)



DRAFT



VICINITY MAP
NOT TO SCALE

PURPOSE OF SURVEY AND CERTIFICATE OF DEDICATION

The undersigned hereby certifies that the purposes of this survey is to create a tract for Right-Of-Way purposes being Lot 23-A-2. Therefore this plat is exempt from review as a subdivision pursuant to 76-3-201(1)(h) M.C.A. "is created for rights-of-way or utility sites. A subsequent change in the use of the land to a residential, commercial, or industrial use is subject to the requirements of this chapter."

Further, this survey is exempt from review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(a), "a parcel that has no facilities for water supply, wastewater disposal, storm drainage, or solid waste disposal, if no facilities will be constructed on the parcel".

Said tract to be known and designated as AMENDED PLAT OF LOT 23-A OF SUNNY COVE FRUIT FARMS.

By: William A. Cole, Mayor, City of Billings

On this _____ day of _____, 2018, before me the undersigned Notary Public for the State of Montana, personally appeared William A. Cole, as Mayor of the City of Billings known to me to be the person who signed the foregoing amended plat and acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.

State of Montana)
County of Yellowstone) ss

This instrument was signed and sworn to before me on this _____, day of _____, 2018

William A. Cole, Mayor, City of Billings
(Name of signer)

(Notary Signature)
[Affix seal/stamp to the left or below]

CERTIFICATE OF COUNTY ATTORNEY

STATE OF MONTANA)
County of Yellowstone) ss

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

Reviewed by: _____

DATE: _____

CERTIFICATE OF COUNTY TREASURER

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

Date: _____

Yellowstone County Treasurer

By: _____
Deputy

CERTIFICATE OF RIVERSTONE HEALTH

This Certificate of Survey has been reviewed and approved by Riverstone Health.

Health Officer or Authorized Representative
Yellowstone City/County Health Department
dba Riverstone Health

CERTIFICATE OF APPROVAL FOR ERRORS AND OMISSIONS

I hereby certify that I have examined the annexed and foregoing AMENDED PLAT OF LOTS 9, 10 AND 23 OF SUNNY COVE FRUIT FARMS, for errors and omissions in computations and drafting and find that said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit.

Examining Land Surveyor _____ Date _____

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
County of Yellowstone) ss

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of March, 2018, a survey was performed under my supervision of a tract of land to be known as AMENDED PLAT OF LOT 23-A-1 OF SUNNY COVE FRUIT FARMS situated in the NE1/4 of Section 36, T. 1 N., R. 24 E., P.M.M., Yellowstone County, Montana, said tract being more particularly described as follows:

Being Lots 23-A of the Amended Plat of Lots 9, 10 And 23 of Sunny Cove Fruit Farms on file and of recorded in the office of the Yellowstone County Clerk and Recorder filed July 26, 2017 under Document No. 3820941.

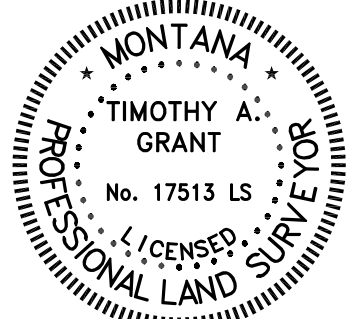
In conformance with Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with and as shown on the annexed plat, that the monuments found and set are of the character and occupy the positions shown thereon and that the gross area is 15.603 acres and the net area is 14.985 acres more or less.

CITY OF BILLINGS

By: _____

Montana Registration No. 17513 LS

Date: _____



Regular City Council Meeting

Meeting Date: 03/26/2018

TITLE: Right-of-Way Agreement and Warranty Deeds with Eggebrecht Family Limited Partnership

PRESENTED BY: David Mumford, Public Works Director

Department: Public Works

Presentation: No

PROBLEM/ISSUE STATEMENT

Work Order 16-05 Central Avenue will widen Central Avenue from 32nd Street West to Shiloh Road. City staff has been negotiating with the adjacent owners for the necessary right-of-way. The needed right-of-way was identified on the design project plans and must be acquired prior to construction. The Eggebrecht Family Limited Partnership is a partnership that owns property south of Central Avenue, between S. 38th St. West and Shiloh Road. The partnership has agreed to dedicate the necessary right-of-way in exchange for the improvements being installed along their Central Avenue frontage.

ALTERNATIVES ANALYZED

City Council may:

- Approve the right-of-way agreement and warranty deeds with Eggebrecht Family Limited Partnership or;
- Disapprove the right-of-way agreement and warranty deeds. If not approved, there will not be enough right-of-way to widen Central Avenue.

FINANCIAL IMPACT

Eggebrecht Family Limited Partnership is dedicating the right-of-way and construction easement. In exchange for the right-of-way, the project will construct the Central Avenue improvements. The cost estimate for the improvements is \$197,742.06. The estimated cost for the right-of-way to build the improvements is \$245,352.08.

RECOMMENDATION

Staff recommends that the City Council approve the right-of-way agreement and warranty deeds with the Eggebrecht Family Limited Partnership.

APPROVED BY CITY ADMINISTRATOR

Attachments

R/W Agreement
R/W Agreement - Exh. A
Warranty Deed
Warranty Deed - Exh. A

CITY OF BILLINGS
PUBLIC WORKS DEPARTMENT

Project: WO 16-05

County: Yellowstone

Designation: Central Avenue Shiloh Road to 32nd Street West Road Improvements

RIGHT OF WAY PURCHASE AGREEMENT

Parcel from Station-To-Station Subdivision Section Township Range:

A tract of land situated in Tract 1-B-1A, Amended Tract 1-B-1 of Certificate of Survey No. 1492, Document No. 1392379, of record at the Yellowstone County Clerk & Recorder, City of Billings, Yellowstone County, Montana.

List Names & Addresses of the Grantors:

Eggebrecht Family Limited Partnership
3808 Towhee Lane
Billings, MT 59102-7723

THIS AGREEMENT, is made this _____ day of _____, 2018, between City of Billings, a political subdivision of the State of Montana, 210 North 27th Street, Billings, MT, 59103, by its authorized representatives, herein called "CITY," its successors and assigns, and Eggebrecht Family Limited Partnership, 3808 Towhee Lane, Billings, MT 59102-7723, herein called "GRANTOR."

The parties agree as follows:

1. GRANTOR hereby grants the City of Billings Right of Way through a Warranty Deed recorded _____, 20____ under Document No. _____ on file and of record in the Records of Yellowstone County, Montana and a Temporary Construction Permit, 20 feet wide for the period of one year or the duration of the construction project.
2. The Temporary Easement Area will be cleared of any debris after construction and left in a good, workmanlike condition that is satisfactory to the property owner.
3. The CITY is acquiring this right-of-way to construct the Central Avenue, Shiloh Road to 32nd Street West Road Improvements which will consist of widening, curb and gutter, a multi-use path, storm drain, reconstruction of the existing traffic signal, construction of

medians, and new roundabouts, in accordance with the attached Exhibit A. The project will also construct one right-in, right-out access and one left/right-in, right-out access onto the property. Four 6" water and four 6" sewer service lines will be extended to the property lines for future use by the GRANTOR. One 12" water main line and one fire hydrant will also be extended to the property line for future use by the GRANTOR. These improvements along the frontage of the property shall be of no cost or expense to GRANTOR and shall be maintained according to CITY's policy in effect at such time maintenance is necessary. GRANTOR agrees to grant CITY a 20-foot wide temporary easement to construct improvements for a period of one year along the north property line. CITY shall clear temporary easement of any debris after construction and left in a good, workmanline condition that is satisfactory to the property owner. CITY further agrees that any future modifications to the existing property necessary to reasonably match these Improvements shall be at no cost or expense to GRANTOR; any future modifications to Central Avenue, Shiloh Road, or 38th Street West to accommodate development of the property shall be at the expense of the developer(s).

WITNESS WHEREOF, the parties hereto have executed this agreement the day and year as written below.

RECOMMENDED FOR APPROVAL

GRANTOR

Project Coordinator For City of Billings (Date)

Grantor (Date)

Grantor (Date)

**APPROVED OF AND ACCEPTED FOR ON BEHALF OF
THE CITY OF BILLINGS:**

ATTEST:

BY: _____
William A. Cole, MAYOR (Date)

BY: _____
Denise Bohlman, CITY CLERK (Date)

APPROVED AS TO FORM:

By: _____
Brent Brooks, City Attorney (Date)

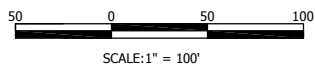
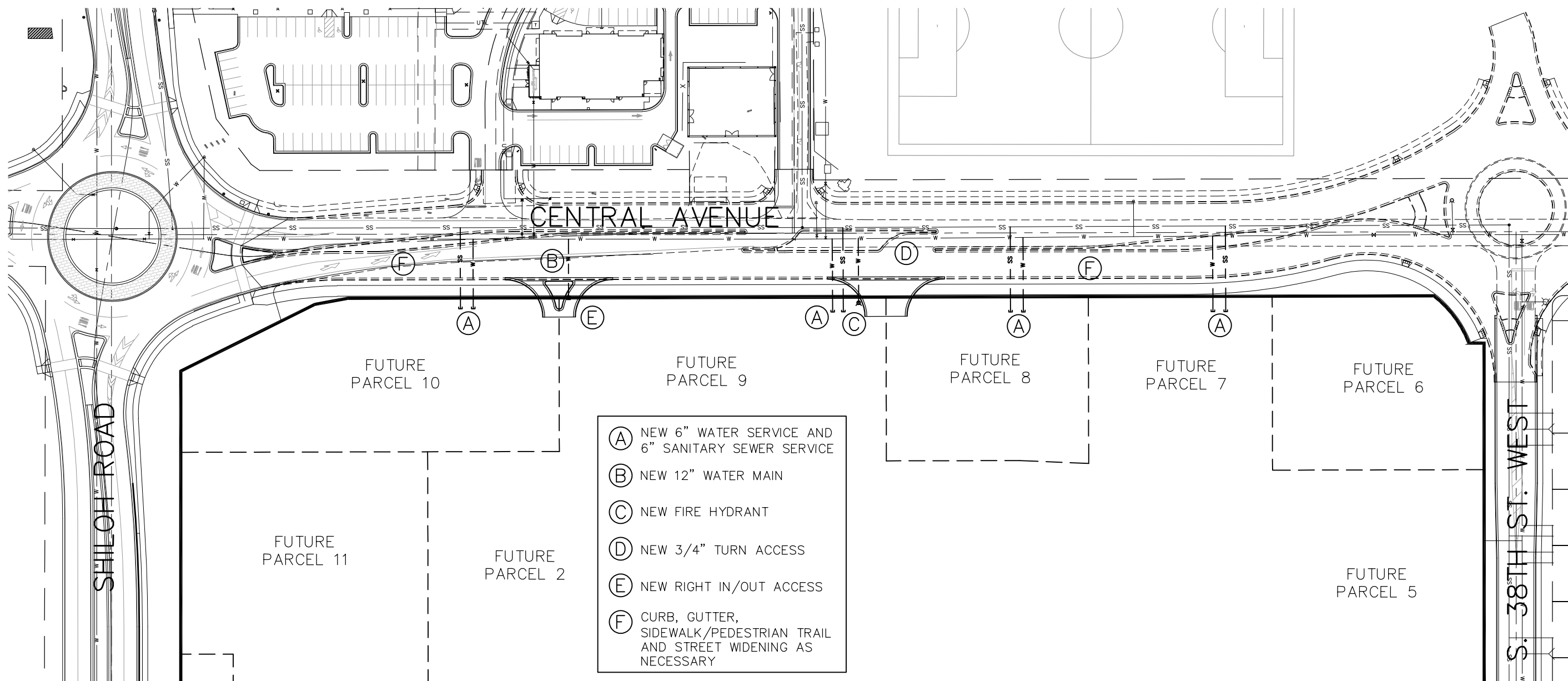


EXHIBIT A
IMPROVEMENTS INSTALLED UNDER CENTRAL AVENUE WORK ORDER
FOR
TRACT 1-B-1A, CERTIFICATE OF SURVEY No. 1492, AM.



*FUTURE PARCEL DELINEATIONS IN ACCORDANCE WITH SANDERSON STEWART EXHIBIT 'CONCEPT SITE PLAN - "B" FOR ALBERTSONS'

SANDERSON STEWART 

WARRANTY DEED

THIS DEED, made this _____ day of _____, 20____, in consideration by the **City of Billings**, the receipt of which is acknowledged, **witnesses that**,

Eggebrecht Family Limited Partnership
3808 Towhee Lane
Billings, MT 59102-7723

(Grantors) do hereby **GRANT, BARGAIN, SELL, CONVEY, WARRANT AND CONFIRM** unto the **CITY OF BILLINGS (Grantee)**, a political subdivision of the State of Montana, 210 North 27th Street, Billings, MT 59103, for the benefit and use of **The Public** the following described real property, to wit:

A tract of land situated in Tract 1-B-1A, Amended Tract 1-B-1 of Certificate of Survey No. 1492, as recorded under Document No. 1392379, less that portion of said Tract 1-B-1A, deeded by Bargain and Sale Deed, under Document No. 3523207, documents are on file and of record in the office of the Yellowstone County Clerk and Recorder, City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

Beginning at the Northeast corner of TRACT 1-B-1A of Certificate of Survey 1492, being a point on the East right-of-way of South 38th Street West and the South right-of-way of Central Avenue; Thence, from said point of beginning, S 00° 49' 21" E, 74.30 feet along the West right-of-way of South 38th Street West; Thence, S 89° 04' 57" W, 13.60 feet; Thence on a curve to the left with a radius of 102.50 feet, and an arc length of 55.73 feet (chord bearing N 37° 16' 54" W, chord length 55.04 feet); Thence, S 89° 04' 57" W, 1018.89 feet to the South right-of-way of Central Avenue; Thence, N 78° 46' 42" E, 167.58 feet along the South right-of-way of Central Avenue; Thence, N 89° 04' 57" E, 900.37 feet along the South right-of-way of Central Avenue to the point of beginning, and containing 30,648 square feet, more or less.

AS SHOWN by Exhibit "A", consisting of one sheet attached hereto and made a part hereof.

PURPOSE OF ACQUISITION is to create a right-of way parcel for construction and use of public road, utility and related appurtenant structures, pursuant to 76-3-201(1)(h) M.C.A. as a division of land that creates rights-of-way or utility sites.

EXCEPTING AND RESERVING, however, all gas and oil, beneath the surface of the above described and conveyed premises, together with the right to extract the same, provided that in the exercise of such right the surface thereof shall not be disturbed, interfered with, or in anyway damaged.

FURTHER EXCEPTING AND RESERVING, unto the grantors, their successors and assigns all water, water rights, ditches, canals, irrigation systems, existing or as relocated, if any, including but not limited to, water stock or shares, bonds, certificates, contracts and any and all other indicia, of water, water right and ditch ownership, or any interest therein, appurtenant to the land described herein.

TO HAVE AND TO HOLD the above described and conveyed premises, with all the reversion

IN WITNESSTH WHEREOF, the undersigned have executed these premises the day and year first above written.

By: _____

By: _____

As: _____

As: _____

Of: Eggebrecht Family Limited Partnership
3808 Towhee Lane
Billings, MT 59102-7723

Of: Eggebrecht Family Limited Partnership
3808 Towhee Lane
Billings, MT 59102-7723

STATE OF MONTANA

County of _____

This instrument was signed and sworn to before me

On _____ by _____
(Name of signer)

(Notary Signature)

[Affix seal/stamp to left or below]

STATE OF MONTANA

County of _____

This instrument was signed and sworn to before me

On _____ by _____
(Name of signer)

(Notary Signature)

[Affix seal/stamp to left or below]

ACKNOWLEDGMENT AND ACCEPTANCE OF CONVEYANCE

The Mayor and City Council of the City of Billings acknowledges receipt of this deed and hereby accepts the property interest conveyed through this instrument.

William A. Cole Mayor, City of Billings

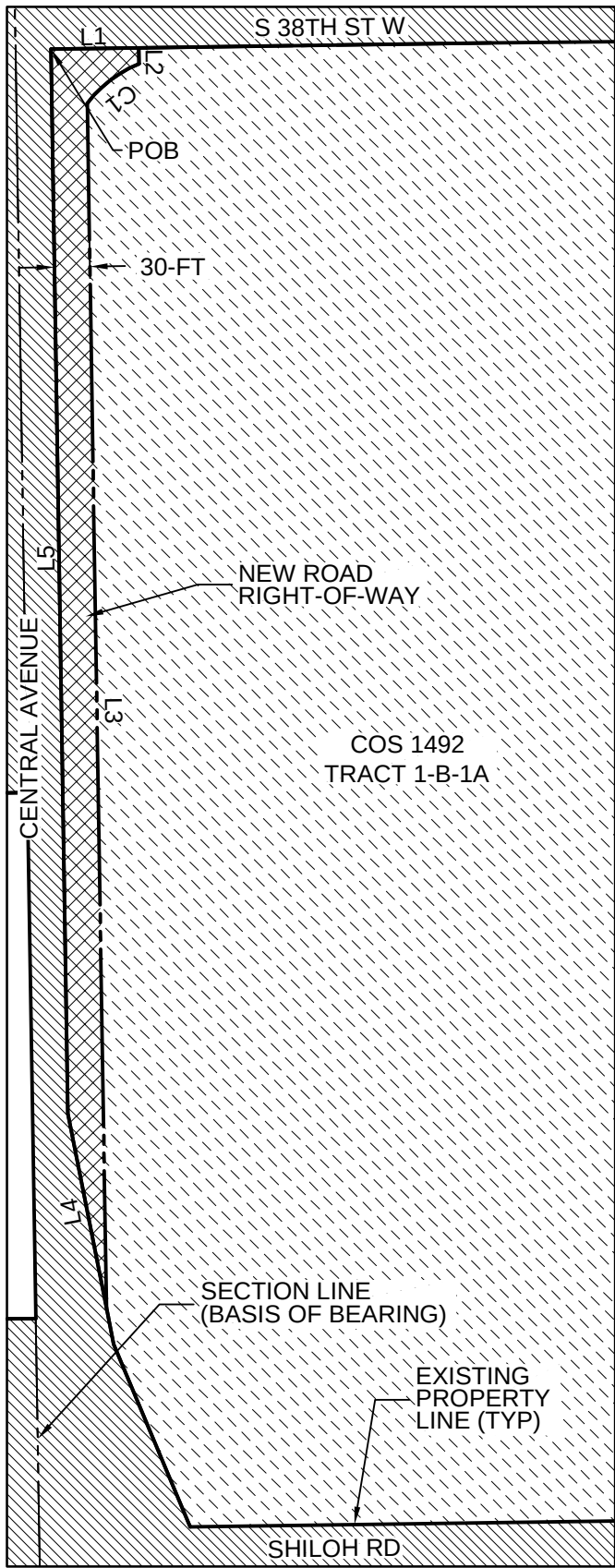
ATTEST:

Denise R. Bohlman, City Clerk

STATE OF MONATNA

County of Yellowstone

This instrument was signed and sworn to before me



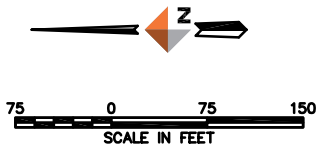
Current Owner:
Eggebrecht Family
Limited Partnership

TRACT 1-B-1A
OF COS NUMBER 1492
SEC. 11, T1S, R25E
CITY OF BILLINGS,
YELLOWSTONE
COUNTY, MT

BASIS OF BEARING: N 89° 04' 57" E

- L1 S 00° 49' 21" E, 74.30 FEET
- L2 S 89° 04' 57" W, 13.60 FEET
- L3 S 89° 04' 57" W, 1018.89 FEET
- L4 N 78° 46' 42" E, 167.58 FEET
- L5 N 89° 04' 57" E, 900.37 FEET

C1 Δ = 31° 09' 01", 55.73 FEET
R = 102.50 FEET



- R/W Legend
- Existing Road Right-of-Way
 - New Road Right-of-Way
 - Area Remaining

TRACT 1-B-1A of Certificate of Survey 1492 situated in the W¹/₂, NW¹/₄, of Section 11, T1S, R25E, P.M.M, City of Billings, Yellowstone County, Montana, according to the official plat thereof on file and of record in the office of the County Clerk and Recorder, Yellowstone County, Montana; (document number: 1392379).

Said property acquisition perimeter is more particularly described as:

Beginning at the Northeast corner of TRACT 1-B-1A of Certificate of Survey 1492, being a point on the East right-of-way of South 38th Street West and the South right-of-way of Central Avenue; Thence, from said point of beginning, S 00° 49' 21" E, 74.30 feet along the West right-of-way of South 38th Street West; Thence, S 89° 04' 57" W, 13.60 feet; Thence on a curve to the left with a radius of 102.50 feet, and an arc length of 55.73 feet (chord bearing N 37° 16' 54" W, chord length 55.04 feet); Thence, S 89° 04' 57" W, 1018.89 feet to the South right-of-way of Central Avenue; Thence, N 78° 46' 42" E, 167.58 feet along the South right-of-way of Central Avenue; Thence, N 89° 04' 57" E, 900.37 feet along the South right-of-way of Central Avenue to the point of beginning, and containing 30,648 square feet, more or less.

Regular City Council Meeting

Meeting Date: 03/26/2018

TITLE: Airline Operating Permit with MN Airlines, LLC DBA Sun Country Airlines

PRESENTED BY: Kevin Ploehn, Director of Aviation and Transit

Department: Airport

Presentation: No

PROBLEM/ISSUE STATEMENT

MN Airlines, LLC DBA Sun Country Airlines will operate at Billings Logan International Airport as a charter airline. To ensure that specific operating requirements will continue to be met, a standard Scheduled Airline Operating Permit between the City of Billings and Sun Country is required. The Operating Permit ensures that the airline follows certain operating parameters and procedures, including providing proof that the proper insurance coverage is in place. The Permit is effective November 1, 2017 through October 31, 2018, and is automatically renewable for one-year periods unless there have been no operational activities for one year, or one of the parties chooses to cancel the Permit with 30 days advance written notice.

ALTERNATIVES ANALYZED

City Council may:

- Approve the Operating Permit with Sun Country; or
- Disapprove the Operating Permit with Sun Country.

FINANCIAL IMPACT

Under the new Operating Permit, Sun Country would not lease any new space in the Terminal Building, but would operate from space currently leased by an airline at the Airport that has agreed to service the flight. Sun Country will be billed for landing fees based upon each flight to the Airport at the then current landing fee rate per 1,000 pounds of landed weight. These incidental revenues are not expected to total more than a few thousand dollars each year.

RECOMMENDATION

Staff recommends that City Council approve and the Mayor execute the Scheduled Airline Operating Permit with MN Airlines, LLC DBA Sun Country Airlines.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 03/26/2018

TITLE: Noise Waivers for Billings Clinic Classic and Magic City Blues

PRESENTED BY: David Mumford, Public Works Director

Department: Public Works

Presentation: No

PROBLEM/ISSUE STATEMENT

The 17th annual Magic City Blues Festival is planned for August 3 through August 5, 2018 and the Billings Clinic Classic is planned for August 25, 2018. Chapter 17, BMCC, limits the amount of noise that any activity may create, with lower limits after 8:00 p.m. The Code allows staff to issue noise waivers for special events or circumstances. The event organizers both applied for a noise waiver under 17-106, BMCC, requesting midnight event stop time (8/3/18, 8/4/18, and 8/25/18). Staff approved a stop time of 11:00 p.m., which is the usual downtown, weekend time limit that was established by the special events committee in consideration of the downtown hotels and residents. Events requesting a noise waiver beyond that time must appeal to City Council. Because these are annual events, staff requests that the approval or denial of the requests be for a period of two years. These annual events have been held for several years and have not received an inordinate number of noise complaints so staff is recommending approval.

ALTERNATIVES ANALYZED

City Council may:

- Approve one or both of the waiver requests, or;
- Disapprove one or both of the waiver requests.

FINANCIAL IMPACT

There are no financial impacts from this action.

RECOMMENDATION

Staff recommends that the City Council approve noise waivers for Magic City Blues and Billings Clinic Classic with event end times of midnight for the 2018 and 2019 events.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 03/26/2018

TITLE: Acceptance and Approval of the 2018 HIDTA Award in the Amount of \$223,812

PRESENTED BY: Rich St. John, Police Chief

Department: Police

Presentation: No

PROBLEM/ISSUE STATEMENT

In 2002, Montana was designated as a High Intensity Drug Traffic Area (HIDTA). The Office of National Drug Control Policy (ONDCP) has awarded grants to the Eastern Montana Drug Task Force for sixteen years and the City of Billings is the recipient and administrative agency for the grants. The ONDCP has offered a \$223,812 grant for the calendar year 2018. The HIDTA Task Force consists of personnel from U.S. Marshal's Service, FBI, Drug Enforcement Administration (DEA), Alcohol, Tobacco & Firearms (ATF), Immigration & Customs Enforcement (ICE), Department of Criminal Investigation (DCI), Yellowstone County Sheriff's Office, and the Billings Police Department. The Task Force is managed by a Sergeant from the Billings Police Department. The 2018 HIDTA Award will be used to pay for a Support Specialist position for the HIDTA task force, all task force overtime, administrative and investigative travel, cell phones, copier maintenance agreement, investigative/office supplies, and informant costs.

