# CITY OF BILLINGS

## CITY OF BILLINGS VISION STATEMENT:

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

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# AGENDA

**COUNCIL CHAMBERS** **September 10, 2018** **5:30 P.M.**

**CALL TO ORDER:** Mayor Cole

**PLEDGE OF ALLEGIANCE:** Mayor Cole

**INVOCATION:** Councilmember Friedel

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

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

**MINUTES:** August 27, 2018

**COURTESIES:**

**PROCLAMATIONS:**

**ADMINISTRATOR REPORTS - BRUCE MCCANDLESS**

**PUBLIC COMMENT on "NON-PUBLIC HEARING" Agenda Items: 1 and 2B 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.** **Bid Awards:**

1. **New Current 5500 Series Dual Rear Wheel Truck with Service Body.** No bids received. Recommend re-bidding at a later date.

2. **Three New 2019 40,000 lb. 4 CY Wheel Loaders.** (Opened 8/28/18) Recommend Tractor & Equipment Co.: $571,949.

**B.** **Buy/Sell Agreement** to purchase Lots 3A - 1A, and Lots 3A-4 and 3A-5, Popelka Commerce Center Subdivision, 2nd filing; $934,500.

**C.** **Professional Services Contract** for W.O. 18-21, Water Treatment Plant Intake Redundancy; AE2S; $182,900.

**D.** **Professional Services Contract** for Centennial Park Development; Steiner Thuesen; $331,111.

**E.** **Professional Services Contract** for sampling and analysis of the Yellowstone River; HDR Engineering, Inc.; $254,900.

**F.** **Amendment No. 3, Airport Terminal Expansion Project,** Professional Engineering Services Contract, Morrison-Maierle, Inc.; $4,295,590.

**G.** **Warranty Deed** for Lot 4 of Annafeld Subdivision, 1st Filing, from McCall Development, Inc.

**H.** **Warranty Deed** for Tracts 2A-2 and 2A-3 of Certificate of Survey 2063, from Hanser Capital Holdings, LLC.

**I.** **Warranty Deed** for Lot 1B of the Amended Plat of Lot1, Block 1 of Lenhardt Square Subdivision, 1st Filing, from Stock-Naughton, LLP.

**J.** **Assignment and Transfer** of the Automobile Rental Concession and Lease from Corpat, Inc. DBA Alamo/National Car Rental to Enterprise RAC Company of Montana/Wyoming, LLC.

**K.** **Limited Commercial Aviation Hangar and Ground Lease** 10-Year Renewal on Lot 7, East Hangar, with Billings Clinic (9-1-2018-8/31/2028); first year revenue - $31,212; subsequent years adjusted annually using the Consumer Price Index for All Urban Consumers (CPI-U).

**L.** **Funding Allocation** from HOME to NeighborWorks Montana; $56,710.

**M.** **Preliminary Subsequent Minor Plat** of O'Malley Farms Subdivision, generally located on the southwest corner of the intersection of O'Malley Drive and Virginia Lane; Big Sky Endeavors, LLC, agent.

**N.** **Preliminary Subsequent Minor Plat** of Sunnyside Subdivision, 1st Filing, Amended Lot 3, Block 5, generally located on the northeast corner of the intersection of 10th Avenue North and North 27th Street; Opportunity Bank of Montana, owner; Stahly Engineering & Associates, agent.

**O.** **Bills and Payroll:**

**1.** August 13, 2018

**2.** August 20, 2018

**REGULAR AGENDA:**

**2.** **PURCHASING PROCEDURE AMENDMENTS:**

**A.** **PUBLIC HEARING AND FIRST READING ORDINANCE** repealing BMCC, Section 13-502, City Administrator Signing Authority for contract amendments and change orders. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)

**B.** **RESOLUTION** repealing Resolutions 06-18387 and 16-10523, City Administrator signing authority.

**3.** **PUBLIC HEARING AND RESOLUTION** adopting annual Special Improvement Light Maintenance District assessments for FY19. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)

**4.** **PUBLIC HEARING AND RESOLUTION** setting General Obligation (GO) Debt and Public Safety (PS II) mill levy rates for FY19. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)

**5.** **PUBLIC HEARING AND RESOLUTIONS** spreading assessments on the following:

**A.** Encroachments

**B.** Park District 1

**C.** Park Maintenance Districts

**D.** Road Maintenance District 6

**E.** SID 1401

**F.** SID 1403

**G.** SID 1404

**H.** SID 2911

**I.** SID 2912

**J.** SID 2913

**K.** SID 2914

Staff recommends approval. (Action: approval or disapproval of staff recommendation.)

**PUBLIC COMMENT on "NON-AGENDA ITEMS". Speaker Sign-in required.** (*Restricted to ONLY items not on this printed agenda. Comments 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.*

**Consent** **1. A. 1.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** 1 New Current 5500 Series Dual Rear Wheel Truck with Service Body

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

**Department:** Public Works

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

No bids were received by the Street/Traffic Division for the Public Works Department on August 28th, 2018 to purchase 1 - Current 5500 series dual rear wheel, 4-Wheel Drive regular cab truck with service body. This purchase will replace existing truck that is included in the FY19 Equipment Replacement Plan (ERP).

## ALTERNATIVES ANALYZED

City Council may:

- Approve going back out for bid or;
- Disapprove the going out for bid. The existing truck is nearing the end of its useful life.

## FINANCIAL IMPACT

The City received 0 bids as shown below:

## RECOMMENDATION

Staff recommends going back out for bid at a later date.

## APPROVED BY CITY ADMINISTRATOR

**Consent 1. A. 2.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Bid Award - Three New 2019 40,000 lb. 4 CY Wheel Loaders

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

**Department:** Public Works

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

Bids were received by the Distribution and Collection Division and the Street and Traffic Division of the Public Works Department on August 28, 2018 to purchase three (3) new 2019 40,000 lb. 4 CY wheel loaders. This purchase will replace Units 7929 and 1213, which are included in the FY 2019 Equipment Replacement Plan (ERP) and the FY 2019 budget for the Distribution and Collection Divisionand the Street and Traffic Division. Units 7929 and 1213 will be traded, so the trade-in values are reflected in the net price submitted by the bidders. TheCity received seven (7) bids and Tractor & Equipment Co. was the low bidder that met bid specifications. Bobcat of Big Sky, Inc. did not meet bid specifications.

## ALTERNATIVES ANALYZED

City Council may:

- Approve purchasing the three (3) 2019 40,000 lb. 4 CY wheel loaders from Tractor & Equipment, Co., or;
- Disapprove the purchase and reject all bids. If the new wheel loaders are not purchased, the Public Works Department will be required to continue using the existing units that are at or near the end of their useful life. Maintenance costs will increase and reliability will decrease.

## FINANCIAL IMPACT

Seven (7) bids were received as shown below:

| Vendor | Bid Amount Less Trade | 5-Year Warranty For the Transmission and Engine | Bid Amount Less Trade, Plus 5-Year Warranty on Transmission and Engine Per Unit |
|---|---|---|---|
| * Bobcat of Big Sky, Inc. | $ 517,399.00 | $ 16,200.00 | $ 533,599.00 |
| Tractor & Equipment Co. | $ 566,399.00 | $ 5,550.00 | $ 571,949.00 |
| RDO Equipment Co. | $ 587,000.00 | $ 6,358.00 | $ 593,358.00 |
| Titan Machinery | $ 605,725.00 | $ 1,881.00 | $ 607,606.00 |
| Tri State Truck & Equipment, Inc. | $ 608,544.00 | $ 3,965.00 | $ 612,509.00 |
| Torgerson's | $ 615,384.63 | $ 21,641.82 | $ 637,026.45 |
| Modern Machinery | $ 732,000.00 | $ 9,175.00 | $ 741,175.00 |

* Bobcat of Big Sky, Inc. does not meet bid specifications.

## RECOMMENDATION

Staff recommends that Council award the contract to purchase three (3) 2019 40,000 lb. 4 CY wheel loaders to Tractor & Equipment Co. in the amount of $571,949.00 (less trade). This includes the three (3) new wheel loaders, trading in the two (2) current loaders, and the five-year warranty on the transmission and engine.