ALTERNATIVES ANALYZED

The City Council may:

- Approve and accept the 2018 HIDTA Award in the amount of \$223,812, or
- Not accept the 2018 HIDTA Award in the amount of \$223,812, thus costing the Public Safety Fund additional expenses for investigating and prosecuting drug related cases.

FINANCIAL IMPACT

The 2018 HIDTA Award in the amount of \$223,812 will require no City match. The award has been budgeted in Fund 2550 for the balance of FY 17/18 and any remaining funds will be budgeted in FY19.

RECOMMENDATION

Staff recommends that the City Council approve and accept the 2018 HIDTA award from the Executive Office of the President, Office of National Drug Control Policy, in the amount of \$223,812, and authorize the Mayor to sign the necessary award documents, when they are received.

APPROVED BY CITY ADMINISTRATOR

Regular City Council Meeting

Meeting Date: 03/26/2018

TITLE: Authorizing the Issuance and Calling for a Negotiated Sale for Sidewalk Bonds

PRESENTED BY: Andy Zoeller

Department: City Hall Administration

Presentation: No

PROBLEM/ISSUE STATEMENT

The City will be selling bonds to finance property owners' shares of four street and sidewalk construction projects. W.O. 17-02 was approved last year for miscellaneous sidewalk, curb and gutter improvements at various locations throughout the City; W.O. 18-10 was approved February 12, 2018, for street improvements on the Poets Streets; W.O. 16-05 was approved on March 12, 2018 for improvements on Central Avenue; and, W.O. 17-06 was approved February 12, 2018, for public improvements on Midland Road.

Upon approval of this resolution, the bond sale negotiations can proceed. By doing a negotiated sale, the City eliminates the risk that the bonds may not be marketable in a public sale due to the relatively small size of the issue and it reduces the bond issuance costs.

ALTERNATIVES ANALYZED

The Council may:

- Approve the resolution; or
- Not approve the resolution and find another funding source, which would delay the projects.

FINANCIAL IMPACT

The financial impact will be determined after the bond sale. The interest will be determined during negotiations but will not exceed 5.50 %.

RECOMMENDATION

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

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 Resolution No. 18-_____, entitled: "RESOLUTION RELATING TO UP TO \$1,442,000 POOLED SPECIAL SIDEWALK, CURB, GUTTER AND ALLEY APPROACH BONDS, SERIES 2018; AUTHORIZING THE ISSUANCE AND PRIVATE NEGOTIATED SALE THEREOF AND AUTHORIZING THE PLEDGE OF THE REVOLVING FUND TO THE SECURITY THEREOF" (the "Resolution"), on file in the original records of the City in my legal custody; that the Resolution was duly adopted by the City Council of the City at a regular meeting on March 26, 2018, and that the meeting was duly held by the City Council and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.

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

WITNESS my hand officially this 26th day of March, 2018.

City Clerk

RESOLUTION NO. _____

RESOLUTION RELATING TO UP TO \$1,456,000 POOLED
SPECIAL SIDEWALK, CURB, GUTTER AND ALLEY
APPROACH BONDS, SERIES 2018; AUTHORIZING THE
ISSUANCE AND PRIVATE NEGOTIATED SALE THEREOF
AND AUTHORIZING THE PLEDGE OF THE REVOLVING
FUND TO THE SECURITY THEREOF

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

Section 1. Recitals.

1.01. Prior Acts. This Council has duly and validly ordered in under Montana Code Annotated, Title 7, Chapter 14, Part 41, as amended and Title 7, Chapter 12, Parts 41 and 42, as amended (collectively, the “Act”), the installation, construction, reconstruction, or replacements of certain curbs, gutters, sidewalks, drive approaches, driveways, alley approaches and appurtenant improvements in certain locations in the City, which are designated as W.O. 17-02, Miscellaneous/Developer-Related Improvements (the “Miscellaneous Improvements”), W.O. 18-10, Poet Street Improvements (the “Poet Street Improvements”), W.O. 17-06, Midland Road Improvements (the “Midland Road Improvements”), and W.O. 16-05, Central Avenue Improvements (the “Central Avenue Improvements”). The Miscellaneous Improvements, the Poet Street Improvements, the Midland Road Improvements and the Central Avenue Improvements are referred to collectively herein as the “Improvements.” The City has determined to assess the costs of the Improvements against property adjacent to the Improvements. Costs of the Improvements include costs of the design, engineering, construction and installation of the Improvements, costs of funding a deposit to the City’s Special Improvement District Revolving Fund (the “Revolving Fund”), costs associated with the sale of the Bonds (as hereinafter defined) and all other incidental costs.

1.02. Proposed Bond Issue. The City proposes to issue special sidewalk, curb, gutter and alley approach bonds of the City in the maximum estimated principal amount of \$1,456,000 to pay the costs of the Improvements (the “Bonds”). The Bonds are to be payable from special assessments to be levied against property adjacent to the Improvements, which property will be specially benefited by the Improvements. Assessments will be levied against the property adjacent to the Improvements in an amount not less than the principal amount of the Bonds to be issued.

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

	<u>Miscellaneous Improvements</u>	<u>Poet Street Improvements</u>	<u>Midland Road Improvements</u>	<u>Central Avenue Improvements</u>
Construction	\$121,802.60	\$184,181.60	\$823,029.25	\$132,872.00
Third-Party Engineering Costs	-	-	-	20,696.00
Design and Construction Administration	28,797.40	26,748.40	19,370.75	5,282.00
City Financing Expense	97.48	147.41	658.70	105.30
Revolving Fund Deposit	8,050.00	11,250.00	45,050.00	8450.00
Costs of Issuance	1949.66	2948.14	13173.98	1928.22
Roundoff	302.86	(275.55)	(282.68)	(333.52)
Total	\$161,000.00	\$225,000.00	\$901,000.00	\$169,000.00

1.03. Pooling. The City is authorized pursuant to Montana Code Annotated, Sections 7-14-4109(5)(a) and 7-12-4193, to issue and sell sidewalk, curb, gutter and alley approach bonds relating to more than one project in a single offering on a pooled basis upon a determination that such pooling is in the best interests of the properties specially benefiting from the Improvements and the City and will facilitate the sale of the bonds under more advantageous terms or with lower interest rates.

Section 2. Sale and Term of Bonds.

2.01. Principal Amount. Pursuant to Sections 7-7-4204 and 17-5-107, Montana Code Annotated, this Council hereby determines that it is in the best interests of the properties specially benefiting from the Improvements and the City to sell the Bonds in a single pooled offering for the Improvements, at a private negotiated sale. The Finance Director is authorized to select one or more purchasers (the "Purchaser") for the Bonds and to negotiate the sale thereof, subject to Section 2.02 hereof.

<u>Improvement</u>	<u>Principal Amount</u>
Miscellaneous Improvements	\$ 161,000.00
Poet Street Improvements	\$ 225,000.00
Midland Road Improvements	\$ 901,000.00
Central Avenue Improvements	<u>\$ 169,000.00</u>
	\$1,456,000.00

2.02. Pricing and Terms. The Bonds shall be sold to the Purchaser on the terms and at a purchase price subject to the following limitations and conditions: (1) the aggregate principal amount of the Bonds shall not exceed \$1,456,000; (2) the interest on the Bonds shall not exceed 5.50%; (3) the purchase price of the Bonds shall not be less than 100% of the principal amount thereof; (4) the term of the Bonds shall not exceed 12 years; (5) the Bonds shall be payable from special assessments to be levied against property adjacent to the Improvements; and (6) the Bonds shall be callable from the prepayment of special assessments.

All costs of issuing the Bonds (including, without limitation, the fees and expenses of Dorsey & Whitney LLP, the City's Bond Counsel, the fees of the Paying Agent and Registrar and the costs of printing the Preliminary Official Statement, the Official Statement and the

Bonds, if any) shall be paid by the City as part of the financing from proceeds of the Bonds or other available sources.

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

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

Section 3. Pledge of Revolving Fund. In the resolutions of intention to order in the Miscellaneous Improvements, Poet Street Improvements and Midland Road Improvements adopted on March 27, 2017, January 8, 2018 and January 22, 2018, and resolutions ordering in the Miscellaneous Improvements, Poet Street Improvements, Midland Road Improvements and the Central Avenue Improvements adopted on April 24, 2017, February 12, 2018, February 12, 2018 and March 12, 2018, respectively, this Council found it to be in the public interest, and in the best interest of the properties specially benefitting from the Improvements and the City, to secure payment of principal of and interest on the Bonds by the Revolving Fund and authorized the City to enter into the undertakings and agreements authorized in the Act in respect of the Bonds, based on the factors required to be considered under Section 7-12-4225(4) of the Act. Those findings and determinations are hereby ratified and confirmed. It is hereby covenanted and recited that the City has the power under the Act to pledge the Revolving Fund to payment of the principal of and interest on the Bonds.

Section 4. Preliminary Official Statement. The Finance Director together with Springsted Incorporated and Dorsey & Whitney LLP, are authorized to prepare on behalf of the City an Official Statement to be distributed by the Purchaser to prospective purchasers of the Bonds, if necessary for the sale of the Bonds. The Official Statement shall contain such information as shall be advisable and necessary to describe accurately the City and the security for, and the terms and conditions of, the Bonds. The City Administrator and Finance Director are authorized on behalf of the Council to deem the Preliminary Official Statement near "final" as of its date, in accordance with Rule 15c2-12(b)(1) under the Securities Exchange Act of 1934.

PASSED AND APPROVED by the City Council of the City of Billings, Montana, this
26th day of March, 2018.

William A. Cole, Mayor

Attest: _____
Denise R. Bohlman, City Clerk

Regular City Council Meeting

Meeting Date: 03/26/2018

TITLE: Cable Franchise Extension Agreement

PRESENTED BY: Brent Brooks, City Attorney

Department: Legal

Presentation: No

PROBLEM/ISSUE STATEMENT

The City and Bresnan Communications, LLC (known as Charter) continue to negotiate a cable television franchise agreement that will replace one that expired July 9, 2017. The City Council previously approved term extensions so that negotiations could continue. Staff and Community Channel Seven General Manager Tim Harrington met on March 7, 2018, and have proposed additional revisions to the franchise agreement that require Charter's review and approval. Staff is recommending a franchise agreement extension to June 4, 2018, to conclude the negotiations on a small number of unresolved but significant issues, present the Franchise Renewal revisions to the Mayor and Council through First and Second Readings of an ordinance and allow adequate public notice and hearing for the proposed 10 year renewal. A Resolution providing for and approving this extension is attached to this memo.

ALTERNATIVES ANALYZED

City Council may:

- Approve the extension, or;
- Disapprove the extension, allowing the current agreement to lapse.

FINANCIAL IMPACT

There is no cost associated with the extension, but the agreement's franchise fee is expected to produce about \$1.8 million in revenue for the City of Billings for Fiscal Year 2018.

RECOMMENDATION

Staff recommends that the City Council approve the Resolution that extends the Bresnan/Charter franchise agreement term to March 26, 2018.

APPROVED BY CITY ADMINISTRATOR

Attachments

Bresnan Cable TV Franchise Extension

RESOLUTION NO. 18-_____

**A RESOLUTION OF THE CITY COUNCIL OF BILLINGS, MONTANA
EXTENDING A CABLE FRANCHISE AGREEMENT
WITH BRESNAN COMMUNICATIONS, LLC**

WHEREAS, Bresnan Communications, LLC (“Charter”) currently holds a cable franchise with the City of Billings, granted by Ordinance (“Franchise”), on June 9, 2008; and

WHEREAS, Charter’s Franchise with the City of Billings originally expired on July 9, 2017, but has been extended by City Council approval to October 9, 2017; December 18, 2017 and March 26, 2018., to allow City staff and Charter representatives to continue work on and finalization of a revised franchise renewal agreement

WHEREAS, Charter filed a request for renewal of the Franchise under Section 626 of the Cable Act, and Charter and the City of Billings are engaged in ongoing renewal negotiations in accordance with Section 626(h) of the Cable Act; and

WHEREAS, the parties continue to reserve all rights under the formal procedures of Section 626 of the Cable Act and do not waive any rights related thereto; and

WHEREAS, it is in the public interest to extend the current Franchise for an additional period of time so that cable service to the public will not be interrupted; and

WHEREAS, the parties intend and agree that all provisions of the current Franchise as described and approved in Resolution 13-19291 and the Transfer Agreement, both dated June 24, 2013, should remain in full force and effect during the extension period provided below.

NOW, THEREFORE, the City Council of the City of Billings, Montana, does hereby resolve that the Charter Franchise shall be extended until through June 4, 2018 to allow finalization of a revised franchise renewal agreement; and

FURTHER RESOLVES that execution of this extension shall not constitute a waiver of the City of Billings or Charter’s respective rights regarding the Franchise, and that Charter shall not be required to send another request for renewal of the Franchise under Section 626 as a result of this Extension.

APPROVED AND PASSED by the City Council of the City of Billings, this 26th day of March, 2018.

CITY OF BILLINGS

By: _____
William A. Cole, Mayor

ATTEST:

BY: _____
Denise R. Bohlman, City Clerk

APPROVED AS TO FORM:

Brent Brooks, City Attorney

ACCEPTED this _____ day of _____, 2018.
Bresnan Communications, LLC
I/k/a Charter Communications
By: _____
Name/Title: _____

Regular City Council Meeting

Meeting Date: 03/26/2018

TITLE: Lake Hills Subdivision, 36th Filing - Preliminary Major Plat

PRESENTED BY: Wyeth Friday

Department: Planning & Community Services

Presentation: No

PROBLEM/ISSUE STATEMENT

On January 2, 2018, Performance Engineering and Consulting on behalf of the Ron S. Hill Living Trust and Sheila Siemion, applied for preliminary major plat approval for Lake Hills Subdivision, 36th Filing. The proposed subdivision re-plats 19 lots originally platted in the Lake Hills Subdivision, 15th and 16th Filings, into 28 lots. The subject property is located on both sides of Gleneagles Boulevard, south of Cherry Hills Road and includes part of Lake Hills Drive, northwest of the Lake Hills Golf Course in the Heights. The property is zoned Residential-9600 (R-96) and single family homes are proposed.

ALTERNATIVES ANALYZED

In accordance with state law, the City Council has 60 working days to act upon this major preliminary plat. The 60 working day review period for the proposed plat ends on March 29, 2018. State and City subdivision regulations also require that preliminary plats be reviewed using specific criteria, as stated within this report. The City may not unreasonably restrict an owner's ability to develop land if the subdivider provides evidence that any identified adverse effects can be mitigated. Within the 60 working day review period, the City Council is required to:

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

VARIANCES REQUESTED

None

PROCEDURAL HISTORY

- A pre-application meeting was held on November 9, 2017 to discuss the proposal.
- The preliminary plat application was submitted to the Planning Division on January 2, 2018.
- A departmental review meeting was conducted on January 18, 2018.
- The preliminary plat was resubmitted with revisions based on department reviews on January 25, 2018.
- The Planning Board reviewed the plat on February 13, 2018.
- The Planning Board conducted a public hearing on February 27, 2018, and forward a recommendation to the City Council.
- The City Council will consider the preliminary plat on March 26, 2018.
- The 60 working-day preliminary plat review period ends March 29, 2018.

PLAT INFORMATION

General location:	On both sides of Gleneagles Boulevard (unconstructed at this time) northwest of Lake Hills Golf Course
Legal Description:	Lots 9-10, Block 16 and Lots 14-15, Block 17, 15th Filing, and Lots 11-15, Block 11, Lots 3-5, Lots 7-8, Block 16, Lots 8-9 and Lots 11-12, Block 17, 16th Filings, Lake Hills Subdivision.
Subdivider/Owner:	Ron S. Hill Living Trust, Sheila Siemion
Engineer and Surveyor:	Performance Engineering and Consulting
Existing Zoning:	R-96
Existing land use:	Platted vacant lots
Proposed land use:	Single Family Residential
Gross and Net area:	9.83 acres / 7.18 acres
Proposed number of lots:	28
Lot size:	Max: 20,049 square feet Min.: 9,600 square feet
Parkland requirements:	Parkland dedication was previously met.

STAKEHOLDERS

A public hearing was held on February 27, 2018 for this proposed subdivision. A brief presentation was given by the Planning Staff. The Planning Board was asked if there were any questions for staff, there were none. The applicants agent chose not to address the Board but was available for questions. No questions were asked. There was no one from the public in attendance at the public hearing.

A motion was made to forward a recommendation to the City Council to conditionally approve the proposed Lake Hills Subdivision, 36th Filing, along with the findings of fact. The motion was seconded and approved with a unanimous voice vote.

FINANCIAL IMPACT

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

RECOMMENDATION

The Planning Board recommends conditional approval of the preliminary plat of Lake Hill Subdivision, 36th Filing, to the City Council, and adoption of the Findings of Fact as presented in the staff report.

PROPOSED CONDITIONS OF APPROVAL

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

1. To provide for the installation of private utilities, prior to final plat approval the applicant will coordinate with private utility providers for any needed easements and show them on the final plat as requested by the private utility companies.
2. To minimize impacts on local services, centralized mail delivery site(s) shall be coordinated and identified prior to final plat approval and a letter from the USPS shall be provided for verification.
3. Minor changes may be made in the SIA and final documents, as requested by the Planning,

Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.

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

APPROVED BY CITY ADMINISTRATOR

Attachments

Proposed Plat
Findings of Fact
Draft SIA
Mayor's Letter

SIERRA GRANDE BLVD.

MONTECITO DRIVE

GLEN EAGLES BLVD.

GLEN EAGLES BLVD.

CHERRY HILLS ROAD

ROCK HAYDEN ROAD

ANNANDALE ROAD

GREEN BRIAR ROAD

GREEN BRIAR ROAD

WESTWIND DRIVE

THUNDERBOLT

GORDON TUBE DRIVE

CLAYDONIA WAY

OPEN BIRCH ROAD

CLAYDONIA WAY

HILLCREST DR.

TANK NUT & DRIVE

CLAYDONIA WAY

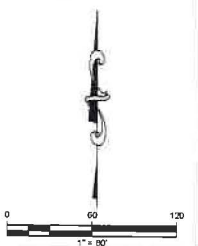
ROCK DRUMMOND RD.

THIS PLAY

PROPERTY OWNERS		
NUMBER	NAME	ADDRESS
1	JONATHAN ERIC COUSENS	107 AVENUE B, BILLINGS, MT 59101
2	STARKS REAL ESTATE GROUP, LLC	1001 NORTH 22ND STREET, BILLINGS, MT 59101
3	RON S. HILL LIVING TRUST	P.O. BOX 50636, BILLINGS, MT 59105
4	RON S. HILL LIVING TRUST	P.O. BOX 50636, BILLINGS, MT 59105
5	THOMAS L & SANDRA K CRAIGHILL	2242 CLUBHOUSE WAY, BILLINGS, MT 59105
6	BRENDON S. HILL	2241 CLUBHOUSE WAY, BILLINGS, MT 59105
7	SPECIALIZED CONSTRUCTION, INC	P.O. BOX 50636, BILLINGS, MT 59105
8	SPECIALIZED CONSTRUCTION, INC	P.O. BOX 50636, BILLINGS, MT 59105
9	JAY DEE BROADBENT	2233 CLUBHOUSE WAY, BILLINGS, MT 59105
10	TYLER S. & ASHLEY M. HAHNER	2218 CLUBHOUSE WAY, BILLINGS, MT 59105
11	DAVID J. & JEAN D. HAYES	948 DIXON ST, BILLINGS, MT 59105
12	JARED & KIM LEFEVRE	2206 CLUBHOUSE WAY, BILLINGS, MT 59105
13	JOE & KATHY WALLACE	2201 CLUBHOUSE WAY, BILLINGS, MT 59105
14	SCHNEITER ENTERPRISES	8858 S. 1240 E. SANDY, UT 84094
15	ANN GILLHAM	2147 CLUBHOUSE WAY, BILLINGS, MT 59105
16	DARIN HYDE & KOREEN WHITTINGTON	2140 CLUBHOUSE WAY, BILLINGS, MT 59105
17	DANIEL W. WALPIN	2490 LEGENDS WAY, CRESTVIEW HLS, KY, 41017
18	STEVE & KATHY WIMPFHEIMER	2128 CLUBHOUSE WAY, BILLINGS, MT 59105
19	DENNIS K. & DORIS B. WINTER	2121 CLUBHOUSE WAY, BILLINGS, MT 59105
20	DERREK D. & JODY L. SKINNER	2120 CLUBHOUSE WAY, BILLINGS, MT 59105
21	SCHNEITER ENTERPRISES	8858 S. 1240 E. SANDY, UT 84094
22	JENNA M. & DANIEL W. & CELINE P. GRAY	2116 CLUBHOUSE WAY, BILLINGS, MT 59105
23	BOULDER WEST APARTMENTS NO. 7, LLC	P.O. BOX 1341, WEST YELLOWSTONE, MT 59758
24	JERRY WOLF	5955 HELFRICK RD, BILLINGS, MT 59101
25	TERRY P. ODEGAR	2101 LAKE HILLS DR, BILLINGS, MT 59105
26	CRAIG T. & KAREN D. GODFREY	2115 LAKE HILLS DR, BILLINGS, MT 59105
27	MICHAEL & ANTONIA CRAIGHILLS	2118 LAKE HILLS DR, BILLINGS, MT 59105
28	RAYMOND E. III & TAWN J. SALTER	2070 GREENBRIAR RD, BILLINGS, MT 59105
29	JOHN & MONICA MAHER	2060 GREENBRIAR RD, BILLINGS, MT 59105
30	RON S. HILL LIVING TRUST	P.O. BOX 50636, BILLINGS, MT 59105
31	RON S. HILL TRUSTEE	P.O. BOX 50636, BILLINGS, MT 59105
32	RON S. HILL LIVING TRUST	P.O. BOX 50636, BILLINGS, MT 59105
33	RON S. HILL LIVING TRUST	P.O. BOX 50636, BILLINGS, MT 59105
34	RON S. HILL LIVING TRUST	P.O. BOX 50636, BILLINGS, MT 59105
35	SCHNEITER ENTERPRISES	8858 S. 1240 E. SANDY, UT 84094
36	ROBERT J. PARKER	APDO POST #734, CHAPALA, JALISCO
37	RON S. HILL LIVING TRUST	P.O. BOX 50636, BILLINGS, MT 59105
38	DOVER RANCH	P.O. BOX 51369, BILLINGS, MT 59105

# OF LOTS	28
MAXIMUM LOT AREA	± 0.46 AC
MINIMUM LOT AREA	± 0.22 AC
PARKLAND AREA	NA
LINEAL FEET OF STREETS	1541.5 LF
RIGHT OF WAY AREA	± 2.65 AC
NET ACREAGE	± 7.18 AC
GROSS ACREAGE	± 9.83 AC

*NOTE: PARKLAND DEDICATION WAS INCLUDED AS PART OF PREVIOUS FILINGS



PROJECT TITLE:				LAKE HILLS SUBDIVISION, 36TH FILING			
REVISIONS		7100 COMMERCIAL AVE. STE 4 BILLINGS, MT 59101		OFFICE - 406-354-0080 www.performance-ec.com		SHEET	
DATE	BY	COPYRIGHT 2017 ©				1 OF 1	
2017.070		DRAWN BY JMD		CHECKED BY CPD		DATE 11/15/2017	

FINDINGS OF FACT

The Planning Staff has prepared the Findings of Fact for the preliminary plat of Lake Hills Subdivision, 36th Filing. These findings are based on the preliminary plat application and supplemental documents and address the review criteria required by the Montana Subdivision and Platting Act (76-3-608, MCA) and the Billings Subdivision Regulations (Section 23-303(H), BMCC).

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

1. Effect on agriculture and agricultural water user facilities

The subject property is located in the City limits and has been slated for residential development since it was originally platted in 1958. It should not have a negative effect on the agricultural industry.

The BBWA irrigation ditch is located approximately ½ mile northeast of the property. This subdivision does not contain any ditches or water shares, and therefore will not have an effect on agricultural water user facilities.

2. Effect on local services

- a. **Utilities** – Water service will be provided by the County Water District of Billings Heights (CWDBH). A 12-inch water main exist within Gleneagles at the northern edge of the proposed subdivision. There is also an existing 8-inch water main located in Lake Hills Drive that ends at the southeastern edge of the proposed subdivision. An SID exists that will extend the 12-inch water line from the north in Gleneagles. Another SID will extend the 8-inch water line from the southeast in Lake Hills Drive to connect to the 12-inch water main at the intersection of Gleneagles and Lake Hills Drive. Each lot will have a water stub extended to it for future connection by home owners. New water services installed in the streets and to all of the new lots will be subject to the review and approval of the water district prior to construction.

Sanitary sewer service will be provided by connecting to an 8-inch sewer main within Gleneagles at the northern edge of the proposed subdivision. An SID exists that will extend the 8-inch sewer main from the north in Gleneagles to the intersection of Lake Hills Drive and continue to the southeast and connect to an existing connection in Lake Hills Drive. Sewer connections will be stubbed to each lot for future home owners to connect. New sewer services will be subject to the review and approval of City of Billings Engineering prior to construction.

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

- b. **Storm water** – The City commissioned a storm water management feasibility study approximately eight years ago in order to determine how to best manage the storm water in the greater Lake Hills area. The resultant plan that was adopted by City Council establishes a series of detention ponds on the golf course connected by channels which are eventually pumped down to a main pond at the southeastern area of the golf course. This main pond is then used for irrigation of the golf course. All drainage improvements shall satisfy the criteria set forth by the *City of Billings Stormwater Management Manual* and will be subject to review and approval by the Engineering Division.
- c. **Solid waste** – The City of Billings will provide solid waste collection and disposal. The City's landfill has adequate capacity for this waste.
- d. **Streets** – The proposed subdivision fronts Gleneagles Boulevard which is identified on the 2014 Functional Class Map as a principal arterial which requires an 80-foot wide platted right of way. Lake Hills Drive is also classified as a principal arterial and also has an 80-foot wide platted right of way. Neither road is constructed at this time in this area of Lake Hills Subdivision. The subdivider will construct their portion of Gleneagles Boulevard going south and also build Lake Hills Drive through their proposed subdivision. Both streets will be constructed to meet current City standards with a minimum of 49-foot wide back-of-curb to back-of-curb paved street with standard curb and gutter, and boulevard-style sidewalks. The developer will construct a temporary gravel surface cul-de-sac end on the south end of Gleneagles Boulevard.
- e. **Emergency services** – The Billings Police and Fire Departments will respond to emergencies within the proposed subdivision. The nearest fire station is located at 1601 St. Andrews Drive (Station #6). The subdivision is located within the ambulance service area of American Medical Response (AMR).
- f. **Schools** – School District #2 provides educational services to elementary through high school students. In the response from School District #2 they state that Sandstone Elementary School, Castle Rock Middle School, and Skyview High School will serve the children in this subdivision. School District #2 Administration indicated that Sandstone Elementary is over capacity with Castle Rock and Skyview able to accommodate more students.
- g. **Parks and Recreation** – Parkland dedication requirements for this subdivision were met when this subdivision was originally platted in 1958.
- h. **Mail Delivery** - The United States Postal Service will provide postal service to the subdivision and has requested central delivery site with boxes to serve the new houses. It is recommended as a condition of approval that the developer obtain a letter from the USPS approving the location of the new centralized mail box site(s) prior to final plat approval (**Condition #2**).

3. Effect on the natural environment

The subject property has been planned for urban development since its original platting in 1958. This land has not been used for active farming in recent past. The subject property is dryland grass and is not a significant habitat for wildlife. There is some antelope grazing that takes place but not a significant amount. During development, storm water pollution prevention best management practices are required to be used and monitored to prevent erosion on exposed ground. Overall, the effect on the natural environment should be minimal.

4. Effect on wildlife and wildlife habitat

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

5. Effect on the public health, safety and welfare

There will be no impacts to public health, safety and welfare as a result of this subdivision. The subdivision is located in an area with no known natural hazards.

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

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

C. Does the subdivision conform to the City of Billings 2016 Growth Policy, the 2014 Billings Urban Area Long Range Transportation Plan, and the Billings Area Bikeway and Trail Master Plan Update? [BMCC 23-302.H.4.]

1. City of Billings 2016 Growth Policy

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

- a. **Essential Investments (relating public and private expenditures to public values):** Infill development and development near existing City infrastructure may be the most cost effective (p. 6).
- b. **Strong Neighborhoods (livable, safe, sociable and resilient neighborhoods):** Neighborhoods that are safe and attractive and provide essential services are much desired (p.8).
- c. **Mobility and Access (transportation choices in places where goods and services are accessible to all):** Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings (p. 9).

2. 2014 Billings Urban Area Long Range Transportation Plan

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

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

The proposed subdivision lies within the jurisdiction of the BABTMP. There is a bike lane identified to be provided on Gleneagles Boulevard. The developer will not be required to do more than build Gleneagles Boulevard, the bike lane would be stripped as part of the road surface improvements.

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

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

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

The subject property is located within the R-96 zoning district and shall comply with the standards set forth in Section 27-308, BMCC.

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

Easements for utilities will be shown on the final plat as requested by all utility providers.

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

Legal and physical access is provided to the proposed lots from Gleneagles Boulevard and Lake Hills Drive.

CONCLUSIONS OF FINDING OF FACT

- The preliminary plat of Lake Hills Subdivision, 36th Filing does not create any adverse impacts that warrant denial of the subdivision.
- The proposed subdivision conforms to several goals and policies of the 2016 Growth Policy and does not conflict with the 2014 Transportation Map or BABTMP Plans.
- The proposed subdivision complies with state and local subdivision regulations, local zoning, and sanitary requirements and provides legal and physical access to each lot.

- Any potential negative or adverse impacts will be mitigated with the proposed conditions of approval.

RECOMMENDATION

The Planning Board recommend conditional approval of the preliminary plat of Lakehills Subdivision, 36th Filing to the City Council, and adopt the Findings of Fact as presented in the staff report.

SUBDIVISION IMPROVEMENTS AGREEMENT
Lake Hills Subdivision, 36th Filing

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City of Billings

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SUBDIVISION IMPROVEMENTS AGREEMENT

Lake Hills Subdivision, 36th Filing

This agreement is made and entered into this ____ day of _____, 20__, by and between *RON S. HILL LIVING TRUST*, whose address for the purpose of this agreement is **P.O. Box 50636; Billings, Montana 59105-0636**, and *SHEILA M. SIEMION*, whose address for the purpose of this agreement is **2210 Clubhouse Way; Billings, MT 59105**, hereinafter referred to as "Subdivider," and the **CITY OF BILLINGS**, Billings, Montana, hereinafter referred to as "City."

WITNESSETH:

WHEREAS, at a regular meeting conducted on ____ day of _____, 20__, the Board of Planning recommended conditional approval of a preliminary plat of *Lake Hills Subdivision, 36th Filing*; and

WHEREAS, at a regular meeting conducted on ____ day of _____, 20__, the City Council conditionally approved a preliminary plat of *Lake Hills Subdivision, 36th Filing*; and

WHEREAS, a Subdivision Improvements Agreement is required by the City prior to the approval of the final plat.

WHEREAS, the provisions of this agreement shall be effective and applicable to *Lake Hills Subdivision, 36th Filing* upon the filing of the final plat thereof in the office of the Clerk and Recorder of Yellowstone County, Montana. The Subdivision shall comply with all requirements of the City of Billings Subdivision Regulations, the rules, regulations, policies, and resolutions of the City of Billings, and the laws and administrative rules of the State of Montana.

THEREFORE, THE PARTIES TO THIS AGREEMENT, for and in consideration of the mutual promises herein contained and for other good and valuable consideration, do hereby agree as follows:

I. VARIANCES

- A. No variance request is being made as part of this development.

II. CONDITIONS THAT RUN WITH THE LAND

- A. Lot owners should be aware that soil characteristics within the area of this subdivision, as described in the 1972 Yellowstone County Soil Survey, indicate that there could be potential limitations for proposed construction on the lots, which may require a geotechnical survey prior to construction.
- B. Lot owners should be aware that this subdivision is being built in close proximity to prime deer and antelope habitat and it is likely that homeowners will experience

problems with damage to landscaped shrubs, flowers, and gardens. The Montana Fish, Wildlife, and Parks Department does not provide damage assistance unless there is damage to commercial crops and/or a threat to public health and safety.

- C. There is attached hereto a Waiver waiving the right to protest the creation of the special improvement district or districts (SID) for only those items specifically identified within this document which by this reference is expressly incorporated herein and made as much a part hereof as though fully and completely set forth herein at this point. The Waiver will be filed with the plat, shall run with the land, and shall constitute the guarantee by the Subdivider and property owner or owners of the developments described herein. Said Waiver is effective upon filing and is not conditioned on the completion of the conditions set forth in this Agreement. The Subdivider and Owner specifically agree that they are waiving valuable rights and do so voluntarily.
- D. The Subdivider and subsequent contractors/builders acknowledge that a Stormwater Pollution and Prevention Plan (SWPPP) may be required to be filed with the City and the Montana Department of Environmental Quality (MDEQ). This SWPPP shall be adhered to during all phases of construction and shall be updated as required by MDEQ under the General Permit for Stormwater Discharges Associated with Construction Activity, Chapter 28, BMCC and the Billings Stormwater Management Manual.
- E. Individual lot owners should be aware that Best Management Practices for stormwater control shall be required for new construction on lots. Best Management Practices are defined within Section 28-201, BMCC and detailed in the Billings Stormwater Management Manual.

III. TRANSPORTATION

A. Streets

- Right-of-Way widths of 80 feet have already been dedicated for Gleneagles Boulevard and Lake Hills Drive in previous filings. No additional right-of-way is being dedicated as part of this filing.
- SID 1403 shall construct public streets, and curb & gutter within the Subdivision. Gleneagles Boulevard and Lake Hills Drive shall be 49 feet back-of-curb to back-of-curb. These internal access roads shall be built to grade with a satisfactory subbase, base course, curb and gutter, and asphalt surface. All streets shall be built in accordance with the City of Billings' site development ordinance, and City subdivision regulations.
- The construction costs have been funded and no additional monetary security is required.

B. Sidewalks

- SID 1403 will install corner intersection handicap ramps and aprons and will grade all street frontages for sidewalk finished grades.

- Individual lot owners will be responsible for the construction of the sidewalks adjacent to their lot at the time of lot construction and shall be included in each building permit.
- Sidewalks shall be 5-foot wide with a 5-foot boulevard planting strip between the sidewalk and the curb.

C. Street Lighting

- No street lighting is proposed for the development, however street lighting is included in the waiver of right to protest.

D. Traffic Control Devices

- Traffic control devices are not required for this subdivision, but are included in the waiver of right to protest.
- SID 1403 will furnish and install street name signs for streets within the subdivision, or located immediately adjacent thereto in accordance with the specifications of the City of Billings Public Works and Fire Departments.

E. Access

- Access to the lots will be from drive approaches installed at the time of lot development.

F. Billings Area Bikeway and Trails Master Plan (BABTMP)

- This subdivision is located within the jurisdiction of the Heritage Trail Plan, but no trail corridors are identified within this subdivision area. Gleneagles Boulevard is identified as an arterial on-street bikeway.

G. Public Transit

- This subdivision does not require improvements to ensure public transit service. The nearest transit stop is at the intersection of Wicks Lane and Gleneagles Boulevard.

IV. EMERGENCY SERVICES

The Billings Fire Department currently provides fire protection and paramedic services for the subdivision.

At the time of future lot development construction of buildings made of combustible materials shall have adequate fire apparatus access roads and fire hydrant(s) in place to meet fire suppression requirements. Prior to issuance of a building permit for construction using combustible materials (i.e. lumber, plywood, wood trusses, etc.), fire apparatus access roads, and water supply requirements shall be provided in accordance with the International Fire Code as adopted by the City of Billings.

At a minimum, the following is required:

- An unobstructed gravel road or gravel road base must be within 150 feet of the furthest portion of a building under construction as measured along an approved route.
- The access roads are required to support fire apparatus vehicle loading (40 tons) during all weather conditions and shall be a minimum of twenty (20) feet wide.
- An operational fire hydrant shall be located within 600 feet of the furthest portion of a residence under construction or within 400 feet of the furthest portion of a commercial building under construction as measured along the access roads to the site.
- The above requirements do not alter or effect the current minimum subdivision requirements for apparatus access and water supply.

V. STORM DRAINAGE

All drainage improvements shall comply with the provisions set forth in Chapter 28, BMCC, and the Stormwater Management Manual in place at the time of development. A master plan is in place for Lake Hills Subdivision and all future stormwater improvements will be reviewed and approved by the Engineering Division to comply with said plan. The new storm drainage improvements shall be constructed as part of SID 1403. The construction costs have been funded and no additional monetary security is required.

VI. UTILITIES

The Subdivision Improvements Agreement does not constitute an approval for extension of or connection to water mains and sanitary sewers. The property owner shall make application for extension/connection of water mains to the County Water District of Billings Heights (CWDBH) and sanitary sewers to the City of Billings Public Works Department – Engineering Division. The extension of/connection to water mains and sanitary sewers is subject to the approval conditions of the applications. Applications shall be submitted for processing prior to the start of any construction and prior to review and approval of any plans and specifications. The appropriate water and wastewater construction fees and franchise fee in effect shall be submitted with the applications.

The Subdivider/Owner acknowledges that the subdivision shall be subject to the applicable System Development Fees in effect at the time new water and/or sanitary sewer service connections are made or when a building permit is issued for new construction.

It is acknowledged that all fees stated above are subject to the Franchise Fee in effect at the time of payment.

The design/installation of sanitary sewers and appurtenances, and water mains and appurtenances (fire hydrants, etc.) shall be in accordance with design standards, specifications, rules, regulations of and as approved by the City of Billings Public Works

Department, CWDBH, Fire Department and the Montana Department of Environmental Quality.

A. Water

The County Water District of Billings Heights serves the property. There is an existing 12-inch water main located in Gleneagles Boulevard and currently terminates at the northern edge of the proposed subdivision. There is an existing 8-inch water main located in Lake Hills Drive and currently terminates at the southeastern edge of the proposed subdivision. SID 1403 will extend the 12-inch water main along Gleneagles Boulevard to the southern boundary of the proposed subdivision. SID 1403 will also extend the 8-inch water main along Lake Hills Drive and will connect to the 12-inch water main at the intersection of Gleneagles Boulevard and Lake Hills Drive. New water services will be installed for all lots in the subdivision.

B. Sanitary Sewer

Sanitary sewer mains and services will be extended from those that are existing in the subdivision. An existing 8-inch sewer main is located in Gleneagles Boulevard and currently terminates at the northern edge of the proposed subdivision. SID 1403 will install a new 8-inch sanitary sewer main from the existing 8-inch main in Gleneagles Boulevard and run it to the south edge of the proposed subdivision. SID 1403 will also install an 8-inch sanitary sewer main from the intersection of Gleneagles Boulevard and Lake Hills Drive and run it to the southeast along Lake Hills Drive. New sewer services will also be installed for all lots in the subdivision.

C. Power, Telephone, Gas, and Cable Television

Private utility facilities currently exist to serve the subdivision. Power, natural gas, telephone, and cable will all be located within the right-of-way and utility easements shown on the plat.

VII. PARKS/OPEN SPACE

There is no parkland requirement for this subdivision as the parkland dedication has been previously met.

VIII. IRRIGATION

No irrigation ditches, field laterals, or irrigation easements exist in this subdivision.

IX. SOILS/GEOTECHNICAL STUDY

According to the Geotechnical Concerns letter for Lake Hills Subdivision, 33rd Filing, prepared by Geoscience, PLLP (April 18, 2011), soils found in this area consist of potentially expansive shale and potentially collapsible fine-grained colluvial soils. Foundations shall be placed on sandstone with adequate vertical separation from underlying shale. Where this is not possible, or where foundation elevations are within the

soil zone or on expansive shale, subgrade improvement is recommended. A final geotechnical report shall be completed prior to construction, however initial results show that construction on these lots is feasible without fatal flaws.

X. PHASING IMPROVEMENTS

There are no intended phasing improvements.

XI. FINANCIAL GUARANTEES

Except as otherwise provided, Subdivider shall install and construct said required improvements through Special Improvements District No. 1403. All engineering and legal work in connection with such improvements shall be paid by the contracting parties pursuant to said special improvement district, and the improvements shall be installed as approved by the City Engineer and the City of Billings Public Works.

XII. LEGAL PROVISIONS

- A. Subdivider agrees to guarantee all public improvements for a period of one year from the date of final acceptance by the City of Billings.
- B. The owners of the properties involved in this proposed Subdivision by signature subscribed herein below agree, consent, and shall be bound by the provisions of this Agreement.
- C. The covenants, agreements, and all statements in this Agreement apply to and shall be binding on the heirs, personal representatives, successors and assigns of the respective parties.
- D. In the event it becomes necessary for either party to this Agreement to retain an attorney to enforce any of the terms or conditions of this Agreement or to give any notice required herein, then the prevailing party or the party giving notice shall be entitled to reasonable attorney fees and costs.
- E. Any amendments or modifications of this Agreement or any provisions herein shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this Agreement.
- F. Subdivider shall comply with all applicable federal, state, and local statutes, ordinances, and administrative regulations during the performance and discharge of its obligations. Subdivider acknowledges and agrees that nothing contained herein shall relieve or exempt it from such compliance.

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

“SUBDIVIDER”

Ron S. Hill Living Trust

By: _____

Title: _____

Sheila M. Siemion

STATE OF MONTANA)
 : ss
County of Yellowstone)

On this _____ day of _____, 20__, before me, a Notary Public in and for the State of Montana, personally appeared _____, known to me to be the _____ of *Ron S. Hill Living Trust*, who executed the foregoing instrument and acknowledged to me that he executed the same.

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

STATE OF MONTANA)
 : ss
County of Yellowstone)

On this _____ day of _____, 20__, before me, a Notary Public in and for the State of Montana, personally appeared *Sheila M. Siemion*, who executed the foregoing instrument and acknowledged to me that she executed the same.

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

This agreement is hereby approved and accepted by the City of Billings, this ____ day of _____, 20__.

“CITY”
CITY OF BILLINGS
MONTANA

By: _____
Mayor

Attest: _____
City Clerk

STATE OF MONTANA)
 : ss
County of Yellowstone)

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

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

Waiver of Right to Protest

FOR VALUABLE CONSIDERATION, the undersigned, being the Subdivider and all of the owners of the hereinafter described real property, do hereby waive the right to protest the formation of one or more special improvement district(s) for street light maintenance and energy, and for the construction of sidewalks, street lights, parks and park maintenance, and other improvements incident to the above which the City of Billings may require.

This Waiver and Agreement is independent from all other agreements and is supported by sufficient independent consideration to which the undersigned are parties, and shall run with the land and shall be binding upon the undersigned, their successors and assigns, and the same shall be recorded in the office of the County Clerk and Recorder of Yellowstone County, Montana.

The real property hereinabove mentioned is more particularly described as follows:

Lake Hills Subdivision, 36th Filing

Signed and dated this _____ day of _____, 20__.

Ron S. Hill Living Trust

Sheila M. Siemion

By: _____

Title: _____

STATE OF MONTANA)
 : ss
County of Yellowstone)

On this ____ day of _____, 20__, before me, a Notary Public in and for the State of Montana, personally appeared _____, known to me to be the person who executed the forgoing instrument as the _____ of *Ron S. Hill Living Trust*, known to me to be the person who executed the forgoing instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year hereinabove written.

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

STATE OF MONTANA)
 : ss
County of Yellowstone)

On this _____ day of _____, 20__, before me, a Notary Public in and for the State of Montana, personally appeared *Sheila M. Siemion*, who executed the foregoing instrument and acknowledged to me that she executed the same.

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



CITY OF BILLINGS

WILLIAM A. COLE, MAYOR

*P.O. BOX 1178
BILLINGS, MONTANA 59103
(406) 687-8296
FAX (406) 657-8390*

March 26, 2018

Ron S. Hill Living Trust
c/o Sheila Siemion
P.O. Box 50636
Billings, MT 59105

Dear Property Owner:

On March 26, 2018, the Billings City Council conditionally approved the preliminary plat of Lake Hills Subdivision, 36th Filing, subject to the following conditions of approval:

1. To provide for the installation of private utilities, prior to final plat approval the applicant will coordinate with private utility providers for any needed easements and show them on the final plat as requested by the private utility companies.
2. To minimize impacts on local services, centralized mail delivery site(s) shall be coordinated and identified prior to final plat approval. A letter from USPS shall be provided for verification.
3. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.
4. The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

If you have questions please contact Dave Green at (406) 247-8666 or by email at greend@ci.billings.mt.us.

Sincerely,

William A. Cole, Mayor

Pc: KLJ Engineering

Regular City Council Meeting

Meeting Date: 03/26/2018

TITLE: Payment of Claims February 26, 2018

PRESENTED BY: Andy Zoeller

Department: City Hall Administration

Presentation: No

PROBLEM/ISSUE STATEMENT

Claims in the amount of \$1,672,525.75 have been audited and are presented for City Council payment approval. A complete listing of the claims dated February 26, 2018, 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_2.26.2018

Check Date	Check #	Name	Fund Name	Amount	Item Desc
02/26/2018	811498	A & I Distributors	Street/Traffic Oper	\$ 265.80	3069822
02/26/2018	811498	A & I Distributors	Fleet	\$ 254.40	3071456 PO NUM 304278
02/26/2018	811498	A & I Distributors	Street/Traffic Oper	\$ 371.80	3073023
02/26/2018	811498	A & I Distributors	Public Safety	\$ 39.80	3081812
02/26/2018	811498	A & I Distributors	Fleet	\$ 548.39	3081812 PO NUM 304945
02/26/2018	811498	A & I Distributors	Fleet	\$ 145.84	3082759
02/26/2018	811498	A & I Distributors	Fleet	\$ 400.00	3083821 PO NUM 304945
02/26/2018	811498	A & I Distributors	Transit	\$ 185.90	AUTO &TRUCK MAINT.ITEMS
02/26/2018	811498	A & I Distributors	Solid Waste	\$ 557.70	DEF for the garbage trucks
02/26/2018	811498	A & I Distributors	Airport	\$ 893.77	Invoice #3073193. Stock oil for equipment
02/26/2018	811498	A & I Distributors	Airport	\$ 1,007.06	Invoice #3078688. Stock order oil for Operations
02/26/2018	811498	A & I Distributors	Water	\$ 55.77	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811498	A & I Distributors	Solid Waste	\$ 2,328.78	Oil for Landfill equipment
02/26/2018	811498	A & I Distributors	Solid Waste	\$ 559.20	Washer fluid for the Landfill equipment
02/26/2018	811498	A & I Distributors	Solid Waste	\$ 128.80	Work on the oil heater in the shop at the BOC
02/26/2018	811498	A & I Distributors	Public Safety	\$ 39.79	3074583
02/26/2018	811498	A & I Distributors	Fleet	\$ 1,670.37	3074583 PO NUM 304278
02/26/2018	811498	A & I Distributors	Street/Traffic Oper	\$ 39.79	3081812
02/26/2018	811498	A & I Distributors	Fleet	\$ 2,662.99	3081812 PO NUM 304945
02/26/2018	811498	A & I Distributors	Wastewater	\$ 37.18	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811498	A & I Distributors	Street/Traffic Oper	\$ 39.79	3074583
02/26/2018	811498	A & I Distributors	Solid Waste	\$ 40.35	3081812
02/26/2018	811498	A & I Distributors	Solid Waste	\$ 40.35	3074583
02/26/2018	811506	American Title & Escrow	CDBG	\$ 2,975.00	FTHB Susanna Walters 244 Terry Avenue
02/26/2018	811514	BASF Corpooration	Wastewater	\$ 47,346.48	Zetag flexible
02/26/2018	811515	Beartooth Environmental, Inc.	Solid Waste	\$ 4,638.00	Hazardous Waste Removal
02/26/2018	811523	Border States Electric	Water	\$ 39.89	label cartridge for Labeler
02/26/2018	811523	Border States Electric	Wastewater	\$ 39.90	label cartridge for Labeler
02/26/2018	811523	Border States Electric	Wastewater	\$ 170.82	TSP 3 control wire
02/26/2018	811523	Border States Electric	Wastewater	\$ 163.99	TSP Pump #2
02/26/2018	811523	Border States Electric	Wastewater	\$ 20.93	TSP3 WWTP
02/26/2018	811523	Border States Electric	Water	\$ 2,388.21	UPS for power due to main UPS loss
02/26/2018	811523	Border States Electric	Water	\$ 183.00	supplies for testing
02/26/2018	811523	Border States Electric	Wastewater	\$ 183.01	supplies for testing
02/26/2018	811523	Border States Electric	Water	\$ 42.63	outlets for lab UPS
02/26/2018	811523	Border States Electric	Wastewater	\$ 85.49	permasleeve TSP 3
02/26/2018	811523	Border States Electric	Water	\$ 111.74	PLC 1100 room
02/26/2018	811523	Border States Electric	Water	\$ 4.67	drill tap
02/26/2018	811523	Border States Electric	Wastewater	\$ 4.68	drill tap
02/26/2018	811523	Border States Electric	Water	\$ 1,627.96	ELECTRICAL FOR WTP & WWTP PO NUM 305283