## APPROVED BY CITY ADMINISTRATOR

**Regular** **1. B.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Property Aquisition - Lots 3A - 1A, and Lots 3A-4 and 3A-5, Popelka Commerce Center Subdivision, 2nd filing

**PRESENTED BY:** Wyeth Friday

**Department:** Planning & Community Services

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

The City Council is being asked to approve the purchase 10.137 acres of property just east of Amend Park and north of King Avenue East as part of the goal to develop the South Billings Aquatics and Recreation Center project. The property is owned by Popelka Enterprises, LLC (Robert Popelka representative) and is described as Lots 3A - 1A, and Lots 3A-4 and 3A-5, Popelka Commerce Center Subdivision, 2nd filing. The City Council approved $1.25 million in Tax Increment funds for property acquisition for the South Billings Aquatics and Recreation Center project from the South Billings Boulevard Urban Renewal District (SBBURD) in the FY19 City Budget and in the 2019-2023 Capital Improvement Plan earlier this year. The purchase price agreed to by the property owner and the City Administrator for Council consideration is $934,500 as outlined in the attached Buy/Sell Agreement. The City also conducted a Phase I Environmental Assessment of the property and had no adverse findings (See attached Phase I ESA). This land purchase is a key element of development of the South Billings Aquatics and Recreation Center project. It is also strategic for the City as the property is directly adjacent to the Amend Park complex and provides control and flexibility to the City for recreation development in the future.

## ALTERNATIVES ANALYZED

City Council may:

- Approve the buy/sell agreement to purchase lots 3A - 1A, and Lots 3A-4 and 3A-5, Popelka Commerce Center Subdivision, 2nd filing, for $934,500 or;
- Disapprove the buy/sell agreement to purchase lots 3A - 1A, and Lots 3A-4 and 3A-5, Popelka Commerce Center Subdivision, 2nd filing for $934,500. This land acquisition is a key strategy in the development of the South Billings Aquatics and Recreation Center project, and the funding for the purchase is already approved in the FY19 Budget and 2019-2023 CIP. Not approving the purchase would prevent the City from moving forward with this significant community project.

## FINANCIAL IMPACT

The City Council approved $1.25 million in Tax Increment funds for property acquisition for the South Billings Aquatics and Recreation Center project from the South Billings Boulevard Urban Renewal District (SBBURD) in the FY19 City Budget and in the 2019-2023 Capital Improvement Plan earlier this year. The purchase price agreed to by the property owner and the City Administrator is $934,500 as outlined in the attached Buy/Sell Agreement. The price was arrived at through negotiations based on two appraisals and a third appraiser review process, as called for in the City's property acquisition policy Resolution 93-16740 (See appraisals attached). The price is within the 5% allowance above the fair market value as described in the Policy but does exceed the $10,000 threshold by $34,500. However, the purchase is $315,500 under what the City Council budgeted for land acquisition.  This purchase will expend some SBBURD Tax Increment funds as planned for the development of the South Billings Aquatics and Recreation Center project. It is also a strategic investment for the City as the property is directly adjacent to the Amend Park complex and provides control and flexibility to the City for recreation development in the future.

## RECOMMENDATION

Staff recommends the City Council approve the Buy/Sell Agreement to purchase Lots 3A - 1A, and Lots 3A-4 and 3A-5, Popelka Commerce Center Subdivision, 2nd filing for $934,500.

## APPROVED BY CITY ADMINISTRATOR

### Attachments

Appraisals and Appraisals Review
Phase I ESA
Buy Sell

**Appraisal Report of:**

**Popelka Commerce Center Subdivision, 2nd Filing**
**Lots 3A-1A, 3A-4, 3A-5**
**Billings, Yellowstone County, Montana**

**Date of "As Is" Market Value: May 3, 2018**
**Date of Report: June 16, 2018**

**For:**

**Mr. Steve Zeier**
**SBURA Authorized Representative**
**3312 4th Avenue North**
**Billings, Montana 59101**

**By:**

**Thomas Appraisal Services, Inc.**
**David C. Thomas, MAI**
**175 North 27th Street, Suite 1220**
**Billings, Montana 59101**
**406-969-1504**

David C. Thomas, MAI
Commercial Real Estate

**THOMAS APPRAISAL SERVICES, INC.**

Barbara D. Thomas
Residential Real Estate

June 16, 2018

Mr. Steve Zeier
SBURA Authorized Representative
3312 4th Avenue North
Billings, Montana 59101

RE: Appraisal of Lots 3A-1A, 3A-4 & 3A-5, Popelka Commerce Center Subdivision, in Billings, Montana.

Dear Mr. Zeier:

Pursuant to your request, I have prepared an appraisal of the above described property. The purpose of this appraisal is to estimate the market value of the encumbered surface rights of the fee interest. I have personally inspected the site valued in this report. I certify that I have no personal interest, present or contemplated, in the subject property and that this appraisal represents my opinion of the market value of the subject property.

As a result of my investigation, the final estimated "As Is" market value of the encumbered surface rights of the fee interest of the subject property, as of the date of last inspection, May 3, 2018, is: **$890,000.**

This letter must remain attached to the report, which contains 42 pages plus related exhibits, in order for the value opinion set forth to be considered valid. Further, this letter of transmittal precedes the appraisal report further describing the property and containing the reasoning and most pertinent data leading to the final value estimates. Your attention is directed to the Assumptions and Limiting Conditions and Certification, which are considered usual for this type of assignment and have been included within the text of this report.

Sincerely,

THOMAS APPRAISAL SERVICES, INC.

David C. Thomas, MAI

By: David C. Thomas, MAI
Montana Certified General Appraiser #416

Enclosure: Appraisal Report

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## PART II - ADDENDA


Location Map
Photographs of Subject Property
Aerial Photograph of Subject Property
Plat Maps of Popelka Commerce Center Sub., 2nd Filing
Letter of Intent
Engineer's Opinion of Probable Cost – Road & Utilities
Land Sale Map – Sale 1
Land Sales Map – Sales 2, 3, 4
Letter of Engagement
Copy of State License

## Summary of Appraisal

**Location:** The subject consists of three lots that are located along Commerce Way, which is in southcentral Billings near King Avenue East and South Billings Boulevard.

**Physical Address:** TBD

**Legal Description:** Lot 3A-1A, Block 1, of Amended Plat of Lots 3A-1 & 3A-3, Block 1, Popelka Commerce Center Subdivision, 2nd Filing, in the City of Billings, Yellowstone County, Montana under Doc. #3766027, and Lots 3A-4 and 3A-5, Block 1, Popelka Commerce Center Subdivision, 2nd Filing, in the City of Billings, Yellowstone County, Montana under Doc. #3766524.

**Tax ID Numbers:**

| | |
|---|---|
| 3A-1A: | A31139 |
| 3A-4: | A35426 |
| 3A-5: | A35427 |

**Type of Property:** Vacant land.

**Site:** The three lots that comprise the subject property have a gross area of 10.137 acres (441,568 sf). After subtracting out access easements for Commerce Way, trail easements, and Suburban Ditch easements, the net developable area equates to 7.871 acres (342,869 sf). The individual lot sizes are as follows:

| | Gross | Net |
|---|---|---|
| Lot 3A-1A: | 159,671 sf | 133,829 sf |
| Lot 3A-4: | 196,029 | 154,208 |
| Lot 3A-5: | 85,868 | 54,832 |

All three lots have the EGC – Entryway General Commercial Zoning classification. These lots are currently vacant. It will be the owner/developers responsibility to buildout Commerce Way along its frontage with these lots and also to extend city water and sewer lines the length of Commerce Way.

| | | |
|---|---|---|
| **Highest and Best Use:** | Development with a commercial use that does not require frontage along an arterial roadway but still needs to be close to arterial roadways. | |
| **Final "As Is" Market Value:** | **$ 890,000** | **($2.60/sf – net area)** |
| **Date of "As Is" Value**: | May 3, 2018 | |
| **Date of Report:** | June 16, 2018 | |
| **Estimated Marketing Period:** | 6 to 12 Months | |

**CLIENT:** Mr. Steve Zeier
SBURA Authorized Representative
3312 4th Avenue North
Billings, Montana 59101

**APPRAISER:** David C. Thomas, MAI.
Thomas Appraisal Services, Inc.
175 North 27th Street, Suite 1220
Billings, Montana 59101
(406) 969-1504

**SUBJECT:** Appraisal of Lots 3A-1A, 3A-4 & 3A-5, Popelka Commerce Center Subdivision, in Billings, Yellowstone County, Montana.