Check Date	Check #	Name	Fund Name	Amount	Item Desc
02/26/2018	811523	Border States Electric	Wastewater	\$ 32.07	Control relay for TSP #3
02/26/2018	811523	Border States Electric	Wastewater	\$ 193.76	WWTP TSP3
02/26/2018	811526	Carquest Auto Parts	Water	\$ 25.68	tools staples 4-3
02/26/2018	811526	Carquest Auto Parts	Water	\$ 142.40	WATER PARTS AND SUPPLIES PO NUM 305083
02/26/2018	811526	Carquest Auto Parts	Water	\$ 32.49	WATER PARTS AND SUPPLIES PO NUM 305092
02/26/2018	811526	Carquest Auto Parts	Water	\$ 131.84	WATER PARTS AND SUPPLIES PO NUM 305094
02/26/2018	811526	Carquest Auto Parts	Public Safety	\$ 310.42	1910-412443
02/26/2018	811526	Carquest Auto Parts	Fleet	\$ 13.70	1910-412898 PO NUM 304281
02/26/2018	811526	Carquest Auto Parts	Street/Traffic Oper	\$ 163.76	1910-413554
02/26/2018	811526	Carquest Auto Parts	Street/Traffic Oper	\$ 25.07	1910-413962
02/26/2018	811526	Carquest Auto Parts	Fleet	\$ 60.12	1910-414064 PO NUM 304947
02/26/2018	811526	Carquest Auto Parts	Wastewater	\$ 35.32	oil absorbent
02/26/2018	811526	Carquest Auto Parts	Street/Traffic Oper	\$ 209.70	1910-412840
02/26/2018	811526	Carquest Auto Parts	Fleet	\$ 12.86	1910-412953 PO NUM 304281
02/26/2018	811526	Carquest Auto Parts	Solid Waste	\$ 37.70	1910-413557
02/26/2018	811526	Carquest Auto Parts	Public Safety	\$ 247.74	1910-414122
02/26/2018	811526	Carquest Auto Parts	Water	\$ 51.44	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811526	Carquest Auto Parts	Water	\$ 93.12	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811526	Carquest Auto Parts	Water	\$ 88.98	WATER PARTS AND SUPPLIES PO NUM 304910
02/26/2018	811526	Carquest Auto Parts	Water	\$ 106.52	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811526	Carquest Auto Parts	Water	\$ 3.07	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811526	Carquest Auto Parts	Street/Traffic Oper	\$ 209.70	1910-412874
02/26/2018	811526	Carquest Auto Parts	Fleet	\$ 37.80	1910-413057 PO NUM 304281
02/26/2018	811526	Carquest Auto Parts	Solid Waste	\$ 22.09	1910-413685
02/26/2018	811526	Carquest Auto Parts	Public Safety	\$ (88.00)	1910-414204
02/26/2018	811526	Carquest Auto Parts	Street/Traffic Oper	\$ 33.30	1910-412898
02/26/2018	811526	Carquest Auto Parts	Fleet	\$ 384.08	1910-413417 PO NUM 304281
02/26/2018	811526	Carquest Auto Parts	Street/Traffic Oper	\$ 93.06	1910-412932
02/26/2018	811526	Carquest Auto Parts	Solid Waste	\$ 5.79	1910-412938
02/26/2018	811526	Carquest Auto Parts	Street/Traffic Oper	\$ 676.20	1910-413229
02/26/2018	811526	Carquest Auto Parts	Fleet	\$ 38.60	556403 PO NUM 304281
02/26/2018	811526	Carquest Auto Parts	Water	\$ 18.39	Emergency Diesel Tanks
02/26/2018	811526	Carquest Auto Parts	Water	\$ 2.33	GAP GAUAGE
02/26/2018	811526	Carquest Auto Parts	Water	\$ 5.95	Filter for generator
02/26/2018	811526	Carquest Auto Parts	Wastewater	\$ 10.50	Filters for gas compressors
02/26/2018	811526	Carquest Auto Parts	Fleet	\$ (11.89)	1910-412355 PO NUM 304281
02/26/2018	811526	Carquest Auto Parts	Fleet	\$ 19.74	1910-412379
02/26/2018	811526	Carquest Auto Parts	Fleet	\$ 16.20	1910-413553
02/26/2018	811526	Carquest Auto Parts	Fleet	\$ 18.39	1910-413656 PO NUM 304947
02/26/2018	811526	Carquest Auto Parts	Fleet	\$ 3.24	1910-413910

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02/26/2018	811526	Carquest Auto Parts	Fleet	\$ 6.60	1910-413985 PO NUM 304947
02/26/2018	811526	Carquest Auto Parts	Water	\$ 362.16	WATER PARTS AND SUPPLIES PO NUM 304909
02/26/2018	811526	Carquest Auto Parts	Water	\$ 265.48	WATER PARTS AND SUPPLIES PO NUM 305007
02/26/2018	811526	Carquest Auto Parts	Water	\$ 297.14	WATER PARTS AND SUPPLIES PO NUM 305014
02/26/2018	811526	Carquest Auto Parts	Water	\$ 20.67	WATER PARTS AND SUPPLIES PO NUM 305018
02/26/2018	811526	Carquest Auto Parts	Water	\$ 7.03	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811526	Carquest Auto Parts	Water	\$ 7.51	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811526	Carquest Auto Parts	Wastewater	\$ 12.38	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811526	Carquest Auto Parts	Water	\$ 101.70	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811526	Carquest Auto Parts	Water	\$ 34.76	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811526	Carquest Auto Parts	Public Safety	\$ 44.39	1910-413231
02/26/2018	811526	Carquest Auto Parts	Street/Traffic Oper	\$ (676.20)	1910-413303
02/26/2018	811527	Century Link	Radio	\$ 311.26	406-248-3636 Fire Airport Radio Tower Jellison
02/26/2018	811527	Century Link	Parking	\$ 49.37	406-252-2041 Park 2 Elevator Phone
02/26/2018	811527	Century Link	Radio	\$ 311.26	406-248-3635 Fire Airport Radio Tower WCK
02/26/2018	811527	Century Link	Fleet	\$ 54.04	406-256-5047 Motor Pool
02/26/2018	811527	Century Link	Airport	\$ 52.51	406-256-7070 Airport
02/26/2018	811527	Century Link	Engineering	\$ 97.13	406-259-7758 Measured Lines Depot
02/26/2018	811527	Century Link	P.W. Admin	\$ 64.75	406-259-7758 Measured Lines Depot
02/26/2018	811527	Century Link	Public Safety	\$ 118.32	406-373-3742 Fire RR Crossing Alarm
02/26/2018	811527	Century Link	Public Safety	\$ 49.47	406-651-0282 Fire 5 911 Line
02/26/2018	811527	Century Link	City County Planning	\$ 36.83	406-656-9578 Planning Traffic Central Broadwater
02/26/2018	811527	Century Link	City County Planning	\$ 36.83	406-656-9604 Planning Traffic Central 9th
02/26/2018	811527	Century Link	Airport	\$ 57.28	406-256-6014 Airport P9 Building
02/26/2018	811527	Century Link	Airport	\$ 57.18	406-252-0721 Airport 1FB Line
02/26/2018	811527	Century Link	EOC 911	\$ 249.01	406-245-7101 9-1-1 Center Landfill #2
02/26/2018	811527	Century Link	EOC 911	\$ 311.26	406-245-7102 9-1-1 Center Fox Reservoir #2
02/26/2018	811527	Century Link	Solid Waste	\$ 50.87	406-256-7001 Solid Waste Scale House
02/26/2018	811527	Century Link	EOC 911	\$ 48.71	406-245-2296 911
02/26/2018	811527	Century Link	Telephone System	\$ 228.20	406-248-3049 Main System T1 City/County Tie
02/26/2018	811527	Century Link	Public Safety	\$ 45.66	406-245-7481 Police
02/26/2018	811527	Century Link	Public Safety	\$ 119.32	406-245-7469 Fire
02/26/2018	811527	Century Link	Water	\$ 39.44	406-245-3659 PUD Alarm Water Tower
02/26/2018	811527	Century Link	Airport	\$ 45.66	406-245-5834 Airport Alarm
02/26/2018	811527	Century Link	EOC 911	\$ 45.65	406-245-3107 911
02/26/2018	811527	Century Link	EOC 911	\$ 45.65	406-245-3108 911
02/26/2018	811529	Chicago Title of Montana LLC	CDBG	\$ 10,000.00	FTHB Richard and Audra Baird 1535 Patricia Lane
02/26/2018	811532	CTA Inc	Wastewater	\$ 931.72	WO 17-22 Belknap Service Center HVAC
02/26/2018	811532	CTA Inc	Water	\$ 2,795.15	WO 17-22 Belknap Service Center HVAC
02/26/2018	811533	Data Imaging System, Inc.	Building Inspection	\$ 4,420.20	I18-017604 Data Imaging System, Inc.

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02/26/2018	811533	Data Imaging System, Inc.	Building Inspection	\$ 54.05	I18-017666 Data Imaging System, Inc.
02/26/2018	811535	DC Frost Associates Inc	Wastewater	\$ 3,606.37	lamp
02/26/2018	811536	Dell Computer L P	P.W. Admin	\$ 1,489.23	Qty.1 Dell GO i5 Processor, 2-24" monitors, sound bar
02/26/2018	811536	Dell Computer L P	City County Planning	\$ 4,321.84	2-Dell Go i7 processor 256SSD, 32GB RAM 2- 27"Ultra
02/26/2018	811536	Dell Computer L P	Parking	\$ 1,463.48	1-Dell GO i7 Processor 2-24" Monitors 1-Sound bar
02/26/2018	811536	Dell Computer L P	General	\$ 1,554.30	1-Dell GO i7Processor,2-27"monitors,sound bar
02/26/2018	811536	Dell Computer L P	General	\$ 431.31	2-27" Monitors, sound bar Teague Westrope -Legal
02/26/2018	811536	Dell Computer L P	Water	\$ 1,738.04	Qty.1 Dell GO i7 processor, 2-24" monitors, sound bar
02/26/2018	811536	Dell Computer L P	Water	\$ 1,787.08	Qty.1 Dell GO i5 processor, 2-24" monitors, sound bar
02/26/2018	811536	Dell Computer L P	General	\$ 431.31	2-27" Monitors, sound bar Stacy Tenney- Legal
02/26/2018	811536	Dell Computer L P	Water	\$ 1,042.82	Qty.1Dell GO i7 Processor, 2-24" monitors, sound bar
02/26/2018	811536	Dell Computer L P	General	\$ 431.31	2-27" Monitors, sound bar Chantel Anderson -Legal
02/26/2018	811536	Dell Computer L P	Wastewater	\$ 1,191.38	Qty.1 Dell GO i5 processor, 2-24"monitors, sound bar
02/26/2018	811536	Dell Computer L P	Wastewater	\$ 695.22	Qty.1Dell GO i7 Processor, 2-24" monitors, sound bar
02/26/2018	811537	Dept Of Natural Resources	Airport	\$ 24,000.00	Invoice #SULS1800483. State Land Lease
02/26/2018	811538	Desert Mountain Corporation	Street/Traffic Oper	\$ 4,187.20	ice slicer used to melt snow on streets
02/26/2018	811538	Desert Mountain Corporation	Street/Traffic Oper	\$ 4,911.97	ice slicer used to melt snow on streets
02/26/2018	811538	Desert Mountain Corporation	Street/Traffic Oper	\$ 4,968.84	ice slicer used to melt snow on streets
02/26/2018	811539	DOWL	Water	\$ 33,765.00	WO 18-01 2018 Water & Sewer Sch 1 N 27th
02/26/2018	811539	DOWL	Storm Sewer	\$ 5,190.00	West Billings Stormwater Management Analysis
02/26/2018	811546	Escosupply	Street/Traffic Oper	\$ 2,779.10	grader cutting edges
02/26/2018	811546	Escosupply	Street/Traffic Oper	\$ 2,615.90	plow/grader cutting edges amd bp;ts
02/26/2018	811551	Fiberglass Structures Inc	Water	\$ 5,691.00	Field Service Contract
02/26/2018	811552	First Montana Title Co	CDBG	\$ 15,000.00	FTHB Shawn Wallace 3146 Georgina Drive
02/26/2018	811553	Fremont Motor Powell LLC	Engineering	\$ 26,706.00	2018 Full-size 1/2 ton 4 wheel drive, extended cab
02/26/2018	811553	Fremont Motor Powell LLC	Building Inspection	\$ 26,706.00	PO # 18-000139 2018 Dodge Truck for Building
02/26/2018	811567	HDR, Inc.	Wastewater	\$ 18,657.30	RNG Evaluation for use of Biogas at the Water
02/26/2018	811567	HDR, Inc.	Wastewater	\$ 207,177.46	WO 14-11 WWTP Nutrient Upgrade Expansion
02/26/2018	811567	HDR, Inc.	Water	\$ 5,880.69	WO 17-09 Leavens Reservoir Liner
02/26/2018	811569	High Point Networks LLC	Police Programs	\$ 6,692.09	1-210-ADLM PowerEdge R530 Server 5x10 support
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 24.74	32983760
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 207.14	32983760
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 317.69	32983760
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 201.80	32983760
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 14.37	32983760
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 26.92	32983760
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 376.81	32983760
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 41.37	32984922
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 19.95	32984922
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 19.31	32984922

Check Date	Check #	Name	Fund Name	Amount	Item Desc
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 14.72	33002849
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 24.74	330989953
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 11.79	33098954
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 15.92	33098955
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 31.85	33098955
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 15.92	33098955
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 94.40	33098956
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 18.60	33098956
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 18.00	33002850
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 16.52	33098959
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 43.99	33098960
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 156.15	33098960
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 147.74	33098960
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 194.82	33098960
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 415.64	33098960
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 60.85	33098960
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 73.15	33098957
02/26/2018	811575	Ingram Library Services Inc.	Library	\$ 66.08	33098958
02/26/2018	811576	Integrated Information Solutions Inc.	Information Resources	\$ 3,500.00	Add Expansion Unit to existing V3700 Allocate Drives
02/26/2018	811579	J & M Tire LLC	Water	\$ 606.24	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811579	J & M Tire LLC	Wastewater	\$ 765.00	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811579	J & M Tire LLC	Wastewater	\$ 10.00	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811579	J & M Tire LLC	Water	\$ 34.95	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811579	J & M Tire LLC	Wastewater	\$ 152.50	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811579	J & M Tire LLC	Wastewater	\$ 39.64	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811579	J & M Tire LLC	Water	\$ 1,450.62	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811581	Kadrmass Lee & Jackson	Wastewater	\$ 3,847.50	WO 17-23 King Ave W Water & Sewer
02/26/2018	811581	Kadrmass Lee & Jackson	Water	\$ 3,847.50	WO 17-23 King Ave W Water & Sewer
02/26/2018	811587	KM Consulting and Training	CDBG	\$ 3,043.92	Invoice for KM Consultant Kathy McCleskey
02/26/2018	811588	Kois Brothers Equipment Co	Water	\$ 494.99	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811588	Kois Brothers Equipment Co	Street/Traffic Oper	\$ 2,575.00	lift gate for unit 1105
02/26/2018	811588	Kois Brothers Equipment Co	Solid Waste	\$ 262,186.00	Side load garbage truck for Solid Waste
02/26/2018	811588	Kois Brothers Equipment Co	Street/Traffic Oper	\$ 162.86	111847
02/26/2018	811588	Kois Brothers Equipment Co	Street/Traffic Oper	\$ 401.35	111869
02/26/2018	811588	Kois Brothers Equipment Co	Street/Traffic Oper	\$ 875.00	111999
02/26/2018	811588	Kois Brothers Equipment Co	Solid Waste	\$ 127.70	112196
02/26/2018	811588	Kois Brothers Equipment Co	Solid Waste	\$ 663.70	112220
02/26/2018	811588	Kois Brothers Equipment Co	Street/Traffic Oper	\$ 18.22	111847
02/26/2018	811588	Kois Brothers Equipment Co	Water	\$ 294.33	111869
02/26/2018	811588	Kois Brothers Equipment Co	Street/Traffic Oper	\$ 71.29	111999

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02/26/2018	811588	Kois Brothers Equipment Co	Street/Traffic Oper	\$ 374.63	111895
02/26/2018	811588	Kois Brothers Equipment Co	Street/Traffic Oper	\$ 154.50	111895
02/26/2018	811588	Kois Brothers Equipment Co	Street/Traffic Oper	\$ 500.00	111917
02/26/2018	811588	Kois Brothers Equipment Co	Street/Traffic Oper	\$ 18.93	111917
02/26/2018	811588	Kois Brothers Equipment Co	Public Safety	\$ 39.67	111961
02/26/2018	811595	Michael Crummett Photography	Airport	\$ 2,500.00	Photo Usage Fees July 1, 2017 - June 30, 2018
02/26/2018	811597	Miller Trois LLC	General	\$ 1,971.00	118-017810 Miller Trois LLC
02/26/2018	811597	Miller Trois LLC	Building Inspection	\$ 6,330.00	118-017810 Miller Trois LLC
02/26/2018	811597	Miller Trois LLC	City County Planning	\$ 4,218.00	118-017810 Miller Trois LLC
02/26/2018	811597	Miller Trois LLC	CDBG	\$ 4,926.00	118-017810 Miller Trois LLC
02/26/2018	811599	Montana Dakota Utilities Co	CDBG	\$ 46.82	FORECLOSURE Program - 30 S Plainview Street
02/26/2018	811599	Montana Dakota Utilities Co	Public Safety	\$ 1,079.41	169 233 1000 3
02/26/2018	811599	Montana Dakota Utilities Co	Airport	\$ 225.48	283 116 0655 3. IP-12 Alpine. February 2018
02/26/2018	811599	Montana Dakota Utilities Co	Parking	\$ 220.58	303 725 2591 2
02/26/2018	811599	Montana Dakota Utilities Co	Water	\$ 94.13	373 580 1000 9
02/26/2018	811599	Montana Dakota Utilities Co	Wastewater	\$ 5,253.08	293 780 1000 2
02/26/2018	811599	Montana Dakota Utilities Co	Water	\$ 94.13	373 580 1000 9
02/26/2018	811599	Montana Dakota Utilities Co	Airport	\$ 174.66	629 573 1000 6. Detail Bay 2 National/Alamo.
02/26/2018	811599	Montana Dakota Utilities Co	Airport	\$ 459.83	129 573 1000 1. Mud Wash. February 2018
02/26/2018	811599	Montana Dakota Utilities Co	Wastewater	\$ 10,506.18	293 780 1000 2
02/26/2018	811599	Montana Dakota Utilities Co	Airport	\$ 1,555.54	889 373 1000 6. Car Wash. February 2018
02/26/2018	811599	Montana Dakota Utilities Co	Wastewater	\$ 5,253.08	293 780 1000 2
02/26/2018	811599	Montana Dakota Utilities Co	Airport	\$ 1,990.54	285 580 1000 6
02/26/2018	811599	Montana Dakota Utilities Co	Airport	\$ 389.78	185 580 1000 7. TSA Building. February 2018
02/26/2018	811599	Montana Dakota Utilities Co	Airport	\$ 181.16	160 723 3573 6. USDA. February 2018
02/26/2018	811599	Montana Dakota Utilities Co	Library	\$ 1,737.12	219 924 4851 0
02/26/2018	811599	Montana Dakota Utilities Co	Airport	\$ 252.08	295 580 1000 4. Aero Interiors. February 2018
02/26/2018	811599	Montana Dakota Utilities Co	Airport	\$ 125.61	429 573 1000 8. Detail Bay 4 Avis/Budget.
02/26/2018	811599	Montana Dakota Utilities Co	General	\$ 135.65	501 473 1000 2
02/26/2018	811599	Montana Dakota Utilities Co	Public Safety	\$ 91.03	514 117 0478 9
02/26/2018	811599	Montana Dakota Utilities Co	Airport	\$ 34.58	529 573 1000 7. Detail Bay 5 Thrifty/Dollar.
02/26/2018	811599	Montana Dakota Utilities Co	General	\$ 409.58	437 780 1000 9
02/26/2018	811599	Montana Dakota Utilities Co	Airport	\$ 133.28	229 573 1000 0. Detail Bay 1 Hertz. February 2018
02/26/2018	811599	Montana Dakota Utilities Co	Airport	\$ 62.36	329 573 1000 9. Detail Bay 3 Enterprise.
02/26/2018	811599	Montana Dakota Utilities Co	Public Safety	\$ 634.27	533 653 1000 1
02/26/2018	811599	Montana Dakota Utilities Co	Engineering	\$ 244.10	595 373 1000 1
02/26/2018	811599	Montana Dakota Utilities Co	Water	\$ 89.55	541 380 1000 1
02/26/2018	811599	Montana Dakota Utilities Co	Airport	\$ 13.31	806 580 1000 6
02/26/2018	811599	Montana Dakota Utilities Co	Parking	\$ 71.02	799 152 1209 0
02/26/2018	811599	Montana Dakota Utilities Co	Wastewater	\$ 27.80	735 453 1000 2

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02/26/2018	811599	Montana Dakota Utilities Co	Parking	\$ 13.91	717 353 1000 6
02/26/2018	811599	Montana Dakota Utilities Co	Airport	\$ 1,246.46	706 580 1000 7
02/26/2018	811599	Montana Dakota Utilities Co	Wastewater	\$ 27.22	596 733 1000 5
02/26/2018	811599	Montana Dakota Utilities Co	Airport	\$ 7,292.42	595 580 1000 1
02/26/2018	811599	Montana Dakota Utilities Co	P.W. Admin	\$ 61.03	595 373 1000 1
02/26/2018	811599	Montana Dakota Utilities Co	Transit	\$ 2,406.60	962 880 1000 0
02/26/2018	811599	Montana Dakota Utilities Co	Facilities Mngmt	\$ 2,834.67	929 780 1000 4
02/26/2018	811599	Montana Dakota Utilities Co	Wastewater	\$ 30.17	955 043 1000 4
02/26/2018	811599	Montana Dakota Utilities Co	Water	\$ 33.13	921 580 1000 6
02/26/2018	811599	Montana Dakota Utilities Co	Public Safety	\$ 1,120.62	885 880 1000 4
02/26/2018	811603	Morrison Maierle Inc	Wastewater	\$ 1,460.00	WO 18-01 2018 Water & Sewer Replacement Sch 3
02/26/2018	811603	Morrison Maierle Inc	Wastewater	\$ 88,015.64	WO 18-01 2018 Water & Sewer Sch 2 Sanitary Sewer
02/26/2018	811603	Morrison Maierle Inc	Water	\$ 803.00	WO 18-15 Voelker Pump Station Improvements
02/26/2018	811604	Motor Power Equipment Co.	Water	\$ 2,518.64	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811604	Motor Power Equipment Co.	Water	\$ 16.93	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811604	Motor Power Equipment Co.	Water	\$ 201.83	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811604	Motor Power Equipment Co.	Water	\$ 2,521.70	NONSTOCKING ITEMS-P.U.D.
02/26/2018	811606	Musol Limited	Wastewater	\$ 4,553.24	MPOX chemical
02/26/2018	811611	Northwest Pipe Fittings	Wastewater	\$ 103.44	misc flux solder fitting brush pro gas cylinder for shop
02/26/2018	811611	Northwest Pipe Fittings	Water	\$ 12,920.00	WATER PARTS AND SUPPLIES PO NUM 305077
02/26/2018	811611	Northwest Pipe Fittings	Street/Traffic Oper	\$ 50.95	4" test ball and hose for icemelter
02/26/2018	811611	Northwest Pipe Fittings	Water	\$ 2,122.40	5+5 N SITE PLUS MAINTENANCE SUPPORT
02/26/2018	811611	Northwest Pipe Fittings	Water	\$ 5,835.00	50 Reg Ecoder Pit
02/26/2018	811611	Northwest Pipe Fittings	Water	\$ 993.55	belt clip transceiver and nomad programming
02/26/2018	811611	Northwest Pipe Fittings	Water	\$ 259.10	ANTENNA AND ROOF MOUNT
02/26/2018	811611	Northwest Pipe Fittings	Water	\$ 231.24	FLOW METER FILTER BUILDING supplies
02/26/2018	811611	Northwest Pipe Fittings	Wastewater	\$ 136.39	Gas line repair
02/26/2018	811611	Northwest Pipe Fittings	Wastewater	\$ 117.48	gas pipe
02/26/2018	811611	Northwest Pipe Fittings	Wastewater	\$ 505.21	Gas pipe shop and plant
02/26/2018	811611	Northwest Pipe Fittings	Wastewater	\$ 442.17	Gas valve repair ofr sec digestor
02/26/2018	811611	Northwest Pipe Fittings	Wastewater	\$ 409.01	Gate valve for Headworks
02/26/2018	811611	Northwest Pipe Fittings	Water	\$ 199.14	Filter Plumbing
02/26/2018	811611	Northwest Pipe Fittings	Water	\$ 109.56	Filter Building Flow Meters
02/26/2018	811611	Northwest Pipe Fittings	Wastewater	\$ 127.46	WO 14-11 WRF Nutrient Upgrade Expansion
02/26/2018	811611	Northwest Pipe Fittings	Wastewater	\$ 30.12	WO 14-11 WRF Nutrient Upgrade Expansion
02/26/2018	811611	Northwest Pipe Fittings	Water	\$ 17,268.60	WATER PARTS AND SUPPLIES PO NUM 305093
02/26/2018	811611	Northwest Pipe Fittings	Water	\$ 4,108.60	trimble Nomad 105LE ccharging comm cradle
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 519.59	SILMD 009 ACCT# 0712545-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,195.89	SILMD 173 ACCT# 0712612-1
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 98.90	SILMD 239 ACCT# 0712673-3

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02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,464.09	SILMD 010 ACCT# 0712546-1
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,038.55	SILMD 174 ACCT# 0712613-9
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 400.52	SILMD 240 ACCT# 0712674-1
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 4,398.51	SILMD 013 ACCT# 0721276-4
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 346.19	SILMD 175 ACCT# 0712614-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 648.69	SILMD 241 ACCT# 0712675-8
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 2,128.57	SILMD 014 ACCT# 0721277-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 45.41	SILMD 176 ACCT# 0712615-4
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 86.70	SILMD 242 ACCT# 0712676-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 91.79	SILMD 018 ACCT# 0712554-5
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 543.99	SILMD 179 ACCT# 0712617-0
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 90.13	SILMD 245 ACCT# 0712678-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,281.36	SILMD 017 ACCT# 0712553-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 272.01	SILMD 178 ACCT# 0712616-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 115.60	SILMD 244 ACCT# 0712677-4
02/26/2018	811613	NorthWestern Energy	Street/Traffic Oper	\$ 12,970.73	Signal Bills
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 519.24	SILMD 008 ACCT# 0712544-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 563.30	SILMD 172 ACCT# 0712611-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 15.55	SILMD 238 ACCT# 0712672-5
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 346.79	SILMD 123 ACCT# 0712572-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 222.51	SILMD 195 ACCT# 0712633-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 983.62	SILMD 263 ACCT# 0720716-0
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,011.43	SILMD 124 ACCT# 0712573-5
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 71.48	SILMD 196 ACCT# 0712634-5
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 164.37	SILMD 264 ACCT# 0721427-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 404.59	SILMD 125 ACCT# 0712574-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 71.48	SILMD 197 ACCT# 0712635-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 365.82	SILMD 265 ACCT# 0721556-9
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 202.29	SILMD 126 ACCT# 0712575-0
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 123.62	SILMD 198 ACCT# 0712636-0
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 63.14	SILMD 266 ACCT# 0721684-9
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 741.83	SILMD 127 ACCT# 0712576-8
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 95.45	SILMD 200 ACCT# 0712637-8
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 438.34	SILMD 270 ACCT# 0906944-4
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 519.26	SILMD 128 ACCT# 0712577-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 420.37	SILMD 201 ACCT# 0712638-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,044.47	SILMD 271 ACCT# 0995095-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 346.79	SILMD 129 ACCT# 0712578-4
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 590.08	SILMD 202 INV# 0712639-4
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 2,935.60	SILMD 272 ACCT# 0905005-5

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02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 131.44	SILMD 130 ACCT# 0712579-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 19.06	SILMD 203 ACCT# 0712640-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 210.70	SILMD 273 ACCT# 0926386-4
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 895.85	SILMD 131 ACCT# 0712580-0
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 386.98	SILMD 204 ACCT# 0712641-0
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 476.16	SILMD 276 ACCT# 0961926-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 244.10	SILMD 133 ACCT# 0712581-8
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 36.34	SILMD 205 ACCT# 0712642-8
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 862.21	SILMD 277 ACCT# 1058710-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 563.29	SILMD 134 ACCT# 0712582-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 346.19	SILMD 206 ACCT# 0712643-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 211.40	SILMD 278 ACCT# 1087619-1
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 543.99	SILMD 135 ACCT# 0712583-4
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 395.66	SILMD 207 ACCT# 0712644-4
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 64.26	SILMD 279 ACCT# 1124127-0
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 491.27	SILMD 136 ACCT# 0712584-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 286.75	SILMD 208 ACCT# 0712645-1
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 738.36	SILMD 280 ACCT# 1045653-1
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 390.61	SILMD 137 ACCT# 0712585-9
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 568.74	SILMD 209 ACCT# 0712646-9
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 455.53	SILMD 283 ACCT# 1172743-5
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 780.26	SILMD 138 ACCT# 0712586-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 85.78	SILMD 210 ACCT# 0712647-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 354.10	SILMD 285 ACCT# 1206985-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 260.12	SILMD 139 ACCT# 0712587-5
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 47.67	SILMD 211 ACCT# 0712648-5
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 248.24	SILMD 286 ACCT# 1296582-8
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 606.86	SILMD 143 ACCT# 0712588-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 47.67	SILMD 212 ACCT# 0712649-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 136.89	SILMD 287 ACCT# 1246537-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 28.80	SILMD 144 ACCT# 0712589-1
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 28.60	SILMD 213 ACCT# 0712650-1
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,865.18	SILMD 288 ACCT# 1303978-9
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 664.67	SILMD 151 ACCT# 0712595-8
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 75.34	SILMD 222 ACCT# 0712656-8
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 115.60	SILMD 295 ACCT# 1481536-9
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 4,346.51	SILMD 152 ACCT# 0712596-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 114.38	SILMD 223 ACCT# 0712657-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,310.55	SILMD 296 ACCT# 1481537-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 568.74	SILMD 153 ACCT# 0712597-4

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02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,907.70	SILMD 224 ACCT# 0712658-4
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 222.58	SILMD 297 ACCT# 1481539-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,285.84	SILMD 154 ACCT# 0712598-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 398.94	SILMD 225 ACCT# 0712659-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 197.83	SILMD 298 ACCT# 1481540-1
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 520.17	SILMD 155 ACCT# 0712599-0
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 306.57	SILMD 226 ACCT# 0712660-0
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 420.82	SILMD 300 ACCT# 1662840-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 964.37	SILMD 157 ACCT# 0712600-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 620.24	SILMD 227 ACCT# 0712661-8
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 5,162.57	SILMD 301 ACCT# 1687005-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 838.05	SILMD 158 ACCT# 0712601-4
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 838.05	SILMD 228 ACCT# 0712662-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 298.98	SILMD 302 ACCT# 1607534-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,143.92	SILMD 159 ACCT# 0712602-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 433.48	SILMD 229 ACCT# 0712663-4
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 976.28	SILMD 305 ACCT# 1695873-8
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 751.37	SILMD 160 ACCT# 0712603-0
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,011.46	SILMD 230 ACCT# 0712664-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 225.16	SILMD 306 ACCT# 1740353-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,112.75	SILMD 161 ACCT# 0712604-8
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 606.86	SILMD 231 ACCT# 0712665-9
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 3,639.42	SILMD 307 ACCT# 2049005-8
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 63.60	SILMD 162 ACCT# 0712605-5
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 2,629.76	SILMD 232 ACCT# 0712666-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 275.88	SILMD 308 ACCT# 2072459-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 702.28	SILMD 163 ACCT# 0712606-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 833.12	SILMD 233 ACCT# 0712667-5
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 433.00	SILMD 309 ACCT# 2001311-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 395.66	SILMD 164 ACCT# 0712607-1
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 468.87	SILMD 234 ACCT# 0712668-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 422.92	SILMD 310 ACCT# 2060519-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 924.75	SILMD 165 ACCT# 0712608-9
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 524.53	SILMD 235 ACCT# 0712669-1
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 332.14	SILMD 311 ACCT# 3014475-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 247.29	SILMD 167 ACCT# 0712609-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 166.88	SILMD 236 ACCT# 0712670-9
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 332.71	SILMD 312 ACCT# 3146127-0
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 593.46	SILMD 171 ACCT# 0712610-5
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 420.37	SILMD 237 ACCT# 0712671-7

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02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 438.96	SILMD 315 Acct# 3305804-1
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,146.39	SILMD 316 Acct# 3291842-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 97.50	SILMD 317 Acct# 3253826-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 805.69	SILMD 318 Acct# 3372018-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 55.19	SILMD 320 Acct# 0712569-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 462.83	SILMD 321 Acct# 3338917-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 96.29	SILMD 322 Acct# 3402033-9
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 982.57	SILMD 114 ACCT# 0712563-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 247.29	SILMD 187 ACCT# 0712625-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 2,023.68	SILMD 253 ACCT# 0719644-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 231.19	SILMD 115 ACCT# 0712564-4
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 296.73	SILMD 188 ACCT# 0712626-1
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 150.68	SILMD 254 ACCT# 0719763-5
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 606.86	SILMD 116 ACCT# 0712565-1
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 247.29	SILMD 189 ACCT# 0712627-9
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 184.78	SILMD 255 ACCT# 0720813-5
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 3,352.48	SILMD 117 ACCT# 0712566-9
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,285.84	SILMD 190 ACCT# 0712628-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 892.44	SILMD 257 ACCT# 0720360-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 242.75	SILMD 118 ACCT# 0712567-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 441.79	SILMD 191 ACCT# 0712629-5
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 2,728.06	SILMD 258 ACCT# 0720606-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 160.14	SILMD 119 ACCT# 0712568-5
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 321.47	SILMD 192 ACCT# 0712630-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,388.04	SILMD 259 ACCT# 0720810-1
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 2,600.89	SILMD 121 ACCT# 0712570-1
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 791.28	SILMD 193 ACCT# 0712631-1
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 520.17	SILMD 261 ACCT# 0720705-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 197.83	SILMD 122 ACCT# 0712571-9
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 267.02	SILMD 194 ACCT# 0712632-9
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 3,281.47	SILMD 262 ACCT# 0720937-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 4,565.97	SILMD 109 ACCT# 0712561-0
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 148.38	SILMD 185 ACCT# 0712623-8
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 4,107.73	SILMD 251 ACCT# 0718801-4
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 189.12	SILMD 113 ACCT# 0712562-8
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 634.16	SILMD 186 ACCT# 0712624-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 577.99	SILMD 252 ACCT# 0719162-0
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,820.62	SILMD 107 ACCT# 0712560-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 395.66	SILMD 184 ACCT# 0712622-0
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 200.26	SILMD 250 ACCT# 0719001-0

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02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 2,762.51	SILMD 100 ACCT# 0712559-4
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,236.40	SILMD 183 ACCT# 0712621-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 2,860.97	SILMD 249 ACCT# 0718734-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 473.29	SILMD 095 ACCT# 0712556-0
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 370.91	SILMD 180 ACCT# 0712618-8
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 346.79	SILMD 246 ACCT# 0712679-0
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 13,451.34	SILMD 097 ACCT# 0712557-8
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,762.82	SILMD 181 ACCT# 0712619-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,211.99	SILMD 247 ACCT# 0712680-8
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,670.40	SILMD 099 ACCT# 0712558-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 618.18	SILMD 182 ACCT# 0712620-4
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 2,568.79	SILMD 248 ACCT# 0712681-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 494.57	SILMD 145 ACCT# 0712590-9
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 390.10	SILMD 214 ACCT# 0712651-9
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 201.38	SILMD 289 ACCT# 1685375-6
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 375.69	SILMD 146 ACCT# 0712591-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 148.38	SILMD 216 ACCT# 0712652-7
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 171.83	SILMD 290 ACCT# 1433921-2
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 451.18	SILMD 147 ACCT# 0712592-5
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 360.66	SILMD 217 ACCT# 0712653-5
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 611.32	SILMD 292 ACCT# 1481532-8
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 1,556.26	SILMD 149 ACCT# 0712593-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 260.01	SILMD 220 ACCT# 0712654-3
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 247.29	SILMD 293 ACCT# 1481534-4
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 791.28	SILMD 150 ACCT# 0712594-1
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 9.08	SILMD 221 ACCT# 0712655-0
02/26/2018	811613	NorthWestern Energy	Light Maintenance	\$ 494.57	ILMD 294 ACCT# 1481535-1
02/26/2018	811614	NorthWestern Energy	General	\$ -	0723170-7
02/26/2018	811614	NorthWestern Energy	General	\$ -	0723052-7
02/26/2018	811614	NorthWestern Energy	General	\$ -	0723051-9
02/26/2018	811614	NorthWestern Energy	General	\$ -	0723038-6
02/26/2018	811614	NorthWestern Energy	General	\$ -	0723027-9
02/26/2018	811614	NorthWestern Energy	General	\$ 32.69	0722257-3
02/26/2018	811614	NorthWestern Energy	Airport	\$ 212.41	2001867-7. Detail Bay 5 Thrifty/Dollar. February 2018
02/26/2018	811614	NorthWestern Energy	Airport	\$ 305.01	2001865-1. Detail Bay 4 Avis/Budget. February 2018
02/26/2018	811614	NorthWestern Energy	General	\$ 98.98	0722255-7
02/26/2018	811614	NorthWestern Energy	General	\$ 89.92	0722251-6
02/26/2018	811614	NorthWestern Energy	Airport	\$ 232.15	2001862-8. Detail Bay 3 Enterprise. February 2018
02/26/2018	811614	NorthWestern Energy	General	\$ 120.45	0722266-4
02/26/2018	811614	NorthWestern Energy	Airport	\$ 125.19	1138926-9. Aero Interiors. February 2018

Check Date	Check #	Name	Fund Name	Amount	Item Desc
02/26/2018	811614	NorthWestern Energy	General	\$ 10.76	0722269-8
02/26/2018	811614	NorthWestern Energy	Airport	\$ 304.53	3446396-8. USDA. February 2018
02/26/2018	811614	NorthWestern Energy	General	\$ 12.70	0722292-0
02/26/2018	811614	NorthWestern Energy	General	\$ 93.51	0722287-0
02/26/2018	811614	NorthWestern Energy	Airport	\$ 521.75	1669567-8. TSA Building. February 2018
02/26/2018	811614	NorthWestern Energy	General	\$ 21.50	0723054-3
02/26/2018	811614	NorthWestern Energy	General	\$ 19.03	0723044-4
02/26/2018	811614	NorthWestern Energy	General	\$ 52.60	0723042-8
02/26/2018	811614	NorthWestern Energy	General	\$ 193.83	0723037-8
02/26/2018	811614	NorthWestern Energy	General	\$ 7.20	0723036-0
02/26/2018	811614	NorthWestern Energy	General	\$ 107.47	0723035-2
02/26/2018	811614	NorthWestern Energy	General	\$ 91.49	0722933-9
02/26/2018	811614	NorthWestern Energy	General	\$ 20.64	0722293-8
02/26/2018	811614	NorthWestern Energy	General	\$ -	0722265-6
02/26/2018	811614	NorthWestern Energy	General	\$ -	0722261-5
02/26/2018	811614	NorthWestern Energy	General	\$ -	0722262-3
02/26/2018	811614	NorthWestern Energy	Solid Waste	\$ 2,356.58	3252194-0
02/26/2018	811614	NorthWestern Energy	General	\$ -	0722260-7
02/26/2018	811614	NorthWestern Energy	Facilities Mngmt	\$ 3,099.04	1269391-7
02/26/2018	811614	NorthWestern Energy	Facilities Mngmt	\$ 2,591.51	1160804-9
02/26/2018	811614	NorthWestern Energy	Facilities Mngmt	\$ 662.89	1160802-3
02/26/2018	811614	NorthWestern Energy	Water	\$ 477.46	1116452-2
02/26/2018	811614	NorthWestern Energy	Facilities Mngmt	\$ 510.52	0975808-7
02/26/2018	811614	NorthWestern Energy	General	\$ 34.44	0789437-1
02/26/2018	811614	NorthWestern Energy	Street/Traffic Oper	\$ 5.85	0723645-8
02/26/2018	811614	NorthWestern Energy	Street/Traffic Oper	\$ 5.97	0723644-1
02/26/2018	811614	NorthWestern Energy	General	\$ 5.85	0723162-4
02/26/2018	811614	NorthWestern Energy	General	\$ 22.06	0723058-4
02/26/2018	811614	NorthWestern Energy	General	\$ 7.82	0723057-6
02/26/2018	811614	NorthWestern Energy	General	\$ 35.79	0723056-8
02/26/2018	811614	NorthWestern Energy	General	\$ 10.39	0723055-0
02/26/2018	811614	NorthWestern Energy	General	\$ 6.60	Monthly electrical charges for Pioneer tennis courts
02/26/2018	811614	NorthWestern Energy	Water	\$ 949.72	0100485-2
02/26/2018	811614	NorthWestern Energy	Airport	\$ 63.79	0719616-5. ARFF Facility Lights. February 2018
02/26/2018	811614	NorthWestern Energy	Wastewater	\$ 329.97	822 shiloh crossing blvd lift
02/26/2018	811614	NorthWestern Energy	Airport	\$ 88.23	3085107-5. New Employee Parking. February 2018
02/26/2018	811614	NorthWestern Energy	Radio	\$ 250.29	0721580-9
02/26/2018	811614	NorthWestern Energy	Airport	\$ 341.47	2001846-1. Mud Wash. February 2018
02/26/2018	811614	NorthWestern Energy	General	\$ 5.85	0722247-4
02/26/2018	811614	NorthWestern Energy	Airport	\$ 533.15	2001848-7. Detail Bay 1 Hertz. February 2018

Check Date	Check #	Name	Fund Name	Amount	Item Desc
02/26/2018	811614	NorthWestern Energy	Airport	\$ 285.26	2001855-2. Detail Bay 2 National/Alamo.
02/26/2018	811614	NorthWestern Energy	General	\$ 75.73	0720821-8
02/26/2018	811614	NorthWestern Energy	Airport	\$ 1,292.80	1993430-6. Car Wash. February 2018
02/26/2018	811614	NorthWestern Energy	Wastewater	\$ 1,021.21	0100606-3
02/26/2018	811614	NorthWestern Energy	Airport	\$ 68.07	1647695-4. De Icer. February 2018
02/26/2018	811614	NorthWestern Energy	Water	\$ 3,063.65	0100606-3
02/26/2018	811614	NorthWestern Energy	Airport	\$ 548.87	0712809-3. IP-12 Alpine. February 2018
02/26/2018	811614	NorthWestern Energy	Airport	\$ 1,695.25	0100484-5. ARFF Facility. February 2018
02/26/2018	811614	NorthWestern Energy	Water	\$ 77,612.32	0100606-3
02/26/2018	811614	NorthWestern Energy	Airport	\$ 1,029.91	0712800-2. IP-9. February 2018
02/26/2018	811614	NorthWestern Energy	Airport	\$ 2,597.73	0100483-7. Runway Lights. February 2018
02/26/2018	811614	NorthWestern Energy	Water	\$ 4,489.36	0100540-4
02/26/2018	811614	NorthWestern Energy	Airport	\$ 380.96	0712792-1. IP-7. February 2018
02/26/2018	811619	PSC Custom LP	Solid Waste	\$ 4,807.48	WATER TANK FOR #0141
02/26/2018	811621	Rimrock Engineering Inc	Airport	\$ 275.00	Invoice #03-29387. AIP 57 ARFF Ramp Rehab
02/26/2018	811621	Rimrock Engineering Inc	Airport	\$ 2,475.00	Invoice #03-29387. AIP 57 ARFF Ramp Rehab
02/26/2018	811623	Routeware Inc	Solid Waste	\$ 10,476.00	Q2 2018 Support
02/26/2018	811630	SHI International Corp	General	\$ 733.92	Qty.3 MS Office Standard -Legal Ben Halverson
02/26/2018	811630	SHI International Corp	Parking	\$ 615.49	1-MS Office Standard \$244.64 1-Adobe Acrobat
02/26/2018	811630	SHI International Corp	P.W. Admin	\$ 244.64	1-MS Office Standard -Cheryl @ Fiscal Services
02/26/2018	811630	SHI International Corp	Wastewater	\$ 267.24	2-MS Office Professional, Kent Lustig and Doug Lazz
02/26/2018	811630	SHI International Corp	Water	\$ 244.64	1-MS Office Standard -Metershop
02/26/2018	811630	SHI International Corp	Water	\$ 400.86	2-MS Office Professional, Kent Lustig and Doug Lazz
02/26/2018	811630	SHI International Corp	Water	\$ 200.43	1-MS Office Professional -Calvin Krum @ D& C
02/26/2018	811630	SHI International Corp	Wastewater	\$ 133.62	1-MS Office Professional, Calvin Krum @ D&C
02/26/2018	811638	The Sassy Biscuit LLC	Tax Increment N 27th	\$ 13,300.00	TIF reimbursement
02/26/2018	811639	Tire-Rama	Solid Waste	\$ 2,185.00	Tire repairs for the garbage trucks
02/26/2018	811639	Tire-Rama	Solid Waste	\$ 80.00	Tire Swiping
02/26/2018	811639	Tire-Rama	Solid Waste	\$ 5,044.90	Steer tires for the garbage trucks minus the discount
02/26/2018	811639	Tire-Rama	Solid Waste	\$ 1,010.50	Recapped tires for the garbage trucks
02/26/2018	811639	Tire-Rama	Solid Waste	\$ 2,932.50	Recapped tires for the garbage trucks
02/26/2018	811639	Tire-Rama	Solid Waste	\$ 3,420.00	Recapped tires for the garbage trucks
02/26/2018	811639	Tire-Rama	Parking	\$ 19.00	1040168790
02/26/2018	811639	Tire-Rama	Street/Traffic Oper	\$ 20.00	1050297687
02/26/2018	811639	Tire-Rama	Public Safety	\$ 723.68	1050298655
02/26/2018	811639	Tire-Rama	Public Safety	\$ 1,102.40	1050298009
02/26/2018	811639	Tire-Rama	Street/Traffic Oper	\$ 631.16	1050298492
02/26/2018	811639	Tire-Rama	Solid Waste	\$ (1,228.40)	Steer tires for the garbage trucks minus the discount
02/26/2018	811642	Town & Country Supply Association	Fleet	\$ 16,769.90	305636 PO NUM 305259
02/26/2018	811642	Town & Country Supply Association	Fleet	\$ 15,240.14	306156 PO NUM 305328

Check Date	Check #	Name	Fund Name	Amount	Item Desc
02/26/2018	811642	Town & Country Supply Association	Fleet	\$ 12,521.93	305629 PO NUM 305259
02/26/2018	811642	Town & Country Supply Association	Fleet	\$ 6,439.45	305849 PO NUM 305328
02/26/2018	811642	Town & Country Supply Association	Transit	\$ 4,618.43	BUS MET PO NUM 305280
02/26/2018	811642	Town & Country Supply Association	Airport	\$ 8,881.61	Invoice #305846. Diesel for Operations
02/26/2018	811642	Town & Country Supply Association	Airport	\$ 19,130.40	Invoice #306160. QTA Car Rental Fuel
02/26/2018	811645	Two Rivers Terminal LLC	Airport	\$ 14,849.50	Bulk Purchase of FAA Approved Runway Deicing Fluid
02/26/2018	811649	US Conference Of Mayors	General	\$ 9,181.00	US Conference of Mayors membership dues
02/26/2018	811650	Vaisala Inc	Airport	\$ 4,200.00	Invoice #301103387. 2018 Annual Fee for Pavement
02/26/2018	811656	Verizon Wireless	Airport	\$ 375.97	Airport
02/26/2018	811656	Verizon Wireless	Public Safety	\$ 271.79	Animal Control
02/26/2018	811656	Verizon Wireless	Public Safety	\$ 200.07	Animal Control MDT
02/26/2018	811656	Verizon Wireless	Police Programs	\$ 475.85	CCSIU Cell/PTT
02/26/2018	811656	Verizon Wireless	Police Programs	\$ 147.89	CCSIU MDT
02/26/2018	811656	Verizon Wireless	Public Safety	\$ 1,119.05	Fire Department
02/26/2018	811656	Verizon Wireless	General	\$ 161.13	City Attorney
02/26/2018	811656	Verizon Wireless	Police Programs	\$ 80.02	CCSIU RAVEN
02/26/2018	811656	Verizon Wireless	General	\$ -	PRPL-Recreation 406-696-1197 Batting Cages
02/26/2018	811656	Verizon Wireless	Wastewater	\$ 16.18	PW Belknap-Air 60/40
02/26/2018	811656	Verizon Wireless	Water	\$ 341.92	PW Belknap Meter Shop
02/26/2018	811656	Verizon Wireless	Water	\$ 10.79	PW Belknap-Air 60/40
02/26/2018	811656	Verizon Wireless	Water	\$ 26.97	PWBLKNP Water Treatment Brian Risser
02/26/2018	811656	Verizon Wireless	Water	\$ 129.46	PW-DIS-COLL Cityworks 60/40
02/26/2018	811656	Verizon Wireless	Wastewater	\$ 86.30	PW-DIS-COLL Cityworks 60/40
02/26/2018	811656	Verizon Wireless	Water	\$ 320.77	PW-Distribution Collection Tablets 60/40
02/26/2018	811656	Verizon Wireless	Wastewater	\$ 213.85	PW-Distribution Collection Tablets 60/40
02/26/2018	811656	Verizon Wireless	Engineering	\$ 134.85	PW-Engineering
02/26/2018	811656	Verizon Wireless	Street/Traffic Oper	\$ 53.94	PW-Streets 406-647-1377 iPad, 406-633-1991 iPad
02/26/2018	811656	Verizon Wireless	Street/Traffic Oper	\$ 161.82	PW-Streets City Works
02/26/2018	811656	Verizon Wireless	Solid Waste	\$ 107.88	PW-Solid Waste
02/26/2018	811656	Verizon Wireless	Water	\$ 188.79	PWBLNP Comm-Meter CityWorks/Neptune
02/26/2018	811656	Verizon Wireless	Solid Waste	\$ 214.84	PW-SW-ON CALL Solid Waste On Call
02/26/2018	811656	Verizon Wireless	Solid Waste	\$ 429.30	Solid Waste Tablets -Routware
02/26/2018	811656	Verizon Wireless	Water	\$ 1,065.17	PWBELKNAP-WT Water Treatment -Phones
02/26/2018	811656	Verizon Wireless	Wastewater	\$ 558.90	PWBLKNP Electricians -Phones
02/26/2018	811656	Verizon Wireless	Wastewater	\$ 338.60	PWBLNP- Wastewater Treatment Plant -Phones
02/26/2018	811656	Verizon Wireless	General	\$ 53.71	Municipal Court Judge
02/26/2018	811656	Verizon Wireless	Parking	\$ 26.97	Parking 406-690-5822
02/26/2018	811656	Verizon Wireless	Public Safety	\$ 85.69	Police 406-670-8780
02/26/2018	811656	Verizon Wireless	Public Safety	\$ 40.01	Police ICAC 406-690-7347
02/26/2018	811656	Verizon Wireless	Public Safety	\$ 80.02	Police iPad St John 406-690-5955 Police iPad