## INTRODUCTION:

This Appraisal Report is in a format similar to what formally was referred to as a summary report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers' opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraisers' file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

## PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to provide the appraisers' best estimate of the market value of the subject real property as of the effective date. *Market value* is defined by the federal financial institutions regulatory agencies as follows:

> *Market value* means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> (1) buyer and seller are typically motivated;
> (2) both parties are well informed or well advised, and acting in what they consider their own best interests;
> (3) a reasonable time is allowed for exposure in the open market;
> (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
> (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions [f].)

**INTENDED USE:** The intended use of this appraisal is to assist the South Billings Urban Renewal Association in establishing the market value of the subject property for a pending purchase of the subject property.

**INTENDED USERS:** This appraisal report is prepared for the sole and exclusive use of the appraiser's client: South Billings Urban Renewal Association. Additional intended users include the City of Billings and Robert Popelka, who is the current owner of the subject property. No unnamed third parties are authorized to rely upon this report without the express written consent of the appraiser.

**INTEREST VALUED:** The encumbered surface rights of the fee interest in the above described real estate. Accordingly, this interest is less than the largely theoretical "fee simple" interest defined below:

> **Fee Simple Estate:** Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.
> *The Dictionary of Real Estate Appraisal. 4th Edition: Appraisal Institute, 2002, p. 113.*

**EFFECTIVE DATE OF "AS IS" VALUE:** May 3, 2018

**DATE OF REPORT:** June 16, 2018

## APPRAISAL DEVELOPMENT AND REPORTING PROCESS

In preparing this appraisal, the appraiser:

- Inspected the subject site on May 3, 2018.

- Gathered information on comparable land sales and interviewed numerous local real estate Brokers and investors as to land values in the subject neighborhood.

- Contacted the City of Billings Public Works Department as to the required infrastructure for Popelka Commerce Center Subdivision, 2nd Filing.

- Confirmed and analyzed the data and applied the Sales Comparison Approach to value.

The Cost Approach and the Income Approach have not been developed in this analysis. Neither approach is commonly used in the appraisal of vacant land. The majority of my peers would not use these two approaches in the valuation of the subject property. All information necessary to present an appraisal that is not misleading to the intended user is contained in this report. Supporting documentation is contained in the appraisers' file.

## GENERAL AREA ANALYSIS

The City of Billings, county seat of Yellowstone County, is located in the south central portion of Montana. More specifically, it is situated midway between Seattle, Washington and Minneapolis, Minnesota and approximately 550 miles northwest of Denver, Colorado. Billings is the largest city in Montana with a 2015 population estimate of 110,263 persons. This represents an increase of 8.2% over the 2010 census count of 101,876 persons. U.S. Census figures indicated that the 2015 population of Yellowstone County was 157,048, which represents an increase of 9.9% over the 2010 census count of 142,348 persons.

The City's economy is generally characterized as diverse. The Billings trade area includes 25 Montana counties and eight Wyoming counties and is considered one of the largest geographical trade areas in the nation. As such, the City serves as a major wholesale and retail trade center. Agriculture has also been a traditionally strong part of the Billings economy. Billings has the second largest livestock auction market in the nation and has always served as an important center for the growing and selling of such crops as wheat, barley, sugar beets, corn and oats.

The Billings medical community consists of two major hospitals, several group practices, surgical groups, the Northern Rockies Regional Cancer Treatment Center and the South Central Montana Regional Mental Health Center. These facilities contribute to making Billings the largest major medical center between Spokane and Minneapolis and north of Denver. Tourism and recreation also play an important role in Montana's economy. Billings' proximity to Yellowstone National Park, numerous ski resorts, and excellent hunting, fishing, camping and hiking opportunities make it a likely stop over point for the vacationer in this area.

In summary, the City of Billings is a viable metropolitan area with a diverse economy and a history of healthy, sustained growth. The growing viability of the community as a retail and wholesale trade center, the continued growth in the local medical community, and ever increasing levels of tourism all contributed to predictions by the University of Montana's Bureau of Business and Economic Research that Billings and Yellowstone County will likely be among the leaders in the state in population and economic growth over the next decade.

## NEIGHBORHOOD ANALYSIS

The subject is located immediately north and west of the northwest corner of King Avenue East and South Billings Boulevard, in Billings, Montana. For the purposes of this analysis, the subject neighborhood is considered to be that area bounded by Interstate 90 to the south, Orchard Lane to the east, and Laurel Road to the north and west. This area is a mixture of retail, office, industrial, residential, and public uses.

The primary roadways in the neighborhood are considered to be King Avenue East and South Billings Boulevard. King Avenue East is an east-west arterial that travels through the center of the neighborhood. It provides access to the neighborhood from the commercial areas to the west and the residential areas to the east. South Billings Boulevard provides direct access to Interstate 90 and the areas south of the interstate and is a primary north-south arterial in south-central Billings. Laurel Road is a primary arterial linking downtown Billings to south and southwest Billings. Of these three roadways, Laurel Road has the highest traffic counts of around 18,000 to 20,000 vehicles per day (vpd); King Avenue East is second with around 10,000 vpd; and South Billings Boulevard is third with around 8,700 vpd.

The neighborhood is best described as being in the growth stage of its life cycle. The completion of the reconstruction of King Avenue East in 2002 is considered to be the catalyst that has sparked the growth in the immediate area. Numerous hotel/motel properties have been developed at the South Billings Boulevard/I90 interchange along with fast food restaurants such as McDonalds, Burger King, and Dairy Queen. Southgate Drive has been developed with motels, restaurants, and casinos.

The western third of the neighborhood is developed almost entirely with light industrial properties that need easy access to Interstate 90. The northern third of the neighborhood is developed with older residential housing, while the center of the neighborhood is

developed with Amend Park, which is a city owned and maintained park that has numerous soccer fields and other recreational areas that is used throughout the year. The eastern portions of the neighborhood (east of South Billings Boulevard and north of King Avenue East) is mostly older residential housing.

The two primary commercial developments east of South Billings Boulevard are Cabela's and Sam's Club. Cabela's has struggled at this location and the anticipated infill development that is generally associated with this retailer has not materialized. The pad sites adjacent to Cabela's remain vacant and available for purchase a full 10 years after Cabela's was constructed in 2008.

In summary, the subject neighborhood is a mixture of commercial, industrial, and residential development. The commercial, industrial, and public uses are for the most part newer while the residential areas are older and well established. There still remains patches of vacant land toward the south end of the neighborhood, which has been slow to develop, which is counter to other high profile retail locations which have seen strong growth over the past five years. This area is anticipated to see slow, steady growth into the future.

## SITE ANALYSIS

The subject property consists of three separately identified lots located within the Popelka Commerce Center Subdivision. These lots are contiguous, however, because they have individual legal descriptions they are stand-alone parcels and need to be described individually. In its "as is" condition, the subject property is a single undeveloped tract, however, as per the Subdivision Improvement Agreement with the City of Billings for the Plat of Popelka Commerce Center Subdivision, Second Filing, dated August, 2014, Commerce Way is to be constructed upon development of these lots. Once Commerce Way is constructed, each lot will have frontage along this street, which is a private drive.

A quick explanation as to why there are two sizes shown below: gross and net. Gross acreage is the entire area of the site within the boundary lines. This includes all areas under easement, be they utility, access, trail, etc. The net acreage excludes the three following areas: access easements, trail easements, and ditch easements. I have concluded that these areas are undevelopable. They cannot be used as parking lot, storm water retention, building site, etc. Almost all properties have utility easements, therefore, these areas have been included in net developable acreage. These parameters have also been followed in determining the price per square foot for the comparable sales.

The following information is based on my physical inspection of the property on May 3, 2018, as well as information taken from public records and conversations/interviews with public officials.

**Lot 3A-1A:**

Location: This lot is located at the southwest corner of Southgate Drive and Commerce Way, in Billings, Montana. The south boundary line of this lot is approximately 130' north of King Avenue East.