Check Date	Check #	Name	Fund Name	Amount	Item Desc
02/26/2018	811656	Verizon Wireless	Public Safety	\$ 40.01	Police MiFi 406-633-0820 406-598-6294
02/26/2018	811656	Verizon Wireless	Public Safety	\$ 40.01	Police US Marshall Toughbooks
02/26/2018	811656	Verizon Wireless	General	\$ 40.01	PRPL-Parks PMD Air Card 406-794-6977
02/26/2018	811656	Verizon Wireless	Transit	\$ 431.52	MET Transit Tablets
02/26/2018	811656	Verizon Wireless	General	\$ 161.13	Muni Court Drug Court
02/26/2018	811656	Verizon Wireless	Public Safety	\$ 3,903.80	MDT Toughbooks
02/26/2018	811656	Verizon Wireless	Library	\$ 53.94	LBRY OTRCH Library Outreach
02/26/2018	811656	Verizon Wireless	Library	\$ 161.13	Library
02/26/2018	811656	Verizon Wireless	General	\$ (23.22)	Mayor -Tom Hanel 698-9127
02/26/2018	811656	Verizon Wireless	Airport	\$ 199.99	New iPhone -Mark Evangeline, Airport
02/26/2018	811656	Verizon Wireless	Police Programs	\$ 199.99	New iPhone -Brandon Wooley, CCSIU
02/26/2018	811656	Verizon Wireless	Public Safety	\$ 0.99	New iPhone Tom Stinchfield, Animal Control
02/26/2018	811657	Verizon Wireless	General	\$ 249.99	New iPhone- Brad Knutson, Rec Department
02/26/2018	811657	Verizon Wireless	General	\$ 23.08	Municipal Court Judge
02/26/2018	811657	Verizon Wireless	Fleet	\$ 79.43	Motor Pool
02/26/2018	811657	Verizon Wireless	Library	\$ 160.84	Library
02/26/2018	811657	Verizon Wireless	Public Safety	\$ 3,524.19	Police
02/26/2018	811657	Verizon Wireless	Public Safety	\$ 657.80	Police Resource Officers
02/26/2018	811657	Verizon Wireless	Police Programs	\$ 23.65	Police Forensic 406-794-6880 406-698-7323
02/26/2018	811657	Verizon Wireless	P.W. Admin	\$ 39.77	Public Works Admin
02/26/2018	811657	Verizon Wireless	General	\$ 638.79	PRPL-PARKS
02/26/2018	811657	Verizon Wireless	General	\$ 38.84	PRPL-PARK SHOPS
02/26/2018	811657	Verizon Wireless	General	\$ 107.30	PRPL-Cemetery
02/26/2018	811657	Verizon Wireless	General	\$ 364.81	PRPL - Recreation Division
02/26/2018	811657	Verizon Wireless	General	\$ 173.88	PRPL - Director Admin
02/26/2018	811657	Verizon Wireless	Parking	\$ 122.45	PRKING Enforcement (Parking)
02/26/2018	811657	Verizon Wireless	Police Programs	\$ 28.27	Police-Dom Viol 406-698-1391
02/26/2018	811657	Verizon Wireless	Wastewater	\$ 116.10	PWBLNP-ENVIRONMENTAL
02/26/2018	811657	Verizon Wireless	General	\$ 362.11	PRPL Rec Seasonal
02/26/2018	811657	Verizon Wireless	Transit	\$ 13.28	Transit MET
02/26/2018	811657	Verizon Wireless	General	\$ 85.93	PRPL-Parks Seasonal
02/26/2018	811657	Verizon Wireless	Transit	\$ 39.88	Trans-On Call MET
02/26/2018	811657	Verizon Wireless	Telephone System	\$ 28.67	TeleComm Manager
02/26/2018	811657	Verizon Wireless	Wastewater	\$ 469.08	PWBLNP-WWTRMNT1 Wastewater Treatment Plant
02/26/2018	811657	Verizon Wireless	Wastewater	\$ 19.61	PWBLKNP STORES
02/26/2018	811657	Verizon Wireless	Water	\$ 58.83	PWBLKNP STORES
02/26/2018	811657	Verizon Wireless	Wastewater	\$ 46.91	PWBLKNP OFFICE
02/26/2018	811657	Verizon Wireless	Water	\$ 70.36	PWBLKNP OFFICE
02/26/2018	811657	Verizon Wireless	Water	\$ 445.56	PWBLKNP MTRSHOP
02/26/2018	811657	Verizon Wireless	Water	\$ 156.36	PWBELKNAP-WT Water Treatment

Check Date	Check #	Name	Fund Name	Amount	Item Desc
02/26/2018	811657	Verizon Wireless	Wastewater	\$ 293.46	PWBELKNAP-DIST COLL
02/26/2018	811657	Verizon Wireless	Water	\$ 440.18	PWBELKNAP-DIST COLL
02/26/2018	811657	Verizon Wireless	Street/Traffic Oper	\$ 184.64	PW-STRT TRFC Streets
02/26/2018	811657	Verizon Wireless	Solid Waste	\$ 67.37	PW-SW-ON CALL Solid Waste On Call
02/26/2018	811657	Verizon Wireless	Solid Waste	\$ 48.70	PW-Solid Waste
02/26/2018	811657	Verizon Wireless	Engineering	\$ 168.38	PW-Engineering
02/26/2018	811657	Verizon Wireless	Public Safety	\$ 23.08	Fire Department
02/26/2018	811657	Verizon Wireless	Information Resources	\$ 13.28	ITD
02/26/2018	811657	Verizon Wireless	Library	\$ 13.65	LBRY OTRCH Library Outreach
02/26/2018	811657	Verizon Wireless	Facilities Mngmt	\$ 59.85	Facilities City Hall Plus 30% of 406-672-3027
02/26/2018	811657	Verizon Wireless	Facilities Mngmt	\$ 71.14	Facilites BOC Plus 70% of 406-672-3027
02/26/2018	811657	Verizon Wireless	Public Safety	\$ 53.82	Comm Center 911
02/26/2018	811657	Verizon Wireless	Police Programs	\$ 69.91	CCSIU
02/26/2018	811657	Verizon Wireless	Airport	\$ 113.79	Airport
02/26/2018	811661	Xylem Dewatering Solutions Inc	Wastewater	\$ 13,654.69	Sewage Pmup
02/26/2018	811664	Yellowstone County Sheriffs Office	Police Programs	\$ 3,283.76	17-DEA-627183,RM-17-0035-Gillmore, Sean;
02/26/2018	811665	Yellowstone Valley Animal Shelter	Public Safety	\$ 22,855.58	contract 11-22-17/12-21-17

Regular City Council Meeting

Meeting Date: 03/26/2018

TITLE: Public Hearing and Resolution Approving the FY 2019 - FY 2023 Capital Improvement Plan and the FY 2019 Equipment and Technology Replacement Plans

PRESENTED BY: David Mumford, Public Works Director

Department: Public Works

Presentation: Yes

PROBLEM/ISSUE STATEMENT

The Capital Improvement Plan (CIP), Equipment Replacement Plan (ERP), and Technology Replacement Plan (TRP) are financial tools that indicate the City Council's priorities when the City departments prepare their budgets. The final draft of the Fiscal Year (FY) 2019-2023 CIP, the FY 2019 ERP, and the FY 2019 TRP were presented to the City Council at the March 5, 2018 work session. Based on the outcome of that meeting, Council is being asked to hold a public hearing and consider final adoption of the FY 2019 to FY 2023 CIP, the FY 2019 ERP and the FY 2019 TRP.

ALTERNATIVES ANALYZED

Council may:

- Hold a public hearing and adopt the CIP, ERP, and TRP as presented; or,
- Hold a public hearing and take no action which will not allow the items in the CIP, ERP, and TRP to be included in the City's budget for FY 2019; or,
- Hold a public hearing, amend the program(s) to include any desired projects and changes, and adopt the CIP, ERP, and TRP as amended; or,
- Hold a public hearing and defer action to a later Council meeting.

FINANCIAL IMPACT

For the FY 2019 budget the proposed CIP would result in expenditures totaling \$68,104,065. The proposed FY 2019 ERP contains \$8,489,292 for replacements and \$982,593 in supplemental budget requests for a total of \$9,471,885. The TRP for FY 2019 would result in expenditures totaling \$767,724 of which \$186,385 is for capital and \$581,339 is considered operations and maintenance expenses. The items in each of the programs are identified and proposed by staff. However, Council amendments and the availability of funds in FY 2019 and future years could affect the actual costs of the items in those programs. Copies of the CIP, ERP, and TRP are on file in the City Clerk's Office and are posted on the City's website.

RECOMMENDATION

Staff recommends that Council approve the FY 2019 to FY 2023 CIP, the FY 2019 ERP and the FY 2019 TRP.

APPROVED BY CITY ADMINISTRATOR

Attachments

Resolution

RESOLUTION 18-_____

A RESOLUTION ADOPTING THE FY 2019–2023 CAPITAL
IMPROVEMENT PLAN, FY 2019 EQUIPMENT
REPLACEMENT PLAN, AND FY 2019 TECHNOLOGY
REPLACEMENT PLAN

WHEREAS, the Capital Improvement Plan (CIP), Equipment Replacement Plan (ERP), and Technology Replacement Plan (TRP) are financial tools adopted by the City Council as an indication of its priorities for funding projects in future budget years; and

WHEREAS, the City Council of the City of Billings was presented on March 5 and March 26, 2018, with staff recommendations for the Fiscal Year (FY) 2019–2023 CIP, the FY 2019 ERP and the FY2019 TRP; and

WHEREAS, the City Council held a public hearing on the proposed Plans at its March 26, 2018, meeting.

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

Section 1: The FY 2019–2023 CIP, the FY 2019 ERP and the FY2019 TRP are hereby adopted as presented by staff on March 5 and March 26, 2018.

Section 2: City staff is hereby directed to utilize the adopted plans to prepare the FY 2019 departmental budgets that will be incorporated into the comprehensive FY2019 City of Billings budget, which will be presented for City Council review and approval at a future City Council meeting.

APPROVED AND PASSED by the City Council of the City of Billings this 26th day of March 2018.

THE CITY OF BILLINGS:

BY: _____
William A. Cole, Mayor

ATTEST:

Denise R. Bohlman, City Clerk

Regular City Council Meeting

Meeting Date: 03/26/2018

TITLE: Special Improvement Maintenance District 4041 Annafeld Parks Phase 1
Public Hearing and Resolution Creating District.

PRESENTED BY: Mike Whitaker

Department: Parks/Rec/Public Lands

Presentation: No

PROBLEM/ISSUE STATEMENT

The master plan for Annafeld Parks First Phase was approved at the February 12, 2018, City Council Meeting. With the master plan completed, it was determined that improvements to the park would be completed through a Special Improvement District (SID). The improvements to the park generally include landscaping, trees, shrubs, turfgrass, native vegetation, trails, sidewalks, irrigation system, playground and equipment. The benefit district for the park includes 70 properties. SID 1404 was approved by Council on February 12, 2018 business meeting. It is now necessary to create a maintenance district to provide funding for long term maintenance of the improvements. A Resolution of Intent to Create a Special Improvement Maintenance District was approved by Council on February 26, 2018. A notice of passage of Resolution of Intent to Create Special Improvement Maintenance District 4041 was published in the Yellowstone County News and sent to the property owner on March 9, 2018 initiating a protest period that ended March 24, 2018. The final step in this process is to hold a public hearing and adopt the Resolution Creating Special Improvement Maintenance District No. 4041, hereinafter referred to as Park Maintenance District (PMD) 4041, in Annafeld Subdivision, First Filing.

ALTERNATIVES ANALYZED

Council may;

After holding a public hearing, approve the Resolution creating PMD 4041; or

Do not approve the Resolution and provide staff with additional guidance.

FINANCIAL IMPACT

The estimated first year assessment for PMD 4041 is \$0.09418391 per Sq. Ft. of land assessed, for a total assessment of \$60,600. There will be no financial impact to the City as maintenance costs will be covered through assessments in PMD 4041.

RECOMMENDATION

Staff recommends that the City Council hold a public hearing and approve the Resolution creating PMD 4041.

APPROVED BY CITY ADMINISTRATOR

Attachments

RESOLUTION NUMBER 18-_____

A RESOLUTION CREATING SPECIAL IMPROVEMENT MAINTENANCE DISTRICT NO. 4041 HEREINAFTER REFERRED TO AS PARK MAINTANANCE DISTRICT (PMD) 4041 IN ANNAFELD SUBDIVISION, FIRST FILING FOR THE PURPOSE OF MAINTENANCE OF PARK IMPROVEMENTS

WHEREAS, the City Council of Billings, Montana, hereby finds, determines and declares that:

1. The public interest and convenience require the creation of the above named district;
2. That said district is of more than local or ordinary public benefit which requires that said district be an extended district;
3. All lands are benefited and no lands which are not benefited have been included within the district. All lands within the district will be enhanced in value to the extent of the assessments to be levied upon such lands, and all lands included within the district should be assessed accordingly to pay the costs and expenses of the district.
4. All lands in the district are subject to the previously created SID 1404 by virtue of which, and the benefit for, this maintenance district is being created.

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

1. *Jurisdiction and Creation.* PMD 4041 is of more than local or ordinary public benefit. The Council has acquired jurisdiction to order the proposed improvement, and it does hereby create PMD 4041. All lands included within PMD 4041 are benefited and no lands which are not benefited have been included in said district.
2. *General Character of Improvement and Maintenance.* The general character of the improvements to be maintained is as follows: landscaping, trees, shrubs, turf grass, native vegetation, trails, sidewalk, irrigation systems, irrigation system water services, drainage ways, weed control, pest control, shelter, playground and equipment and other park equipment and public area improvements installed by the Parks and Recreation Department and/or as part of Special Improvement District No. 1404.
3. *Boundaries.* The Boundaries of the district are described and designated on Exhibits "A" and "B" attached hereto.
4. *Maintenance Estimate.* The estimated cost of the proposed maintenance for the first year will be \$60,600.00 as described in the Maintenance Estimate attached hereto in Exhibit "C".

5. *Assessment Method:* All of the costs and expenses of the district will be assessed against the entire district, and each lot or parcel of land within the district will be assessed for that part of the whole cost which its assessable area bears to the total assessable area in the entire district, exclusive of streets, avenues, alleys and public places. The total assessable area of lots, tracts, or parcels of land in the District to be assessed is **643,422 Sq. Ft.** The costs of maintaining the Improvements per lot, tract, or parcel of land for the first year shall be **\$0.09418391** per square foot of each lot, tract, or parcel of land area as shown in Exhibit "C" (which is hereby incorporated herein and made a part hereof).
6. *Payment of Assessment.* The assessments for all maintenance and costs of the district shall be paid in equal annual installments, provided that payment of one-half of said annual assessment may be deferred to May 31 of the year following the assessment. All money derived from the collection of said assessments otherwise shall constitute a fund to be known as Fund of PMD 4041.
7. *Bonds for Improvement.* There will be no bonds sold for this district as it is for maintenance only.
8. *Engineering.* The park improvements shall be installed under SID 1404. No engineering will be required for the said maintenance district.
9. *District Accounts.* The Director of Finance is hereby authorized and directed to establish the necessary accounts to govern the receiving of all revenues and the expenditures of the same district.

PASSED AND ADOPTED by the City Council of the City of Billings, Montana, and **APPROVED** _____, 2018.

CITY OF BILLINGS

By: _____
William A. Cole, Mayor

Attest:

By: _____
Denise Bohlman, City Clerk

P.M.D. #4041 - EXHIBIT A

ENLARGED

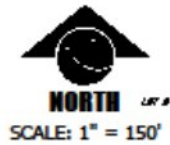
11/20/2017
SUBMISSION
LOT #

ELYSIAN ROAD

LOT 2

ADAM & MOLLY
WALTER SUBMISSION
FIRST FLOOR

-BACK-



ADAM & MOLLY
WALTER SUBMISSION
FIRST FLOOR
-BACK-

WALTER

3

2

1

-1-

4

CREEK

-4-

1

2

3

-4-

BOULEVARD

6

5

PARK

MOLLIE ROSE LANE

1

-3-

2

7

6

5

4

3

PARK

8

9

10

11

12

ANNAS

-1-

7

PARK

10

9

8

SLOUGH

HOGANS

LOT 3
ADAM & MOLLY
WALTER SUBMISSION
FIRST FLOOR
-BACK-

WATCHDOG

WATCHDOG

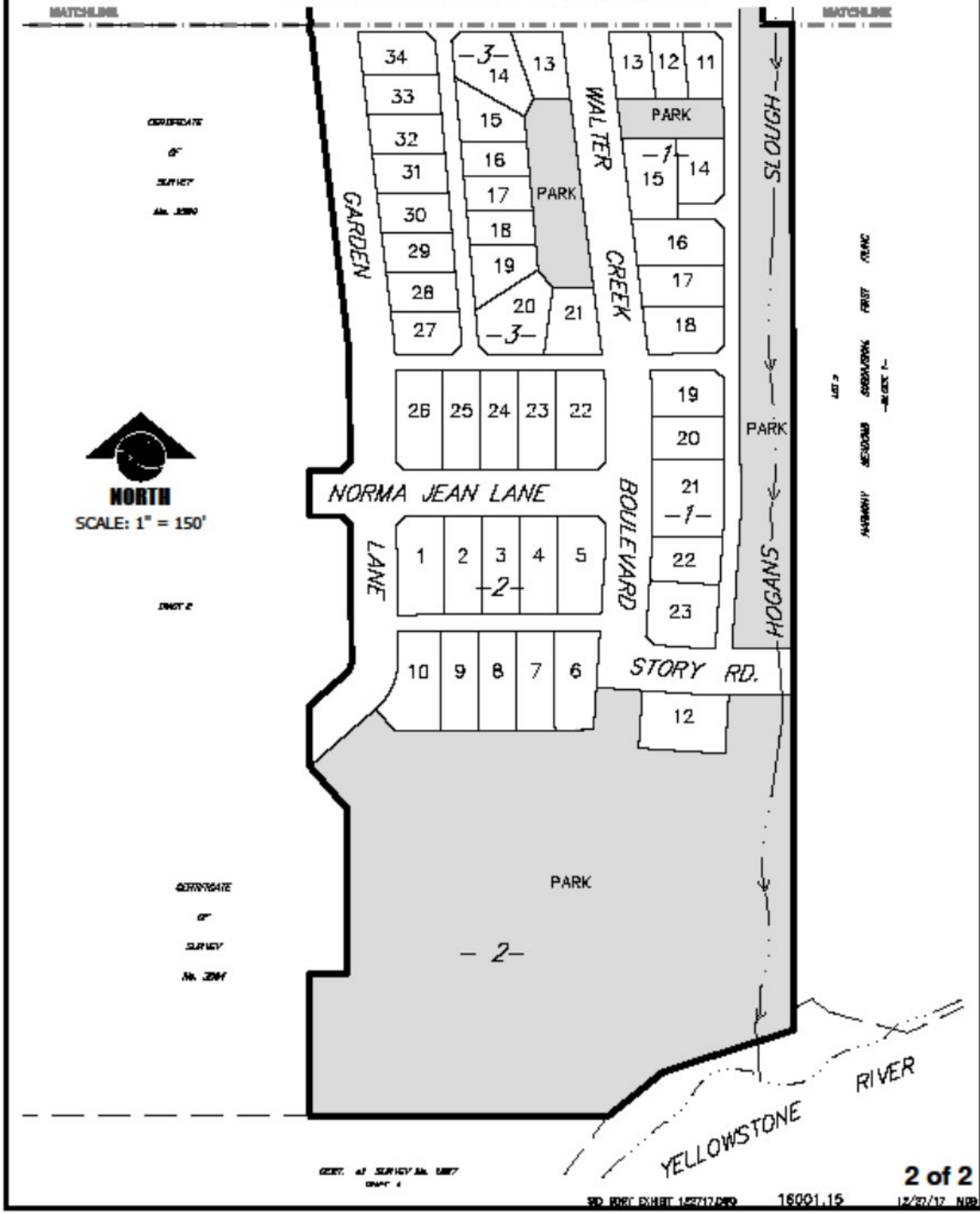
1 of 2

NO. 1001 EXHIBIT 12/27/17

16001.15

12/27/17 NBB

P.M.D. #4041 - EXHIBIT A



SID 1404 AND PMD 4041 EXHIBIT B

SID 1404 includes Annafeld Subdivision Block 1, Lots 1-23, Block 2, Lots 1-10, 12, Block 3, Lots 1-34, Block 4, Lots 1-3.

EXHIBIT “C”

ESTIMATE OF PROBABLE COST PARK MAINTENANCE DISTRICT NO. 4041

Annafeld PARK MAINTENANCE DISTRICT

1. The District will be to maintain existing and future park improvements in Annafeld Subdivision, First Filing. The park, as shown on attached Exhibit “A” will be constructed as part of Special Improvement District.
2. The costs to create the maintenance district are estimated to be \$600.00.
3. The City Parks and Recreation Department estimates the maintenance of the improvements for the first year at \$ 60,600.00. The first year’s assessment is estimated as follows:

<u>Account Description</u>	<u>Proposed Budget</u>
• Parks Charges for Services: 530 hrs. @ \$38.20/hr. (Salary, Wages, Incl. Supplies & Materials, & Equipment per Hour Rate)	20,200
• Electricity	450
• Water	32,550
• Ground maintenance	650.00
• Other service/finance charges	600.00
• Special Assessments	2,000
Operation Total	\$56,450.00
Fund Reserve	\$3,550.00
Maintenance District Creation Costs	\$600.00
Annafeld Subdivision, First Filing – Total	\$ 60,600.00

4. Total lots, tracts or parcels of land is as follows:

Annafeld Subdivision First Filing

Tax ID Number Sq. Ft.

A36416	28,074.00
A36417	28,106.00
A36418	28,151.00
A36419	135,844.00
A36420	8,971.00
A36421	25,015.00
A36422	11,028.00
A36423	3,768.00
A36424	3,530.00
A36425	3,329.00
A36426	3,590.00
A36427	3,231.00
A36428	3,853.00
A36429	4,401.00
A36430	6,042.00
A36431	5,873.00
A36432	5,081.00
A36433	5,479.00
A36434	4,861.00
A36435	4,541.00
A36436	8,140.00
A36437	4,795.00
A36438	6,567.00
A36441	6,806.00
A36442	5,508.00
A36443	5,508.00
A36444	5,508.00
A36445	6,719.00
A36446	6,114.00
A36447	5,508.00
A36448	5,508.00
A36449	5,508.00
A36450	7,215.00
A36452	7,383.00
A36454	13,833.00
A36455	12,098.00
A36456	4,039.00
A36457	4,000.00
A36458	4,000.00
A36459	4,000.00

A36460	4,658.00
A36461	4,327.00
A36462	3,840.00
A36463	3,840.00
A36464	3,840.00
A36465	4,343.00
A36466	4,238.00
A36467	6,581.00
A36468	4,322.00
A36469	3,373.00
A36470	3,373.00
A36471	3,373.00
A36472	4,364.00
A36473	6,947.00
A36474	4,785.00
A36475	7,121.00
A36476	5,520.00
A36477	5,520.00
A36478	5,520.00
A36479	6,730.00
A36480	4,239.00
A36481	3,981.00
A36482	4,049.00
A36483	4,117.00
A36484	4,185.00
A36485	4,253.00
A36486	4,321.00
A36487	4,737.00
A36490	27,901.00
A36491	12,041.00
TOTAL Sq. Ft.	643,422.00

Total Lots, Tracts, or Parcels of Land in Park Maintenance District: **70 lots, tracts, or parcels of land**

5. Estimated annual maintenance assessment per lot, tract, or parcel of land for the first year:

Cost per lot, tract, or parcel of land = $\$60,600 / 643,422.00 \text{ Sq. Ft.} = \mathbf{\$0.09418391}$
per Sq. Ft. of Land assessed.

Regular City Council Meeting

Meeting Date: 03/26/2018

TITLE: SID 1405 EBURD Streetlights Public Hearing and Resolution Creating District

PRESENTED BY: David Mumford, Public Works Director

Department: Public Works

Presentation: No

PROBLEM/ISSUE STATEMENT

The Billings Industrial Redevelopment Assoc. desires to construct streetlights within the East Billings Urban Renewal District (EBURD). Streetlights will be installed on most of the streets from North 10th Street to North 22nd Street and Montana Avenue to 6th Avenue North. Attached is a district boundary showing the streets that will have streetlights installed. In order to install these improvements, it becomes necessary to create a Special Improvement District (SID). The cost of the installation will be assessed to all of the properties with frontage along the streets to receive streetlights.

This SID is in conjunction with a larger project W.O. 18-06 which will reconstruct the streets between North 10th Street and North 13th Street and 1st Avenue North and 4th Avenue North. A special improvement light maintenance district (SILMD) will need to be created as well and is on this agenda for approval.

ALTERNATIVES ANALYZED

The Council may:

- Conduct a public hearing and approve the resolution creating SID 1405; or
- Conduct a public hearing and do not approve the resolution creating SID 1405. If not approved, streetlights will not be installed at this time.

FINANCIAL IMPACT

The total estimated costs of the streetlight improvements are \$1,868,000, which will be paid from SID bonds and assessed to the properties within the SID boundary. WO 18-06 is estimated to be \$4,500,000. The total cost of the streetlight SID and W.O. 18-06 is \$6,368,000, which will be paid from the following funds:

SID Bonds	\$1,868,000
Sanitary Sewer Funds	\$ 400,000
TIF Funds	\$4,100,000

RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and approve the resolution creating SID 1405.

APPROVED BY CITY ADMINISTRATOR

Attachments

Boundary Map
Resolution Creating SID 1405

Exhibit A

SID 1405



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. 18-_____, entitled: "RESOLUTION RELATING TO SPECIAL IMPROVEMENT DISTRICT NO. **1405**; CREATING 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 AND 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 meeting on **March 26, 2018**, 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 Councilmembers voted in favor thereof: _____

_____; voted against the same: _____

_____; abstained from voting thereon: _____

_____; or were absent: _____

_____.

WITNESS my hand officially this _____ day of _____.