Address: To Be Determined

Tax ID #: A31139

Legal Desc: Lot 3A-1A, Block 1, of Amended Plat of Lots 3A-1 & 3A-3, Block 1, Popelka Commerce Center Subdivision, Second Filing, in the City of Billings, Yellowstone County, Montana, under Document #3766027.

Size: 3.666 acres = 159,671 sf Gross Acreage

3.073 acres = 133,829 sf Net Acreage

As per the plat referenced above, the north, east and west boundary lines of this parcel extend to the center of the streets that form these boundary lines (Commerce Way & Southgate Drive). These easements (roadway and trail only), amount to 25,842 square feet, therefore, the net acreage amounts to 133,829 square feet. The calculations used to arrive at 25,842 sf are as follows, as taken from the above mentioned plat:

| | | | |
|---|---|---|---|
| 299.87' x 20' | = | 5,997 sf | (west boundary line) |
| 300.26' x 35' | = | 10,509 | (east boundary line) |
| 466.79' x 20' | = | 9,336 | (north boundary line) |
| | | 25,842 sf | |

Shape: Rectangular – please see the plat in the addenda that shows the shape of this site along with the road and trail easements mentioned above.

Frontages: 790'± along Commerce Way

280'± along Southgate Drive

Zoning: EGC – Entryway General Commercial

*The purpose of the entryway general commercial zone is to provide a*

*specialized classification for hotels, restaurants and other tourist-related facilities near major highway interchanges.*

Utilities: City water and sewer lines are currently located at the southwest corner and the northeast corner of this lot, in Commerce Way. Natural gas, electricity, telephone and fiber optic cable are readily available.

Access: This lot is accessed from Commerce Way via King Avenue East and South Billings Boulevard, and also from Southgate Drive via King Avenue East. Commerce Way has been extended northward from King Avenue East to the southern edge of this lot and has also been extended westward from South Billings Boulevard to the eastern edge of this lot. Southgate Drive is developed along the entire eastern boundary of this lot. As per the SIA with the City of Billings, it will be the owner/developers responsibility to develop the 50% of Commerce Way that fronts this lot at the time of development. Southgate Drive has been fully developed.

| R.E. Taxes: | | | |
|---|---|---|---|
| | Assessed Land Value: | $701,770 | $4.39/sf |
| | Assessed Building Value: | 22,920 | |
| | Total Assessed Value: | $724,690 | |
| | 2017 Taxes: | $ 15,807 | $0.10/sf |

Of the total tax liability, $4,110 represents SID #1354 which is paid in full in 2017. As such, the last payment on this SID will be made in May, 2018. The tax liability, therefore, is closer to $11,697, which equates to $0.073 psf.

Topography: This lot is flat and there are no distinguishing topographical features of note. Vegetation consists of tame grasses and weeds.

Adj. Land: The land adjacent to the south is developed with two fast food restaurants: Popeye's Louisiana Kitchen and Taco Bell. The land across Southgate Drive to the east is developed with the Ledgestone Hotel Billings. The land adjacent to the west and north is undeveloped and consists of the other two lots that are the subject of this report.

Flood Hazard: The subject is not located in an identified flood hazard area.

**Lot 3A-4:**

Location: This lot is located along the west and north sides of Commerce Way, adjacent to the north of Dairy Queen. A 30' wide "finger" extends southward to King Avenue East. For all intents and purposes, this lot is approximately 160' north of King Avenue East.

Address: To Be Determined

Tax ID #: A35426

Legal Desc: Lot 3A-4, Popelka Commerce Center Subdivision, Second Filing, in the City of Billings, Yellowstone County, Montana, under Document #3713010.

Size:

| | | | |
|---|---|---|---|
| 4.50 acres | = | 196,029 sf | Gross Acreage |
| 3.45 acres | = | 154,208 sf | Net Acreage |

As per the plat referenced above, the east and south boundary lines of this parcel extend to the center of Commerce Way (20' easement), which area is not available for development. I have also taken out the new trail easement

along the south side of the property. Finally, I have also deducted the easement area for Suburban Ditch. Suburban Ditch is not depicted on the survey referenced above. My estimate is based on aerial photography and measuring tools available via Google Maps. The total area of these easements amounts to 41,821 square feet (19,921 sf Commerce Way & trail – 21,900 sf Suburban Ditch), which leaves a net area of approximately 154,208 square feet. The calculations used to arrive at 41,821 sf are as follows, as taken from the above mentioned plat, and Google Maps:

| | | | | |
|---|---|---|---|---|
| 430.20' - 160.15' | = 270.05' x 20.0' | = | 5,401 sf | (east boundary line) |
| | | = | 250 | (est. size of corner) |
| | 270.07' x 20.0' | = | 5,401 | (south boundary line) |
| | 730.0' x 30.0' | = | 21,900 | (estimated size of ditch) |
| 300.31' - 30.0' | = 270.31' x 15.0' | = | 4,055 | (new trail easement) |
| | 160.15' x 30.06' | = | 4,814 | ("finger") |
| | Total Area: | = | **41,821 sf** | |

**Note**: the length of the ditch is based on measurements taken from Google Maps using their "measure distance" tool.

Shape: "L" Shaped with a finger extending to King Avenue East – please see the plat and aerial photograph in the addenda that shows the shape of this lot along with the road and ditch easements mentioned above.

Frontages: 660'± along Commerce Way
30'± along King Avenue East

Zoning: EGC – Entryway General Commercial

*The purpose of the entryway general commercial zone is to provide a specialized classification for hotels, restaurants and other tourist-related facilities near major highway interchanges.*

Utilities: City water and sewer lines are currently located at the southeast corner of this lot in Commerce Way. Natural gas, electricity, telephone and fiber optic cable are readily available.

Access: This lot is accessed from Commerce Way via King Avenue East, Southgate Drive, and South Billings Boulevard. As per the SIA with the City of Billings, it will be the owner/developers responsibility to develop the 50% of Commerce Way that fronts this lot at the time of development.

| R.E. Taxes: | | | |
|---|---|---|---|
| | Assessed Land Value: | $221,681 | $1.13/sf |
| | Assessed Building Value: | 11,370 | |
| | Total Assessed Value: | $233,051 | |
| | 2017 Taxes: | $ 20,069 | $0.10/sf |

Of the total tax liability, $9,956 represents SID #1354 which is paid in full in 2017. As such, the last payment on this SID will be made in May, 2018. The tax liability, therefore, is closer to $10,113, which equates to $0.052 psf.

Topography: There lot slopes very gradually from west to east and north to south. As with Lot 3A-1A, the only vegetation is improved grasses and weeds. The distinguishing topographical feature on this lot is the Suburban Ditch, which diagonals through this lot beginning near the southwest corner and existing near the northeast corner. This ditch is not depicted on the Plat of Popelka Commerce Center Subdivision – 2nd Filing, however, in the SIA with the City of Billings, it specifically states that "the developer shall coordinate with the ditch company to relocate the ditch or put it underground if necessary." The aerial photograph in the addenda shows the location of this ditch in relation to the property lines.

Adj. Land: The land adjacent to the south is developed with a Dairy Queen fast food restaurant. The land adjacent to the west and north is a city park commonly known as Amend Park. The land adjacent to the east is undeveloped and consists of the other two lots that are the subject of this report.

Flood Hazard: The subject is not located in an identified flood hazard area.

**Lot 3A-5:**

Location: This lot is located along the north side of Commerce Way. Similar to Lot 3A-4, a 60' wide "finger" extends eastward to South Billings Boulevard, which is simply an extension of Commerce Way. For all intents and purposes, the eastern boundary of this lot is located about 270' west of South Billings Boulevard.

Address: To Be Determined

Tax ID #: A35427

Legal Desc: Lot 3A-5 of Plat of Popelka Commerce Center Subdivision, Second Filing, in the City of Billings, Yellowstone County, Montana, under Document #3713010.

Size:

| | | | |
|---|---|---|---|
| 1.971 acres | = | 85,868 sf | Gross Acreage |
| 1.259 acres | = | 54,832 sf | Net Acreage |

As per the plat referenced above, a substantial portion of the south end of this lot consists of Commerce Way right-of-way, which amounts to 28,936 square feet. Along the east boundary of this parcel is a 15' wide trail

easement that amounts to 2,100 square feet of site area. After deducting these easement areas, the net area equates to 54,832 square feet. The calculations used to arrive at 25,842 sf are as follows, as taken from the above mentioned plat:

| | | | |
|---|---|---|---|
| 395.04' x 60' | = | 23,702 sf | (C. W. "finger") |
| 261.72' x 20' | = | 5,234 | (south boundary line) |
| 140.0' x 15' | = | 2,100 | (trail easement) |
| | | 25,842' | |

Shape: Very Irregular – please see the plat in the addenda that shows the shape of this lot along with the road and trail easements mentioned above.

Frontages: 370'± along Commerce Way – developable area of site only
60' along South Billings Boulevard
50' along Southgate Drive

Zoning: EGC – Entryway General Commercial
*The purpose of the entryway general commercial zone is to provide a specialized classification for hotels, restaurants and other tourist-related facilities near major highway interchanges.*

Utilities: City water and sewer lines are currently located in Commerce Way at the east end of this lot. Natural gas, electricity, telephone and fiber optic cable are readily available.

Access: This lot is accessed from Commerce Way via South Billings Boulevard, Southgate Drive, and King Avenue East. Commerce Way has been extended westward from South Billings Boulevard to Southgate Drive. Southgate Drive has been extended northward to Commerce Way from

King Avenue West. As per the SIA with the City of Billings, it will be the owner/developers responsibility to develop the 50% of Commerce Way that fronts this lot at the time of development.

| | | | |
|---|---|---|---|
| R.E. Taxes: | Assessed Land Value: | $316,718 | $1.13/sf |
| | Assessed Building Value: | 0 | |
| | Total Assessed Value: | $316,718 | |
| | 2017 Taxes: | $ 11,749 | $0.14/sf |

Of the total tax liability, $4,472 represents SID #1354 which is paid in full in 2017. As such, the last payment on this SID will be made in May, 2018. The tax liability, therefore, is closer to $7,277, which equates to $0.085 psf.

Topography: As with the other two lots, this lot is essentially flat. There are several mature deciduous trees toward the northeast corner of the site. The remaining vegetation is tame grasses and weeds.

Adj. Land: The land adjacent to the south (west half of site) is undeveloped and is Lot 3A-1A of this report. The land adjacent to the south (east half of site) is developed with the Ledgestone Billings Hotel. The land adjacent to the east is developed with a light industrial use that is commonly known as Rocky Mountain Auto Body. The land adjacent to the north is part of Amend Park. The land adjacent to the west is undeveloped and is Lot 3A-4 of this report.

Flood Hazard: The subject is not located in an identified flood hazard area.

**Hazardous or Toxic Materials:**

A visual inspection of these three sites did not reveal any unusual soil conditions or hazardous waste materials that may be present on or under the site. I am not aware of a Phase I Environmental Assessment that has been made of the site; therefore, I cannot comment on actual soil conditions or the existence of hazardous wastes, if any, on/under the site. I am not an expert in detecting hazardous materials that may be present on/under the site, which materials may affect the value of the property.

The value estimate is predicated upon the assumption there is no such material on the property. Any such environmental risk discovered at a later date may require a revised estimate of value that may or may not be simply a reduction of the value by the estimated cost to cure the environmental condition. Properties known to have environmental risk may also carry a stigma in the marketplace that may or may not affect the value. If future soil tests should reveal the existence of any unusual soil conditions or hazardous wastes, we reserve the right to review and adjust this appraisal accordingly.

## PROPERTY OWNERSHIP

The subject property is under the ownership of Popelka Enterprises, LLC. The Popelka family has owned this property for many years and was the developer of this subdivision in 2004. There have been no transfers of ownership of these three lots over the past five years.

The subject lots are listed for sale by Coldwell Banker Commercial of Billings. The current list price for each lot is as follows:

| | | | | |
|---|---|---|---|---|
| Lot 3A-1A: | $7.00 psf | $1,117,697 | | |
| Lot 3A-4: | $3.25 psf | $ 637,094 | | |
| Lot 3A-5: | $3.50 psf | $ 300,538 | | |
| Combined Price: | | $2,055,329 | = $4.65 psf | (gross) |
| | | | = $5.99 psf | (net) |

| | |
|---|---|
| **Gross Acreage:** | **441,568 sf** |
| **Net Acreage:** | **342,869 sf** |

These lots have been available for purchase at this price since the subdivision was platted in mid-2014. As per Blaine Poppler with CBC, there is occasional interest in these lots, however, there have been no offers made on the lots **individually**, or as a group, at these prices. At this price, it would be the responsibility of the seller to finish development of Commerce Way through the remainder of the subdivision. The cost to finish construction of Commerce Way improvements (water, sanitary sewer, storm drain and street improvements) is estimated to be $627,694 (as provided by Sanderson Stewart dated March 13, 2018 – copy contained in the addenda. This cost includes a 15% contingency fee and a 20% administration fee (admin. fee is calculated on the 15% contingency). This equates to $1.83 psf ($627,694 / 342,869 sf = $1.83) when allocated over net developable

acreage. When the estimated cost of completing these improvements is subtracted from the asking price, the "as is" asking price equates to $4.16 psf ($5.99 – $1.83 = $4.16) based on net acreage.

Additional costs also included in this estimate is the re-routing of Suburban Ditch, estimated to be $88,939 (includes 15% contingency fee and 20% administration fee) and the piping of Suburban Ditch, estimated to be $195,046 (same fees included).

There is currently a pending buy/sell agreement on all three lots by a single buyer. As per the signed Letter of Intent dated February 15, 2018, the buyer is South Billings Urban Renewal Association and/or permitted assigns. The purchased price is $1,250,000 for all three lots. This equates to $2.83 psf based on gross square footage ($1,250,000 / 441,568 = $2.83) and $3.65 psf based on net square footage ($1,250,000 / 342,869 sf = $3.65). At this agreed upon price, the buyer is purchasing the property in its "as is" condition. It will be the responsibility of the buyer to finish out development of Commerce Way, extend water and sewer lines under Commerce Way, and re-route/pipe Suburban Ditch, if that is so desired.

Based on the final estimate of value arrived at in this report, I have concluded that the pending sales price of $1,250,000 is 27.2% above market. This is discussed in the Correlation Analysis and Final Value Estimate.

## HIGHEST AND BEST USE

In estimating the site's highest and best use, legal controls, such as zoning, must be considered, along with investor attitudes and the financial feasibility of the alternative uses. Major types of real estate uses, consisting of agricultural, residential, recreational, industrial, commercial and public use, were considered. It is obvious that several of these uses can be immediately eliminated due to zoning restrictions or unsuitability of the site for such a use.

**"As Vacant":**

As just mentioned in the previous section, the subject has been listed for sale as three separate lots since it was platted in 2014. It is my understanding that there have been no offers made over this period of time on any of these lots. Several conclusions can be drawn from the marketing history. The first and most obvious is that the asking price is likely above market. If the property has not sold, and no offers made on any of the lots over a period of about four years, the asking price is above market. The second take-away is that the market hasn't been able to define or identify what the ideal use of the property is. This is understandable given that the lots have no frontage along an arterial roadway and substantial infrastructure costs are necessary upon development.

I have identified five key issues that influence highest and best use. They are as follows: zoning, location, size (gross vs. net), Suburban ditch, and infrastructure. Following is a brief discussion of each issue and how it impacts highest and best use.

Zoning: The subject has the EGC zoning classification, which permits a fairly wide range of commercial uses. This classification is generally given to land near an interstate interchange. As stated in the definition, uses such as hotel/motel, restaurants, and tourist related businesses are the ideal uses, simply given the proximity to the interchange. A

fairly wide range of commercial uses are permitted under this classification and I have concluded that zoning is not an issue impacting highest and best use. In other words, almost all logical uses of the site would be permitted under this classification.

Location: The primary factor influencing the value of this property is its lack of frontage along an arterial roadway, which translates into location. Simply put, the subject does not have the exposure that is a key component in the siting of most retail properties, especially hotel/motel and restaurants. The lots in this subdivision that front King Avenue East and South Billings Boulevard have been developed with tourist related businesses: a convenience store, a hotel, and three fast food restaurants. The subject parcels, due to their lack of frontage have remained unsold and undeveloped.