Denise Bohlman

CITY CLERK

RESOLUTION NO. 18-_____

RESOLUTION RELATING TO SPECIAL IMPROVEMENT DISTRICT NO. **1405**; CREATING 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 AND ESTABLISHING COMPLIANCE WITH REIMBURSEMENT BOND REGULATIONS UNDER THE INTERNAL REVENUE CODE.

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

Section 1. Passage of Resolution of Intention. This Council, on **February 26, 2018**, adopted Resolution No. **18-10700** (the "Resolution of Intention"), pursuant to which this Council declared its intention to create a special improvement district, designated as Special Improvement District No. **1405** of the City, under Montana Code Annotated, Title 7, Chapter 12, Parts 41 and 42, as amended, for the purpose of financing the costs of certain local improvements described generally therein (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 creating and administration of the District, the funding of a deposit to the City's Special Improvement District Revolving Fund (the "Revolving Fund").

Section 2. Notice and Public Hearing. Notice of passage of the Resolution of Intention was duly published and mailed in all respects in accordance with the law, and on **March 26, 2018**, this Council conducted a public hearing on the creation or extension of the District and the making of the Improvements. The meeting of this Council at which this resolution was adopted is the first regular meeting of the Council following the expiration of the period ended 15 days after the first date of publication of the notice of passage of the Resolution of Intention (the "Protest Period").

Section 3. Protests. Within the Protest Period, _____ protests were filed with the City Clerk and not withdrawn by the owners of property in the District subject to assessment for _____% of the total costs of the Improvements or representing _____% of the area of the District to be assessed for the cost of the Improvements. **The protest represents _____% of the assessed cost.**

Section 4. Creation of the District; Insufficiency of Protests. The District is hereby created on the terms and conditions set forth in, and otherwise in accordance with, the Resolution of Intention. The protests against the creation or extension of the District or the making of the Improvements filed during the Protest Period, if any, are hereby found to be insufficient. The findings and determinations made in the Resolution of Intention are hereby ratified and confirmed.

Section 5. Reimbursement Expenditures.

5.01. **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.

5.02. 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.

5.03. Declaration of Intent. The City reasonably expects to reimburse the expenditures made for costs for the Improvements out of the proceeds of Bonds in an estimated maximum aggregate principal amount of **\$1,868,000** 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.

5.04. Budgetary Matters. As of the date hereof, there are not 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.

5.05. 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 evidenced 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.

PASSED AND ADOPTED by the City Council of the City of Billings, Montana, this **26th** **Day of March, 2018.**

THE CITY OF BILLINGS:

BY _____
William A. Cole MAYOR

ATTEST:

BY _____
Denise Bohlman CITY CLERK

Regular City Council Meeting

Meeting Date: 03/26/2018

TITLE: Public Hearing and Resolution Creating SILMD 323, Eburd

PRESENTED BY: David Mumford, Public Works Director

Department: Public Works

Presentation: No

PROBLEM/ISSUE STATEMENT

SID 1405 intends to install new street lighting in the area between N. 10th St and N. 22nd St and Montana Avenue and 6th Avenue N., therefore a Special Improvement Light Maintenance District is required to provide energy and maintenance to the new lights. Council passed a Resolution of Intention to Create SILMD 323 at its February 26, 2018, meeting and set a March 26, 2018 public hearing on the proposed district. Legal notice of the proposed district and public hearing was published and was mailed to all property owners in the proposed district in accordance with State law.

The new lighting will use decorative poles with LED lamps and underground wiring.

The deadline for written protests is Monday, March 19th, 2018 at 12:00 p.m. The number and percentage of valid written protests received will be reported at the March 26th Council meeting. As provided in State law, the City Council has the authority to create the district if the legal protest does not exceed 50%.

ALTERNATIVES ANALYZED

City Council may:

- Pass the Resolution creating SILMD 323 to provide a source of funding for operation and maintenance of the streetlights; or
- Do not pass the Resolution creating the district. If the Council does not adopt the Resolution, the property owners cannot be assessed for operation and maintenance of the streetlights and the new lighting will not be installed.

FINANCIAL IMPACT

All costs of maintaining and providing energy for the lighting are paid from assessments against the properties within the light district. There are no City owned properties within the district.

RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and approve the resolution creating SILMD 323 if the valid protest does not exceed 50%.

APPROVED BY CITY ADMINISTRATOR

Attachments

Exhibit A

SILMD 323



RESOLUTION NO. 18-_____

A RESOLUTION CREATING SPECIAL IMPROVEMENT LIGHTING MAINTENANCE DISTRICT NO. 323 OF THE CITY OF BILLINGS, MONTANA, FOR THE PURPOSE OF SECURING AND PROVIDING ENERGY AND MAINTENANCE FOR NEW STREETLIGHTING, SETTING THE BOUNDARIES THEREOF, STATING THE GENERAL CHARACTER OF THE IMPROVEMENTS TO BE MADE, ESTABLISHING THE ESTIMATED RATE FOR ENERGY AND MAINTENANCE THEREOF, AN APPROXIMATE ESTIMATE OF THE COST OF MAINTAINING SUCH LIGHTS AND SUPPLYING ELECTRICAL CURRENT THEREFORE FOR THE FIRST YEAR, AND THE PROPORTION OF THE COST TO BE ASSESSED AGAINST THE ABUTTING PROPERTY, AND THE METHOD OF ASSESSMENT OF SAID COSTS.

WHEREAS, the City Council of the City of Billings, Montana, on the 26th day of February, 2018, passed Resolution 18-10701, a Resolution of Intention to Create a Special Improvement Lighting Maintenance District designated as No. 323, setting the hearing on the creation of said District and hearing of protests against the extent and creation of said District, or any matter pertaining thereto, and thereafter gave notice by publication and mailing, all as required by law, and at said hearing which was held at the time and place specified in said Notice, all protests were heard and considered; and

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

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

SECTION 1:

That the City Council of the City of Billings, Montana does hereby create a District, to be known and designated as Special Improvement Lighting Maintenance District No. 323,

hereinafter called the District, for the purpose of securing and providing energy and maintenance for new street lights for lighting said District.

SECTION 2:

That the boundaries of the District are as set forth in Resolution of Intention No. 18-10701, hereinafter called the Resolution, on file in the office of the City Clerk of Billings, Montana, and by this reference is incorporated herein and made a part hereof.

SECTION 3:

That the City Council hereby finds and determines that each property described within the Resolution of Intent, is especially benefited and affected by said improvements, and each of the properties are hereby declared to be the property to be assessed for the cost and expense of the electrical energy for and maintenance of said District.

SECTION 4:

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

SECTION 5:

The City of Billings intends to establish the contract rate for supplying electrical energy in accordance with the rate schedule approved by the Montana Public Service Commission. Said rate is currently estimated at \$3.00 per unit, per month, and that NorthWestern Energy Company shall provide energy to the lighting fixtures. That the City of Billings shall provide normal maintenance to lighting fixtures, poles, cables and other incidental equipment, and shall at all times own said lighting fixtures, poles, cables and other incidental equipment.

SECTION 6:

The estimate of the cost of the District per year, including City administrative costs, is the sum of \$33,300.00; that the entire cost of said District shall be paid by the owners of the property as shown in Exhibit "A" attached hereto, with each lot, parcel or piece of land within the District to be assessed for that portion of the whole cost which it's assessable lot frontage bears to the total assessable lot frontage of the entire District, exclusive of streets, avenues, alleys and public places. The estimated cost of the District per year for property owners is on the basis of approximately \$1.073258775 per lineal foot.

SECTION 7:

That the entire cost of the District shall be paid by an annual assessment against the property in the District. That all monies derived from the collection of such assessments shall be paid into a fund to be known as the "Special Improvement Lighting Maintenance District No. 323 Maintenance Fund", and warrants shall be drawn on said fund for the payment of such cost of maintaining said lights and supplying electrical current therefore.

SECTION 8:

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

PASSED by the City Council of the City of Billings, Montana and approved this 26th day of March, 2018.

THE CITY OF BILLINGS:

By _____
William A. Cole Mayor

ATTEST:

By _____
Denise R. Bohlman City Clerk

Regular City Council Meeting

Meeting Date: 03/26/2018

TITLE: First Reading and Public Hearing for BPD Technology Surcharge for Electronic Citations

PRESENTED BY: Rich St. John, Police Chief

Department: City Hall Administration

Presentation: Yes

PROBLEM/ISSUE STATEMENT

The Billings Police Department has explored electronic ticket writing for three years and wishes to establish long-term funding to purchase, license, maintain, repair and replace/update an electronic-citation system for Billings Police Department. This project was discussed at the November 20, 2017, Council work session.

Currently, Officers hand-write all driver, vehicle and offense information onto a citation(s). Support Services Clerks then type this data into the record management system for transmittal to the Court. Electronic citations use scanning, auto-populating and pre-built data tables to streamline the process. The electronic system has the ability to combine multiple citations into one transaction, so the officers – and later police support and court staffs – do not go through the redundant process of writing and entering the same information multiple times. This reduces the possibility of human error.

The Department will eventually deploy electronic-citation capabilities in all patrol vehicles, but recommends the initial installation be limited to the four Selective Traffic Enforcement Program (STEP) vehicles. The initial purchase includes software and a small deployment of hardware to equip four cars, which puts the resources where they will be used most frequently and vigorously and allows BPD to use the software and hardware in the Billings' work environment and climate. This further allows the department to identify and address weaknesses and leverage strengths and efficiencies. This will be an outright purchase by Billings Police Department.

The Billings Police Department requests a surcharge on all citations and complaints, criminal and traffic, to create a technology fund. A \$5.00 surcharge will generate enough revenue to outfit up to 12 cars per year. This surcharge will also fund on-going license and maintenance fees, equipment replacement, and system updates.

An electronic citation writing system brings efficiencies to patrol officers, clerical and court staffs. The electronic systems can save officers about 10 minutes per traffic stop. This savings increases officer safety, reduces citizen inconvenience and translates into greater officer productivity. An electronic system also limits opportunities for human error as officers hand-write and clerks enter information.

ALTERNATIVES ANALYZED

City Council may:

- Approve on first reading an ordinance to add the BPD Technology Surcharge to fund electronic citations; or,
- Amend and adopt an ordinance; or,
- Disapprove the ordinance.

FINANCIAL IMPACT

Municipal Court processes an average of 16,000 charges annually, many of which are combined charges and will then only generate one surcharge. The Police Department anticipates the surcharge to generate \$50,000-80,000 per year, which will generate enough revenue to outfit up to 12 cars per year. This surcharge will also fund on-going license and maintenance fees, equipment replacement, and system updates.

RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and approve first reading of an ordinance to add the BPD Technology Surcharge to fund the electronic citations project.

APPROVED BY CITY ADMINISTRATOR

Attachments

10-405 draft ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THAT THE BILLINGS, MONTANA CITY CODE BE AMENDED BY ADDING A SECTION NUMBERED 10-405; PROVIDING FOR THE ASSESSMENT OF A TECHNOLOGY FEE BY MUNICIPAL COURT AS PART OF THE DISPOSITION OF ALL CITATIONS AND COMPLAINTS, CRIMINAL AND TRAFFIC.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

Section 1. That the Billings, Montana City Code be amended by adding a section numbered 10-405, to read as follows:

Sec. 10-405. – Establishment of Municipal Court Technology Fee.

The Municipal Court shall assess a technology fee of five dollars (\$5.00) as part of the disposition of all citations and complaints, criminal and traffic, for which there is a conviction, bond forfeiture, finding or admission of violation, nolo contendere plea, or plea of guilty entered. This fee shall be assessed to offset expenses, costs or maintenance of equipment necessary to implement and maintain electronic citations and/or complaints for criminal or traffic offenses. This technology fee shall be assessed on each citation or complaint in addition to the regular fines, surcharges and fees at the time of disposition. The amount of the technology fee may be modified by resolution of the city council.

Section 2. EFFECTIVE DATE. This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 3. REPEALER. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

Section 4. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading this _____ day of _____, 2018.

PASSED, ADOPTED and APPROVED on second reading this _____ day of _____, 2018.

CITY OF BILLINGS

By _____
WILLIAM A. COLE, Mayor

ATTEST:

By _____
DENISE BOHLMAN, City Clerk

Regular City Council Meeting

Meeting Date: 03/26/2018

TITLE: Zone Change 963 - Public Hearing and 1st reading

PRESENTED BY: Monica Plecker

Department: Planning & Community Services

Presentation: Yes

PROBLEM/ISSUE STATEMENT

This is a zone change request from Residential 9,600 (R-96) to Neighborhood Commercial (NC) on the easterly 195.83 feet of Lot 2 of the Subdivision of Section 9, Township 1 South, Range 26 East, a 24,643 square foot parcel of land. A pre-application neighborhood meeting was held on January 29, 2018, at the Southside Community Center, 901 S. 30th Street. The Zoning Commission conducted a public hearing on March 6, 2018, and is forwarding a recommendation of approval and adoption of the findings of the 10 criteria on a 4-0 vote.

Zone Change applications are reviewed using statutory criteria referenced in the Alternatives Analyzed section of this memo. Zone Changes require approval through an ordinance. Zone Changes allow the change from one type of zoning district to another type of zoning – e.g. residential single family to residential multi-family or residential to commercial. A Zone Change cannot have conditions of approval and if approved, permits the owner to use the land for any purpose allowed within the zoning district.

ALTERNATIVES ANALYZED

City Council may:

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

The Planning Division reviewed the application and recommended approval to the Zoning Commission based on the proposed findings of the 10 criteria. The Zoning Commission concurred with the recommendation.

The proposed zoning will allow the current business to remain at an established location and expand the business without complication of mis-matched zoning for the parcel. The 2016 Growth Policy guidelines support the proposed zoning by retaining existing businesses and allowing for necessary expansions. Any new development for off-street parking or new buildings will have to meet the compatibility regulations within the zoning code including screening, lighting restrictions and landscaping.

Prior to making a decision on the requested zone change, the City Council shall consider the following:

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

The proposed zone change is consistent with the following guidelines of the 2016 Growth Policy:

- Essential Investments: Landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors. Infill development and development near existing City infrastructure may be the most cost effective. Neighborhoods that are safe and attractive and provide essential services are much desired;

The proposed zoning requires any development to install landscaping with a preference for it to be along the street frontage. New buildings, sidewalks, landscaping and fencing would make this area of Billings more visually appealing to residents and visitors. Infill development is the most cost effective since there is already infrastructure in place. Providing basic services near residential development is much desired and convenient to the local residential community.

- Community Fabric: Developed landscape areas in commercial areas encourage more pedestrian activity and vibrant commercial activity. Attractive streetscapes provide a pleasant and calming travel experience in urban and suburban neighborhoods. Cost-effective landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors.

The proposed zoning will require the developer to install new sidewalks and landscaping which will be more visually appealing to residents and visitors along State Avenue. Providing green space and sidewalks for pedestrian movement in the area.

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

The proposed zoning will allow the clean up a corner in Billings that has been underused and fallen into disrepair which attracts unwanted activity in the area. New development will provide needed services and be more attractive than what has been on this land for many years.

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

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

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

Public health and public safety will be promoted by the proposed zoning. The proposed zoning would allow the developer to market the property to a broad range of businesses. The property has an existing single family dwelling, that could be renovated and still an allowed use, or the structure can be removed and the property can be utilized for commercial office space, or other low impact commercial uses.

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

Transportation: The proposed zoning will not have any effect on the existing transportation system.

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

Schools and Parks: Schools and parks should not be affected by the proposed zoning.

Fire and Police: The subject property is served by city public safety services. The Police and Fire Departments had no concerns with the zone change.

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

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

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

The new zoning will have no effect on transportation systems.

7. Will the new zoning promote compatible urban growth?

The new zoning does promote compatibility with urban growth. The proposed zoning will allow this parcel to re-develop into a neighborhood service area with needed local services that are compatible with the existing neighborhood.

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

The proposed zoning does consider the character of the district and the suitability of the property for the proposed use. The proposed zoning will allow the re-development of the land as a commercial use and improve the area with new building.

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

The building on the property is currently in disrepair. Approval of the zone change will conserve the value of the property by allowing redevelopment of the property. The value of existing surrounding buildings and the parcel will be improved by the proposed zoning.

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

The proposed zoning will allow re-development of the land to a new commercial use. Residential development on this corner is not the most appropriate use of the land at this location. Commercial development to buffer residential from high traffic is the best use of the land.

FINANCIAL IMPACT

If the proposed zoning is approved, the applicant may proceed with development of a portion of the lot, cleaning up the parcel in an effort to make it aesthetically pleasing until it can be redeveloped. The new zoning will increase city fees paid based on the new zoning of the property. The new zoning will stabilize the future marketability of the property and will stabilize the tax base for this property.

BACKGROUND

This is an application to change Residential 9,600 (R-96) to Neighborhood Commercial (NC) on the easterly 195.83 feet of the parcel. The west portion of the property is currently zoned NC. The west portion of the property was used for a seasonal restaurant. The proposed zone change would allow for consistent zoning of NC along State Avenue between the intersections of Hallowell Lane and Van Buren Street. The applicant, Skip King, is under contract to purchase the property. Although Mr. King has no immediate plans to further develop the entire property, he has plans to expand the parking for the Ace Hardware Store on a portion of the property. The current proposal is to clean up the property to make it safer and more attractive for commercial uses in the future.

The property to the north and east is R-60 and has developed as single-family homes. The property to the south is zoned R-96 and is low density residential. The west side of the property was changed to NC in 2006 with the approval of Zone Change 790. The property to the west is currently the King's Ace Hardware and the Family Dollar store. A zone change was approved for these parcels from R-96 to NC in 1979. Uses allowed within the NC zone includes multi-family

residences, small retail, business services, restaurants (without the sale of alcoholic beverages), retail sales and similar neighborhood services. Multi-tenant buildings and mixed use developments are allowed but each commercial "use" within a property in the NC zone is limited to 10,000 square feet or less in floor area.

STAKEHOLDERS

The Zoning Commission conducted a public hearing on March 6, 2018, and received the staff recommendation and testimony from Skip King, the applicant, and Bill Morgan, his agent.

The Commissioners discussed the need for a grocery store in this area and the allowed uses under the NC zoning district. Mr. King said his intent at this time was remove the existing structures and clean up the lot. He said he is currently under contract to purchase the property and has tentative plans to create more parking for the State Avenue Ace Hardware. He said he did not intend to put a grocery store at that location, but if there was interest from another party he would be supportive and possibly negotiate a plan for this location.

Commissioner Mariska asked staff if there would be more proposed zone changes to NC to the east in the foreseeable future. Ms. Cromwell responded that it was not likely. She also indicated with the possible outcome of the completion of the Project Re:Code, there may be other possibilities for the development and uses in the area. Currently the uses are based on the traffic counts to develop an area, however the new code may bring a different aspect to it. Commissioner Wagner asked if there would be any security measures for the property once it has been cleaned up. Mr. King said he did not intend to fence the entire property, and felt that removal of the blighted house and making it a vacant lot would deter any transient or random misuse of the property. There was a discussion about crime in the area. Mr. King said they had not had any break ins at the Ace Hardware and had sufficient security measures in place on that parcel.

Commissioner Boyett, moved to recommend approval and adoption of the findings of the 10 criteria. The motion was seconded by Commissioner Larson. The motion was approved by a unanimous vote.

CONSISTENCY WITH ADOPTED POLICIES OR PLANS

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

RECOMMENDATION

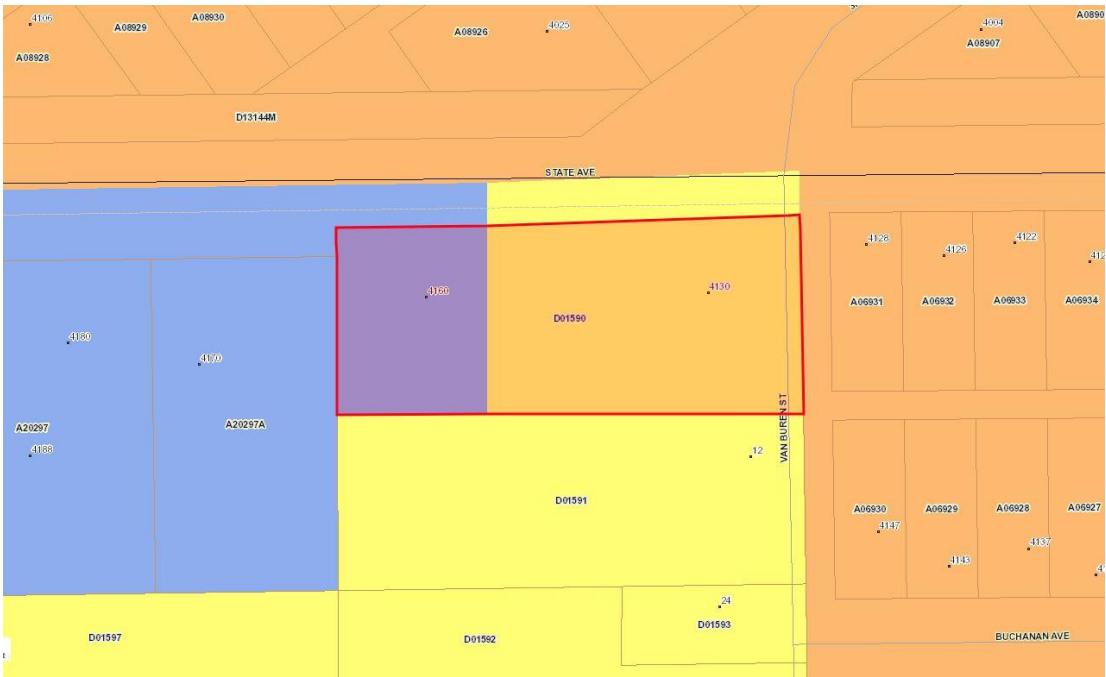
The Zoning Commission recommends that the City Council approve Zone Change 963 and adopt of the findings of the 10 criteria on a 4-0 vote.

APPROVED BY CITY ADMINISTRATOR

Attachments

Zoning Map & Site Photos
Application, Applicant letter & Pre App. Notes
Ordinance
Letter in Support

Zoning Map



Site Photos



Site Photos



Looking West





Looking North



East



South at subject property

APPLICATION FORM

CITY ZONE CHANGE

Billings Zone Change # 963 - Project # PZ-18-00028

The undersigned as owner(s) of the following described property hereby request a Zone Change as outlined in the City of Billings Zoning Regulations.

Present Zoning: Residential 9600

Proposed Zoning: Neighborhood Commercial (NC)

TAX ID# D01590

CITY ELECTION WARD # 1

Legal Description of Property: Easterly 195.83 Feet of That Part of Lot 2 of the Subdivision of Section 9, T. 1 S., R. 26 E., P.M.M., Described in Quit Claim Deed Document No. 3626032

Address or General Location: 4130 State Avenue

Size of Parcel (Area & Dimensions): 24,643 SqFt; (195.93 x 125.84-feet)

Present Land-Use: Residential

Proposed Land-Use: Unknown; neighborhood commercial in future

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Zone Change. Also, I attest that all the information presented herein is factual and correct.

Owner(s): Guy C. Romero (Recorded Owner)
4130 State Avenue, Billings, MT 59101

(Phone Number)

X _____

Contract Purchaser: King and King, LLC
Attn: Skip King
2264 Central Avenue, Billings, MT 59102
406-656-1446 Ext. 1301
sking@kingacehardware.com

X  _____

Agent(s): Sanderson Stewart
1300 North Transtech Way, Billings, MT 59102
(406) 656-5255
bmorgan@sandersonstewart.com

X  _____

MEETING MINUTES

PROJECT: King's Ace Hardware Zone Change			
Project No: 78105.07			
Location: Southside Community Center, 901 S. 30th Street		Meeting Date: 1/29/2018 at 6:00 PM	
Meeting Subject: Neighborhood Meeting		Prepared by: Bill Morgan, PE	
Attending:	Jack Dobbins (Ace)	Dave Korf (Ace)	Bill Morgan (SS)
	Ken Siroky	Roger Siroky	
Date of Issue: 1/31/18			

Minutes:

Bill, Jack, and Dave moderated the meeting, which was held in an open house style;

- Bill gave a summary of the proposed project elements, which included the following:
 - The proposed project property is approximately 24,500 square feet of land between the now vacant restaurant, just east of the King's Ace Hardware Store, and Van Buren Street.
 - The proposed zone change will allow for consistent zoning of Neighborhood Commercial along State Avenue.
- Jack and Dave reiterated how important it is to hear about the neighbor's concerns so that issues could be discussed and addressed up front. Questions from the surrounding property owners included:
 - What is going to happen to the property being rezoned? Ace representatives responded that the property will be cleaned up and a fence will be installed on the southern property line. There are no current plans for further development of the property at this time.
 - Are there any other big projects in the area? It was discussed that there are no other known projects in the area that attendees are aware of.
 - How big is the property being rezoned? Bill responded that the property is approximately 24,500 square feet.
- No other specific concerns with the proposed Zone Change were expressed by the property owners in attendance.

The meeting was adjourned at approximately 6:45 pm.

King and King, LLC
ZONE CHANGE APPLICATION FROM RESIDENTIAL 9600
TO NEIGHBORHOOD COMMERCIAL (NC)

Statement of Proposal

The contract purchaser, King and King, LLC, is seeking a zone change for a portion of property located at 4130 State Avenue. The property is approximately 24,643 square feet in size, or 0.565 acres. The existing zoning is Residential 9600 and the applicant is requesting a zone change to Neighborhood Commercial. The proposed zone change will allow for consistent zoning of Neighborhood Commercial along State Avenue, and the applicant's intent is to remove/clean up the existing buildings and debris on the site and add a fence along the southern property line. The future owner, King and King, LLC, currently has no immediate plans to develop the property, however wants to clean up the property to make it safer and more attractive for neighborhood commercial uses.

Accompanying Responses to Questions in Zoning Application Form

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

Essential Investments (Relating Public and Private Expenditures to Public Values)

- ***Landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors***

To enhance the visual appeal of the proposed zone change property, the existing buildings will be demolished and the site will be removed of all clutter and debris. In the future, at the time of property re-development, landscaping along State Avenue will be irrigated and better maintained. A privacy fence will be installed along the southern property line to provide a better buffer with the adjoining residential uses.

- ***Infill development and development near existing City infrastructure may be the most cost effective***

This property is located on State Avenue between the existing Ace Hardware and Van Buren Street and has existing City infrastructure. This zone change will allow for efficient infill development near existing City infrastructure improvements.

- ***Neighborhoods that are safe and attractive and provide essential services are much desired***

Ace Hardware will be able to better serve this community if the zoning of Neighborhood Commercial is continued along State because the additional property will give them more options to provide for safer traffic flow for customers using their existing site. Also, removing the existing homes and structures, while also adding the privacy fence, will make the neighborhood far more safe and attractive.

Place Making (Enhance, Maintain, Preserve, and Improve Existing Public Places)

- ***Enhancements and maintenance of public spaces and buildings through City stewardship is integral to a vibrant community***

The existing King's Ace Hardware store on State Avenue provides an important service to the Southside of Billings. An existing and well-established local business will be able to better promote vibrancy in the community through this proposed zone change. By removing the existing home and adding a fence along the southern property line, the entire neighborhood will be improved visually.

- ***The history and heritage of Billings are cornerstones of our community***

The southside of Billings is an integral part of our community and improving the appearance and safety of the properties located there further enhances the overall image of Billings for both local residents and visitors.

Community Fabric (Attractive, Aesthetically Pleasing, Uniquely Billings)

- ***Cost-effective landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors***

Upon future redevelopment from Residential 9600 to Neighborhood Commercial, this property will comply with current City standards on landscaping both within the property itself and adjacent to the public right-of-way. State Avenue is an important corridor for Billings, and Ace Hardware will be extending irrigation and grass along the parking area that it will be purchasing.

Strong Neighborhoods (Livable, Safe, Social and Resilient Neighborhoods)

- ***Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, good will and social interaction***

By allowing a change in zoning to Neighborhood Commercial, a company that prides itself in providing excellent neighborhood and customer service will be allowed to expand in the short term by providing additional parking, and in the long term by being allowed to consider options like expansion or services and convenience for community members.

- ***Neighborhoods that are safe and attractive and provide essential services are much desired***

By appropriate and planned expansion of Neighborhood Commercial properties along State Avenue, essential services can better be provided for underserved neighborhoods in Billings. This in turn will provide a safer and more attractive focus for community development and cohesion.

- ***Implementation of the Infill Policy is important to encourage development of underutilized properties***

The current property being considered for purchase and rezoning is considered an underutilized property along an important corridor in Southside Billings. Infilling will be enhanced if this property can be re-zoned to Neighborhood Commercial east to Van Buren Street.

Prosperity (Promoting Equal Opportunity and Economic Advancement)

- ***Successful businesses that provide local jobs benefit the community***

King's Ace Hardware is locally owned and locally operated, and wants to be the hardware store of choice. At the State Avenue store, they serve the Billings' Southside neighborhoods with a full-service paint center, plus a large selection of plumbing, hardware, tools and fasteners. The store provides local jobs that greatly benefit the community, and many of the store employees live in nearby neighborhoods.

The Ace Hardware Foundation serves as an umbrella over the charitable efforts of Ace Hardware Corporation, retailers and vendor partners for the benefit of Children's Miracle Network (CMN) and the American Red Cross.

Locally, the Southside Task Force awarded Ace Hardware the Good Neighbor Award in 2016 for its assistance in providing paint and resources for control of graffiti in the community.

- ***Retaining and supporting existing businesses helps sustain a healthy economy***

By supporting this zone change, an existing business that helps sustain and build a healthy economy in each neighborhood that it is located will be retained and supported.

1B. Explain your need for the intended zone change and why the property cannot be used under the existing zoning. Explain how the new zoning will fit in with the existing zoning and land uses in the immediate area.

King and King, LLC intends to make the property around Ace Hardware on State Avenue a more visually appealing and safer shopping experience. By changing the zoning to Neighborhood Commercial, it will allow for more businesses like Ace Hardware to expand or develop ancillary services on the property along State Avenue while making the zoning consistent. While there are no current development plans for the proposed zone change property, changing the zoning to Neighborhood Commercial and removing the existing structures and debris on the existing property will allow for vibrant future development and growth for the community.

ORDINANCE NO. 18-_____

AN ORDINANCE AMENDING THE ZONE CLASSIFICATION FOR

The easterly 195.83 feet of that part of Lot 2 of the Subdivision of Section 9, Township 1 South, Range 26 East, a 24,643 square foot parcel of land, generally located at 4130 State Avenue.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

1. RECITALS. *Title 76, Chapter 2, Part 3, MCA, and Sections 27-302 and 27-1502, BMCC*, provide for amendment to the City Zoning Map from time to time. The City Zoning Commission and staff have reviewed the proposed zoning for the real property hereinafter described. The Zoning Commission and staff have considered the ten (10) criteria required by Title 76, Chapter 2, Part 3, MCA. The recommendations of the Zoning Commission and staff have been submitted to the City Council, and the City Council, in due deliberation, has considered the ten (10) criteria required by state law.

2. DESCRIPTION The easterly 195.83 feet of that part of Lot 2 of the Subdivision of Section 9, Township 1 South, Range 26 East, a 24,643 square foot parcel of land generally located at 4130 State Avenue, is presently zoned **Residential-9600(R-96)** and is shown on the official zoning maps within these zones.

3. ZONE AMENDMENT. The official zoning map is hereby amended and the zoning for **the above described parcel** is hereby changed from **Residential-9600(R-96)** to **Neighborhood Commercial (NC)** and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to **Neighborhood Commercial (NC)** as set out in the Billings, Montana City Code.

4. REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

5. EFFECTIVE DATE. This ordinance shall be effective from and after final passage and as provided by law.

PASSED by the City Council on first reading March 26, 2018

PASSED, ADOPTED AND APPROVED on second reading April 9, 2018.

CITY OF BILLINGS:

BY: _____
William A. Cole, Mayor

ATTEST:

BY: Denise Bohlman, City Clerk
Zone Change 963 – 4130 State Avenue

Husman, Karen

From: Bartley, Robbin
Sent: Monday, February 26, 2018 1:08 PM
To: Husman, Karen
Subject: FW: City Zone Change #963 Project #PZ-18-00028

For you.

Robbin P. Bartley
Administrative Assistant, PCSD
2825 3rd Ave North, 4th Floor
Billings, MT 59101
Phone: (406) 247-8676
Fax: (406) 657-8327

From: Josephina Quarnburg [mailto:josiequarnburg@gmail.com]
Sent: Monday, February 26, 2018 11:58 AM
To: Bartley, Robbin <bartleyr@ci.billings.mt.us>
Subject: City Zone Change #963 Project #PZ-18-00028

My name is Josephina Torres- Quarnburg, I live at 4025 3rd Avenue South, Billings, MT.

I am in favor of State Avenue Ace Hardware taking over the property adjacent to the store. It will be a welcome change from what is currently at that location.

I am not able to attend either hearing at this time. I understand it will be change to Neighborhood Commercial. I live directly across the street from the location and have for 37 years, and have had no problems with traffic entering Ace hardware or my crossing into my alley. The flow of traffic improved when the turn lane was added.

If you have any questions I may be contacted at 406-672-5783



Virus-free. www.avast.com

Regular City Council Meeting

Meeting Date: 03/26/2018

TITLE: Special Review 962 - Public Hearing

PRESENTED BY: Monica Plecker

Department: Planning & Community Services

Presentation: Yes

PROBLEM/ISSUE STATEMENT

This is a special review request to allow the location of an existing All-Beverage Liquor License with Gaming in a Controlled Industrial (CI) zone on Lot 1J of Block 2, Midland Subdivision, 4th Filing, a 1.91 acre parcel of land. Suite E is @1,525 square feet in an existing 22,704 square foot multi-tenant building.

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

OWNER: 29th West Retail Partners LLC – Corning Companies

AGENT: Roger Singh

LEGAL DESCRIPTION: Midland Subdivision, 4th Filings, Block 2, Lot 1J

ADDRESS: 896 S 29th Street West

CURRENT ZONING: Controlled Industrial (CI)

EXISTING LAND USE: Mixed Use Commercial, Suite E is vacant

PROPOSED USE: All Beverage with Gaming

SIZE OF PARCEL: 1.19 acres

The Planning Division reviewed the application and recommended conditional approval to the Zoning Commission. The Zoning Commission concurred with the 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 that the zoning regulations adopted by the City Council have designated that any on-premise liquor license in a CI zone may apply for a special review. The proposed site plan 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:

- Infill development and development near existing City infrastructure may be the most cost effective.

The development of a vacant parcel in an already established commercial area will be a cost effective project where City infrastructure and some services already exist.

- Strong Neighborhoods and Essential Investments: Neighborhoods that are safe and attractive and provide essential services are much desired. Infill development and development near existing City infrastructure may be the most cost effective.

The proposed special review will promote redevelopment within an existing building.

- Prosperity: A diversity of available jobs can ensure a strong Billings' economy. Successful businesses that provide local jobs benefit the community.

This development will allow a previously existing business to re-locate and retain local jobs. This development will help support and sustain the tax base for Billings.

The application also meets the third criteria in that it is compatible with surrounding land uses in the area. This site is in an already established area of Billings, with good access to transportation choices. The area provides access to essential everyday services such as restaurants, retail shopping, convenience shopping and services. 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.

FINANCIAL IMPACT

Any site improvements will adjust the taxable value and property tax revenue from the property will increase, however the building is an existing structure so the taxable value may not change drastically. The City will adjust its zoning and parcel area based annual assessments such as arterial construction, storm water management and street maintenance.

BACKGROUND

This is a special review request to locate an all-beverage liquor license with gaming, in an existing 1,525 square foot ,space in a multi-tenant building located at 896 S 29th St West on Lot 1J, Block 2 of Midland Subdivision, 4th filing.

South 29th Street West is classified as a collector. According to the 2016 Billings Urbanized Traffic Count Map there are no traffic counts available for S 29th Street West. However, this street connects to King Avenue West and Gabel Road which are both considered principal arterials. The closest traffic count available on King Avenue West is 28,29 trips per day. 2,320 trips were counted at the nearest location on Gabel Road.

The applicants are proposing to move their existing all beverage license and business from its previous location at the Railyard Ale House located at 2526 Montana Avenue. The lease on the property was not renewed and Montana law allows the license holder to re-locate the license. The City requires a special review any time an existing or new on-premise liquor license is located within the city limits. The City does not control the number of on-premise liquor licenses that may be issued by the state. The City can specify appropriate zoning districts, separation

requirements and provide for conditions of approval to mitigate any potential negative effects of an on-premise liquor license.

STAKEHOLDERS

The Zoning Commission conducted a public hearing on March 6, 2018, and received the staff recommendation and testimony from the Jeff Kanning of Collaborative Design Architects on behalf of the agent Roger Singh. There was no other testimony from the public or surrounding property owners.

The Zoning Commission closed the hearing and a motion was made by Michael Larson to recommend conditional approval and adoption of the findings of the 3 criteria for Special Review 958. The motion was seconded and the Commission voted 4 in favor and none opposed to the motion.

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 recommends conditional approval and adoption of the findings of the 3 criteria for Special Review 962 on a 4 to 0 vote with the following conditions:

1. The special review approval is limited to Suite E, not to exceed 1,525 square feet in the existing multi-tenant building on Lot 1J, Block 2, of Midland Subdivision, 4th Filing. The special review approval is for an all beverage license with gaming within the 1,525 square foot tenant space. No other use is intended or implied by this approval.
2. The re-modeling of the tenant space shall require compliance with all Building and Engineering codes applicable. This includes requirements for off-street parking lots and solid waste storage. Compliance with other commercial site development standards such as landscaping, storm water management, and building codes will be reviewed at the time of building permit submittal.
3. There will be no construction activity before 7 am or after 8 pm daily.
4. The site will be developed in conformance with all applicable zoning and site development regulations.
5. No fascia of the building may have internal illumination.
6. The proposed development shall comply with all other limitations of Section 27-613 of the Zoning Regulations concerning special review uses, and all other City of Billings, regulations and ordinances that apply.
7. 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.

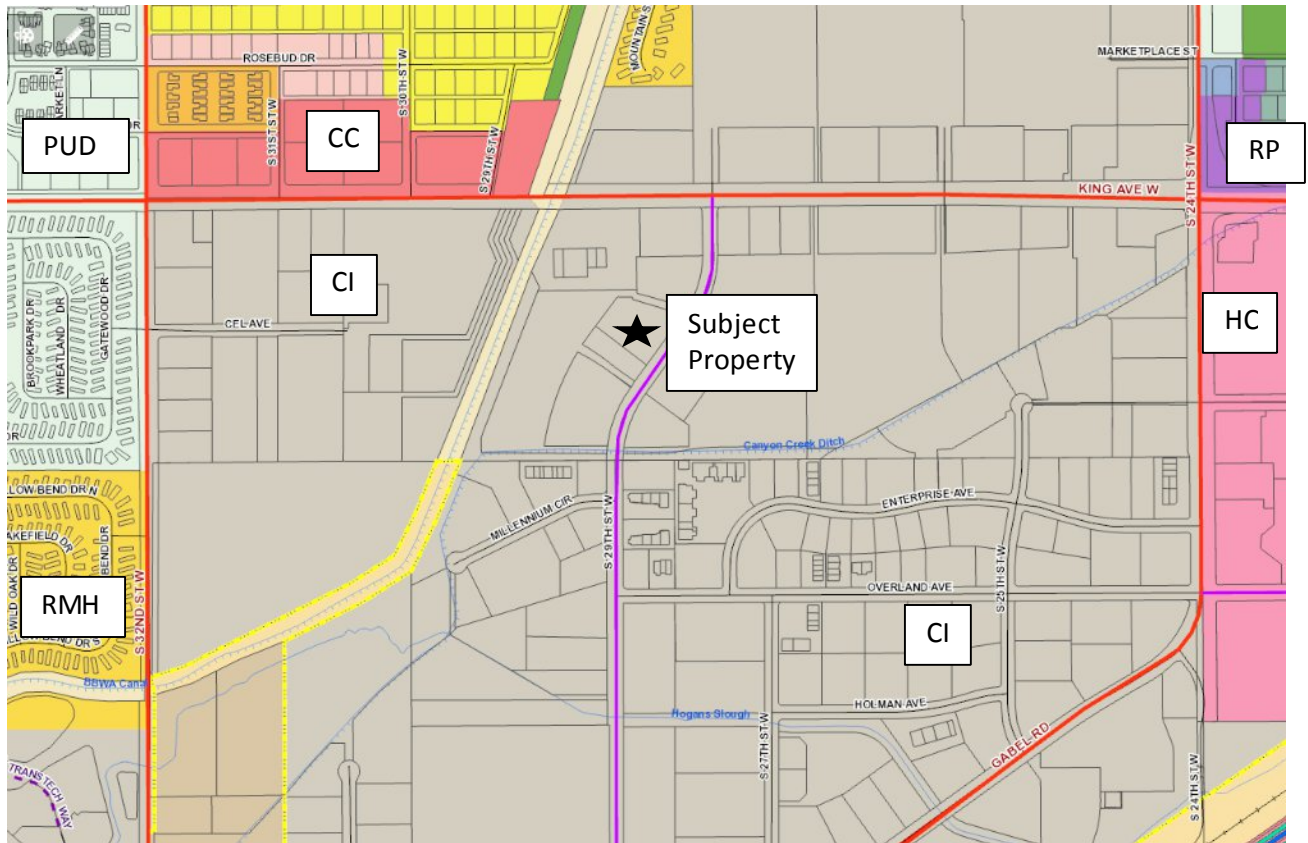
****NOTE**** Approval of this Special Review does not constitute approval of a building permit, sign permit or fence permit. Compliance with all applicable local codes will be reviewed at the building permit level. This application is for a Special Review as noted above and no other request is being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

APPROVED BY CITY ADMINISTRATOR

Attachments

Zoning Map and Site Photos

Application and Site Plan





Facing the property, Suite E is located to the Left of the photo frame.



Suite E



Neighboring property to the south



East



North

APPLICATION FORM

CITY SPECIAL REVIEW

Billings Special Review# _____ - Project # _____

The undersigned as owner(s) of the following described property hereby request a Special Review as outlined in the City of Billings Zoning Regulations.

Present Zoning: CONTROLLED INDUSTRIAL

Special Review Requested: CASINO / GAMING ESTABLISHMENT LOCATED WITHIN
CONTROLLED INDUSTRIAL

TAX ID# 47-3161185

CITY ELECTION WARD # 5

Legal Description of Property: MIDLAND SUBDIVISION 4th FILING, S13, T01S,
R25E, BLOCK 2, LOT 1J

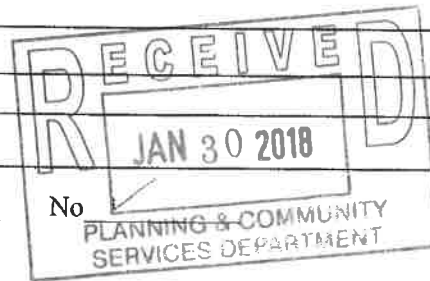
Address or General Location (If unknown, contact City Engineering): 869 S. 29th St. W

Size of Parcel (Area & Dimensions): 1.91 ACRES

Present Land-Use: RETAIL, MIXED USE

Covenants or Deed Restrictions on Property: Yes _____

If yes, please attach to application



*** Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): 29th WEST RETAIL PARTNERS LLC - CORANNA COMPANIES

(Recorded Owner)

2260 QUANT ROAD, STE. A, BILLINGS, MT 59102

(Address)

406-1051-4300

(Phone Number)

SCORPION@CORANNA.COMPNIES.COM

(email)

Agent(s): ROGER SINGH

(Name)

503 24th Street West Billings MT 59102

(Address)

406-850-2691 rogerperhar@gmail.com

(Phone Number)

(Email)

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Special Review. Also, I attest that all the information presented herein is factual and correct.

Signature: _____

(Recorded Owner)

Date: 1/30/18

GENERAL SITE NOTES

- [illegible]

SITE KEY NOTES:

- [illegible]

A SITE PLAN

PAVEMENT NOTES

- CAR PAVEMENT SECTION OPTIONS**
- A. 1" SURFACE OVER 14" CRUSHED GRAVEL BASE
B. 1" SURFACE OVER 12" CRUSHED GRAVEL BASE OVER 13" SELECT AND DRAIN
C. 1" SURFACE OVER 10" CRUSHED GRAVEL BASE
- TRUCK PAVEMENT SECTION OPTIONS**
- A. 1" SURFACE OVER 14" CRUSHED GRAVEL BASE
B. 1" SURFACE OVER 12" CRUSHED GRAVEL BASE OVER 11" SELECT AND DRAIN
C. 1" SURFACE OVER 10" CRUSHED GRAVEL BASE OVER 11" SELECT AND DRAIN
D. CONCRETE
- CONSENT TO GEOTECHNICAL REPORT FOR ALL STANDARDS AND METHOD REQUIREMENTS

ZONING (NEC)

[illegible]

SITE KEY PLAN

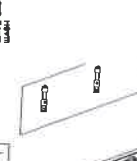
**SITE PLAN
SITE NOTES**

\$11

PARKING TO BE PROVIDED - 03 SPACES
PARKING TO BE PROVIDED EXCEEDS NO. OF REG'D
SPACES.

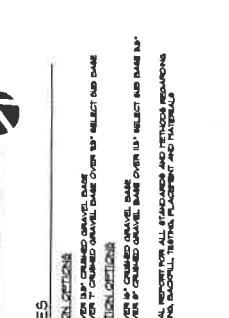
LEGEND

- SA — ASSISTANT SQUAD
SO — STORM SQUAD
L — LATER LINE
FS — FIRE SERVICE
JAP — JACKER GROUND POLE
BT — BURIED TELEPHONE
BT — BURIED TELEPHONE
GAS — GAS LINE
— — — — — 4" PVC SLAVE

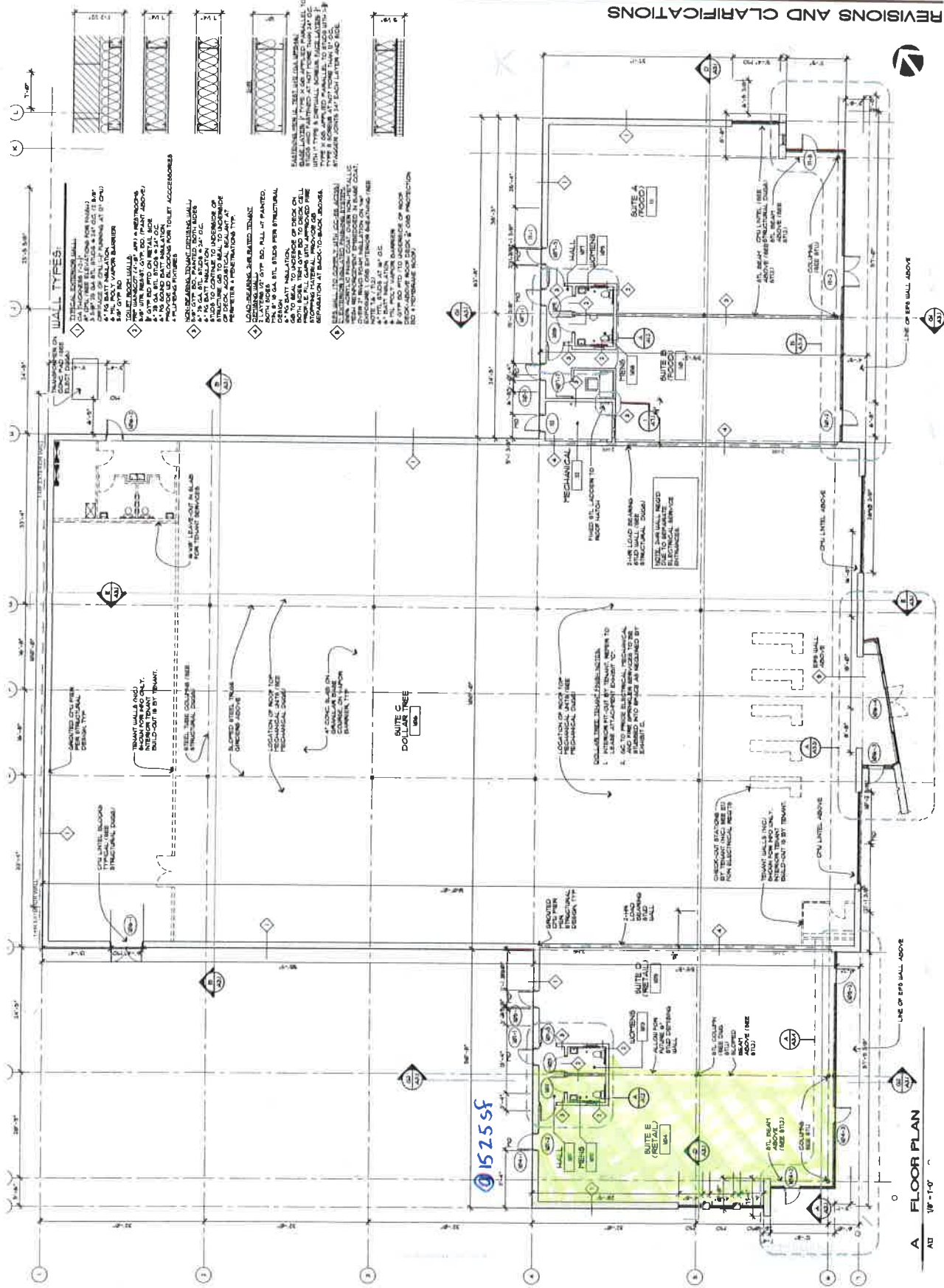


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WANTS A AND B) - JET
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REVISIONS AND CLARIFICATIONS



A FLOOR PLAN

896 S 29th St West
Suite D



Equipment
3 Tap Keg Cooler
2 Door Merchandiser
3 Compartment sink
Pop Sink
Syrup racks
Ice Maker

Storage area-
Mop sink
Hand sink
Electrical/Plumbing

New ADA Mens
Sink/Vanity/Mirror
Urinal
Commode
Handrails
Stall separator
Electrical/Plumbing

Bar
Bar wall/Electrical/
Plumbing/Drains
Pendant lighting
Back bar lighting
Back bar storage/
display
Off sale cabinets

Carpet/Tile
Trim-Base/Crown/
Chair rail
Lighting
Shades/Blinds
Office counter/shelves

Security/Surveillance/Mag Locks
Sound

Exterior Signage