It is interesting to note that Lot 3A-1A has been listed for sale at $7.00 psf for about four years. The listing Broker had envisioned this lot being developed with a hotel, similar to the Ledgestone. In comparison, the lot that is now the location of My Place hotel sold in late 2013 for $8.00 psf. This lot has excellent exposure from Interstate 90. Clearly hotel developers do not consider Lot 3A-1A as being financially feasible for this use at $7.00 psf. During the development of this report, I spoke with a Broker who was pitching a lot in the South Billings Town Center project to a hotel developer. The developer wanted to look at other sites before making a decision but passes on Lot 3A-1A primarily because it lacks frontage/expose. Simply put, the location does not lend itself to this use.

In short, the subject's location (lack of frontage) relegates it to a secondary commercial use. One that does not need direct frontage but benefits from its proximity to an arterial and other high traffic retail uses.

Size: Gross Versus Net Acreage: As mentioned in site description, Commerce Way is a private street that has a perpetual access easement granted to the City of Billings. That portion of each site that is encumbered by access easements, trail easements, and ditch

easements, is not developable. While this does not necessarily impact use, most buyers will be keenly aware of how much land is useable. In the case of the subject, the ratio of useable to total is 0.78 to 1.0, which is quite low. This indirectly impacts value as the owner pays taxes on this area indefinitely. From a utility standpoint, each lot has sufficient useable area to meet the needs of a wide range of users/uses.

Suburban Ditch: Suburban Ditch is a major "scar" if you will on Lot 3A-4. It effectively cuts this lot in half and leaves the area to the north very compromised. This portion of the site is currently accessed via trail road that originates at Simpson Street to the north. Other than crossing the ditch, there is no legal access to the area north of the ditch and no culverts or bridges have been constructed on the ditch. As briefly mentioned in the site description, the ditch can be either relocated and left open or relocated and buried/piped, however, both options are very expensive. Based on the Sanderson Stewart quote, it would cost $0.57 psf (net acreage over all three lots) to bury the ditch. This is feasible on land that is worth $20.00 psf. It probably is not feasible on land that is worth $2.50 psf.

The bottom line is that Suburban Ditch negatively impacts the utility of the northwest corner of the property. Given the amount of land available for development south of the ditch, the demand for the area north of the ditch is very low. It will likely be used as support area for any development south of the ditch.

Infrastructure: As stated in the SIA with the City of Billings, the developer is required to extend water and sewer lines the length of Commerce Way and also to finish construction of Commerce Way along its frontage with these lots. Based on the Sanderson Stewart cost estimate, dated March 12, 2018, these costs amount to $1.83 psf of net useable acreage ($627,694 / 342,869 = $1.83). Generally speaking, most lots are purchased with all infrastructure in place. The buyer is acquiring a lot that is "shovel ready" so to speak. All potential purchasers of the subject property in its "as is" condition will have the added burden of completing infrastructure.

Although this does not preclude uses, it does impact value. All of the comparable sales used in this analysis were "shovel ready" sites, therefore, an adjustment was necessary to each sale to account for this expense.

Summary & Conclusion:

I have not been able to identify a single highest and best use for these three lots. The lack of frontage along an arterial roadway rules out uses such as hotel, fast food, convenience store, and most retail. The fact that the property has been listed for sale for four years with no offers being made is excellent support for this conclusion. Given the location, these sites lend themselves to commercial uses that do not require frontage but still need to be close to arterial roadways. Uses such as fitness centers, wholesalers, and light industrial come to mind. Given the substantial "off-site" improvement costs yet to be incurred, and the significant portion of the site that has limited utility, the value per square foot will be significantly lower than a comparable site that is shovel ready.

## SALES COMPARISON APPROACH

The value of a property tends to be set by the cost of acquiring an equally desirable substitute property. Therefore, in the Sales Comparison Approach market data obtained from sales of properties with a reasonable degree of similarity to the subject property are analyzed and adjusted to arrive at a value indication. The reliability and similarity of comparable sales data tends to determine the reliability and accuracy of this approach.

### Land Valuation

Four sales have been gathered that are considered relevant in the valuation of the subject site. These sales differ from the subject in various ways, i.e. location, time of sale, and physical characteristics. The dissimilarities are adjusted for by adding to the price of the comparable when it is inferior to the subject, and conversely, subtracting from the price of the comparable when it is superior to the subject. In practice it is very difficult to isolate each factor and accurately assess the amount of adjustment required. In most areas there is simply not sufficient data; thus, an appraiser must use subjective judgment in analysis. When analyzing data, several generalities can be applied:

1. Value tends to increase per unit of comparison as the size of the parcel decreases.
2. Value tends to increase with zoning density.
3. Value tends to increase as the distance to the main commercial center decreases.
4. Value tends to increase with amenities, such as views or desirable frontage.
5. Value tends to increase as site improvements increase.

Pertinent data concerning these sales are contained in the following chart. The subject is listed on the left-hand side for comparison purposes.

**Land Sales Chart**

| Element: | Subject | Sale 1 | Sale 2 | Sale 3 | Sale 4 |
|---|---|---|---|---|---|
| **Date of Sale:** | N/A | 03-2017 | 11-2016 | 09-2014 | 01-2013 |
| **Location:** | King Ave. East & S. Billings Blvd. | SEC Lake Elmo Dr. & Hansen Ln. | King Ave. E., E. of S. Bllgs. Blvd. | S. Frontage Rd., E. of S. Bllgs. Boulevard | NEC King Ave. East & Calhoun Lane |
| **Grantor:** | N/A | Karen Boylan | S. Billings Center | H&E Equipment | Robert Medvec |
| **Grantee:** | N/A | PK Properties | Tekton Invest. | Kevin Hintt | Colt Comm. |
| **H & B Use:** | Commercial | Commercial | Commercial | Commercial | Commercial |
| **Utilities:** | Adjacent | Adjacent | Adjacent | Adjacent | Adjacent |
| **Zoning:** | EGC | CC | EGC | EGC | EGC |
| **Size/SF:** | 342,869 | 338,196 | 653,400 | 245,678 | 185,052 |
| **Sales Price:** | N/A | $1,908,653 | $2,250,000 | $1,045,000 | $530,000 |
| **Price/SF:** | **N/A** | **$5.64** | **$3.44** | **$4.25** | **$2.86** |
| **Prop. Rights** | Fee Simple | Fee Simple | Fee Simple | Fee Simple | Fee Simple |
| **Financing:** | Cash to Seller | Cash to Seller | Cash to Seller | Cash to Seller | Cash to Seller |
| **Cond. Sale:** | Typical | Typical | Typical | Typical | Typical |
| **Market Cond.** | Current | Similar | Inferior | Inferior | Inferior |
| **Adjustment:** | | 0 | 20% | 25% | 90% |
| **Adj. Price/SF:** | **N/A** | **$5.64** | **$4.13** | **$5.32** | **$5.44** |
| **Infrastructure:** | None | Superior | Superior | Superior | Superior |
| Adjustment: | | -$1.83 | -$1.83 | -$1.83 | -$1.83 |
| Adj. Price/SF: | | $3.81 | $2.30 | $3.49 | $3.61 |
| **Location:** | Average | Superior | Superior | Superior | Superior |
| Adjustment: | | -25% | -20% | -25% | -20% |
| **Zoning:** | EGC | Similar | Equal | Equal | Equal |
| Adjustment: | | 0% | 0% | 0% | 0% |
| **Size/Sq. Ft.:** | 342,869 | Similar | Inferior | Similar | Similar |
| Adjustment: | | 0% | 30% | 0% | 0% |
| **Net Adjust.:** | N/A | **-25%** | **10%** | **-25%** | **-20%** |
| **Adj. Price/SF:** | | **$2.86** | **$2.53** | **$2.62** | **$2.89** |

The unit of comparison used in this analysis is price per square foot of net useable/developable acreage. A complete analysis of each sale, along with a plat map of each site, is located in the addenda.

**Discussion of Sales:**

**Sale 1** is located at the southeast corner of Lake Elmo Drive and Hansen Lane in the Heights area of Billings. The south half of this site is adjacent to the west of Albertsons. At the time of sale, the property was developed with six older homes and numerous mature trees that were a mixture of cottonwood and Russian olive. Immediately after purchase, the buyer razed the houses and removed the trees to ready the site for redevelopment. This property consists of 13 legally described lots that range in size from 6,500 sf to 3.631 acres. The buyer has relisted the 100,000± sf adjacent to Albertsons at $16.00 psf. The remainder of the parcel is being developed with 88 townhomes.

The property has extensive frontage along both Lake Elmo Drive and Hansen Lane. Lake Elmo Drive is classified as a "collector" street by the City of Billings and is mostly used as a connector between Main Street and Wicks Lane. Hansen Lane is a very lightly traveled street. Even though the property was developed with homes, redevelopment of the site will require extension of city services from the property line. The net useable area is slightly less than gross due to an access easement off of Hansen Lane that extends southward to Albertson.

This sale is superior to the subject in infrastructure and location and similar in the other elements of comparison.

**Sale 2** is located along the south side of King Avenue East, approximately 625' east of South Billings Boulevard. This property is adjacent to the north and west of Cabela's. At the time of purchase, these lots were fully developed with streets and utilities and were "shovel ready". Also, all SID's had been paid by the seller. This was a speculative investment and the buyer had no specific use identified at the time of purchase. Cabela's has struggled at this location and marketing of these lots has been slow. Two of the smaller lots that front King Avenue East are reportedly under contract as of early May, 2018.

This property consists of nine legally identified lots that range in size from 34,245 sf to 3.894 acres. The site has 1,290 feet of frontage along King Avenue East and about 850' of frontage along the west bound off-ramp of Interstate 90. City water and sewer lines are available within the streets in the subdivision. The properties adjacent to the west include a My Place Hotel and a Burger King restaurant. The net developable area is about 1.6 acres smaller than gross due to the access and sidewalk easements that reduce the developable area of some of the lots.

This sale is superior to the subject in infrastructure and location, inferior in size, and equal in zoning.

**Sale 3** is located along the south side of South Frontage Road, about 1/4$^{th}$ mile east of South Billings Boulevard. This site is across I90 and slightly east of Sale 2. Whereas Sales 1 and 2 have retail locations/highest and best uses, this property has a light industrial location/highest and best use. Subsequent to purchase the buyer constructed a shop/office building on a portion of the property for their use and sold a portion of the site to a light industrial retailer (Tacoma Screw Products). The property adjacent to the west is I State Truck Center while the property adjacent to the south is Auto Auction of Montana.

At the time of purchase, this site was shovel ready. City water and sewer lines were available in South Frontage Road. It has about 1,275 feet of frontage along South Frontage Road and also has excellent exposure to Interstate 90. This exposure certainly creates value in this site. The gross acreage and the net acreage are the same for this property.

This sale is superior to the subject in infrastructure and location and similar in the other elements of comparison.

**Sale 4** is located at the northeast corner of King Avenue East and Calhoun Lane, which location is directly across King Avenue East from Sale 2. This property was developed with two older homes at the time of purchase, one of which was immediately razed. The other is occupied by the seller until the site is developed, as per a condition of sale. City water and sewer lines are available in King Avenue East and the gross and net acreage is the same.

The land adjacent to the east and north is developed with older single family housing. The land across Calhoun Lane is also developed with single family housing. This property has about 630 feet of frontage along King Avenue East and about 264 feet of frontage along Calhoun Lane. Calhoun Lane is classified as a "collector" street by the City of Billings.

I have concluded that this property is superior to the subject in infrastructure and location and similar in the other elements of comparison.

**Transactional Adjustments Considered/Made to Sales:**

No adjustments were necessary to any of the sales for property rights conveyed, financing terms, or conditions of sale. Several sales required adjustments for expenditures made immediately after purchase, however, these adjustments are reflected in the sales price in the chart (explained on sale write-up in addenda). Adjustments were made to Sales 2, 3 and 4 for market conditions. The support for this adjustment is as follows.

These sales occurred between January, 2013 and March, 2017. I have given Sales 2, 3 and 4 positive adjustments for market conditions as land values have definitely appreciated in these areas from the date of sale through early May, 2018.

Sale 4 occurred in January, 2013, which was toward the end of the downturn in land values as a result of the Great Recession. As of the date of this valuation, it would be almost impossible to find land within the city limits, connected to city services, selling for much less than $5.00 psf. Sale 4 (plus another 1.35 acres) is currently listed for sale at $6.00 psf with no offers made at this price. Based on conversations I've had with the listing Broker and others who are active in this area, I have given Sale 4 a 90% adjustment for market conditions, which places market value at $5.44 psf. As support, Lots 4A and 5A in South Billings Town Center, which are directly across King Avenue East from this parcel, are currently under contract for $11.36 psf (0.98 acres) and $10.22 psf (0.79 acres), respectively. These are pad sites to Cabelas and should command much higher values, however, they provide excellent support for a 90% adjustment to this sale.

Sales 2 and 3 have been given 20% and 25% positive adjustments for market conditions, respectively. Once again, these adjustments are based on conversations with Brokers who are familiar with the area, and other sales retained in my files. No adjustment was made to Sale 1 for market conditions. Although this sale is over one year old, the market value has not changed materially over this period of time at this location.

**Property Adjustments Considered/Made to Sales:**

**Infrastructure**: The subject is being valued in its "as is" condition. As such, it will be the responsibility of the buyer to extend water and sewer lines the length of Commerce Way, and also finish construction of Commerce Way from where it currently terminates north of King Avenue West and west of South Billings Boulevard. As discussed previously, the estimated cost to complete these required improvements amounts to $1.83 psf when allocated over net developable acreage.

None of the sales required infrastructure expenditures by the buyer after purchase. In other words, all streets were in place and water and sewer lines were available at the curb. In order to compare apples to apples, I have subtracted $1.83 psf from each of the comparables to account for this expense at the subject property.

**Location**: All four sales have frontage along either a Principal Arterial (South Frontage Road), Minor Arterial (King Avenue East), or Collector (Lake Elmo Road & Calhoun Lane). The subject does not have frontage along a city street. Commerce Way is a privately owned subdivision road and will be lightly traveled, primarily by people needing to be at a property fronting this street. There would be little debate by any knowledgeable market participant that all four sales have a superior location to the subject property.

Of the four comparables, Sales 1 and 3 are considered to have the superior locations. Sale 1 has a good corner location in the Heights, adjacent to the west of Albertsons. This area does not have the stigma that often times attaches to properties in "south" Billings, which is where Sales 2 and 4 are located. Sale 3 is located along South Frontage Road (technically in south Billings, however, Interstate 90 is the line of demarcation in terms of stigma/value) and has excellent exposure and easy accessibility to Interstate 90. For these reasons, Sales 1 and 3 require a larger adjustment than Sales 2 and 4. Based on

conversations with Brokers, investors, and sales retained in my files, I have given Sales 1 and 3 a negative 25% adjustment for location and Sales 2 and 4 a negative 20% adjustment for location.

**Zoning:** The subject and Sales 2, 3 and 4 all have the EGC zoning classification. Sale 1 has the CC – Community Commercial classification. I have not made an adjustment to Sale 1 for zoning. In this instance these classifications are considered to be comparable and no adjustment is warranted.

**Size:** The unit of comparison used in this analysis is net developable area stated in square feet. As discussed previously, the subject has a net developable area estimated to be 342,869 square feet, or 7.87 acres. Sales 1, 3 and 4 have net areas of 7.76 acres, 5.64 acres, and 4.25 acres, respectively. The value per unit of comparison (acres, sq. ft., frontage, etc.) generally declines as the size increases, all other factors being equal. A comparison of these three sales does not suggest an adjustment is warranted within this size range.

Sale 2 has a net area of 15.0 acres, which is almost twice as large as the subject. A comparison of Sales 1, 3 and 4 to Sale 2 does suggest that an adjustment for size is warranted. After adjusting for location, the adjusted prices for Sales 1, 3 and 4 are $2.86, $2.62 and $2.89 with an average of $2.79 psf. The adjusted price for Sale 2 is $1.84 psf. This suggests the adjustment due to location is 34.1% ($0.95 / $2.79 = 0.3405). Taking into consideration that other lessor factors could be influencing this difference, I have concluded to an adjustment of 30% to account for size to Sale 2.

**Summary of Adjustments - Conclusion of Value:**

The adjusted prices for the sales range from $2.53 to $2.89 psf, which is a fairly tight range. Primary consideration has been given to Sales 2, 3 and 4. These properties are all

located near the Interstate 90/South Billings Boulevard interchange and are similar to the subject in size. They required gross adjustments of 25%, 25% and 20%, respectively. Sale 1 is located in the Heights, is almost twice the size of the subject, and required a gross adjustment of 50%. Simply put, this sale has the least comparability to the subject. Sales 2, 3 and 4 suggest the market value of the subject should range between $2.53 and $2.89 psf. I have concluded to a value at the lower end of this range for the following two primary reasons.

Suburban Ditch: The land to the north of the ditch has less value than the land south of the ditch. Trying to allocate different values to these areas would be nothing more than speculation with no supporting data. By reconciling at the lower end of the range, this takes into consideration the limited utility the land north of the ditch has in relation to the land south of the ditch.

Infrastructure: The fact that the buyer is tasked with installing the necessary infrastructure is a negative in terms of marketability and ultimately valuation. By reconciling toward the lower end of the range, this gives consideration to the time and energy required on the buyers part to make these necessary improvements/expenditures. In a sense, it accounts for entrepreneurial profit.

Based on the information presented in this report, I have concluded to a market value of $2.60 per square foot of net developable acreage for the subject property. The market value of the subject property is calculated as follows:

| | | | | |
|---|---|---|---|---|
| 342,869 sf | x | $2.60 psf | = | $891,459 |
| | | Rounded to: | | **$890,000** |

## CORRELATION ANALYSIS
## AND
## FINAL VALUE ESTIMATE

The Sales Comparison Approach indicates the following value estimate for the subject property:

| | |
|---|---|
| **COST APPROACH:** | **Not Developed** |
| **SALES COMPARISON APPROACH:** | **$890,000** |
| **INCOME APPROACH:** | **Not Developed** |

The Sales Comparison Approach is well supported by market data. This is the approach that almost all buyers and sellers of vacant land use when analyzing a property for potential acquisition or disposition. The four sales used in this approach are considered to provide excellent support for the final estimate of value. The strengths and weaknesses of each sale was discussed previously and restating these attributes is not necessary. What is productive is the comparison of the final estimate of value versus the agreed upon sales price.

The contract sales price between Popelka Enterprises and SBURA is $1,250,000, or $3.65 psf of net developable area. The asking price of the three lots, after subtracting for street and utility improvements, equates to $1,427,635 ($2,055,329 - $627,694 = $1,427,635), or $4.16 psf. The pending sales price represents a 12.3% discount to asking price ($4.16 - $3.65 = $0.51; $0.51 / $4.16 = .1226). My final estimate of value of $2.60 psf equates to a discount of 37.5% ($4.16 - $2.60 = $1.56; $1.56 / $4.16 = .375) from the asking price and a 28.8% ($3.65 - $2.60 = $1.05; $1.05 / $3.65 = .288) discount from the pending sales price. I am the first to admit that my estimate of value is significantly lower than both asking price and pending sales price.

I consider this value to be justified. What is very telling is that no offers have been made on any of the parcels over the past four years (to the best of my knowledge) and the asking price has remained the same over this time frame. This suggests that market value is certainly more than 12.3% below asking price. If market value were only 12.3% below market, there would have been offers made on these parcels.

Another factor supporting my estimate is supply. Land Sales 2 and 4 are both back on the market available for purchase. This represents just over 19 acres of shovel ready lots, all having superior locations to the subject, available for purchase. The importance of supply cannot be overstated. Any buyer looking to purchase land in this immediate area has many options. In order to attract this buyer, the subject needs to be priced/valued accordingly. An example is Sale 4. This 5.60 acres is available for purchase at $6.00 psf and the listing Broker reports no offers at this price. Assuming this property sells for my time adjusted value of $5.44 psf and subtracting the $1.83 psf in infrastructure costs necessary to the subject lots, this equates to $3.61 psf. And, this lot has a much superior location to the subject. It just doesn't make sense that a buyer would pay $3.65 psf for the subject when this lot could be purchased for $3.61 psf.

In a nutshell, the subject has several major issues that have a negative impact on value. The supply of land in the immediate area is high and demand is relatively low. Taken together, it is my opinion the market value of the subject has to be substantially lower than the values of similar sites available for sale in close proximity.

Based on the analysis of the data and information presented in this report, the final "As Is" market value of the encumbered surface rights of the fee interest, as of the date of last inspection, May 3, 2018, is:

**Eight Hundred Ninety Thousand Dollars**

**($890,000)**

For the purposes of this analysis, a reasonable marketing period for the subject is estimated to be 6 to 12 months. This marketing period is based on a review of sales activity for similar types of property and assumes competitive pricing and competent marketing procedures.

## CERTIFICATION

I hereby certify to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- the engagement in this assignment was not contingent upon developing or reporting predetermined results.
- the compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- the analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant real property appraisal assistance to the persons signing this certification.
- I have not appraised the subject property, nor supplied appraisal assistance to anyone appraising the subject property, within the past three years.

I further certify that the final estimated "As Is" market value of the encumbered surface rights of the fee interest, as of the date of last inspection, May 3, 2018, is: **$890,000.** This appraisal was made in accordance with the Codes of Professional Ethics and the Standards of Professional Practice of The Appraisal Institute. The use of this report is subject to the requirements of The Appraisal Institute relating to review by their duly authorized representatives. As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.

THOMAS APPRAISAL SERVICES, INC.

David C. Thomas, MAI

By: David C. Thomas, MAI
Montana Certified General Appraiser #416

## QUALIFICATIONS/RESUME FOR DAVID C. THOMAS

### Designation & Professional Affiliations

Member (MAI) The Appraisal Institute
Montana Certified General Appraiser #416

### Business Address


Thomas Appraisal Services, Inc.
175 North 27th Street, Suite 1220
Billings, MT 59101

Phone: 406-969-1504
Cell: 406-366-1159
E-Mail: davethomas@thomasappraisalservices.com


### Employment History

Independent Fee Appraiser... Thomas Appraisal Services, Inc.
Lewistown, MT... April 1993 to Present

Independent Contractor... Ferro Appraisal Services, Inc.
Great Falls, MT... April 1993 to December 1998

Independent Fee Appraiser... Pardue, Heide, Church, Smith and Waller of Brevard, Inc.
Titusville, Florida... September 1991 to February 1993

### Education

Bachelor of Science, May 1989
Arizona State University, Tempe, Arizona
Double Major: Finance and Real Estate

### Partial Listing of Clients

Basin State Bank of Lewistown
CB Richard Ellis/Metec Due Diligence
City of Billings
Continental National Bank, Harlowton
Farm Credit Services
Fergus County Federal Credit Union
ABN AMRO
First Interstate Bank - Billings
First Bank of Lewistown
JP Realty Inc., Hialeah, Florida
Judith Basin County
Lewistown Airport Authority
Metropolitan Mortgage & Securities
Montana Dept. of Fish, Wildlife, Parks
Montana Dept. of Transportation
State of Montana, Compensation Ins. Fund
Stockman Bank of Montana
US Dept of Agriculture, Rural Development
US Dept. of Agriculture, NRCS
Western Security Bank
Wells Fargo Bank
Wells Fargo Bank Public Finance
Yellowstone Bank
Numerous private investors, attorneys, & accountants.

**Continuing Education Courses**

| | |
|---|---|
| 2017 – Marketability Studies – Basic & Advanced Applications | Appraisal Institute |
| 2016 - 7-Hour National USPAP Update Course | Appraisal Institute |
| 2014 - General Appraiser Market Analysis & H. & B. Use | Appraisal Institute |
| 2014 - Online Cool Tools New Technology for R.E. Appraisers | Appraisal Institute |
| 2014 - 7-Hour National USPAP Update Course | Appraisal Institute |
| 2014 - 2014 Montana Economic Outlook Seminar | University of Montana |
| 2013 - Business Practices & Ethics | Appraisal Institute |
| 2012 - Appraising the Appraisal: Appraisal Review | Appraisal Institute |
| 2012 - 7-Hour National USPAP Update Course | Appraisal Institute |
| 2011 - Advanced Spreadsheet Modeling for Valuation Appl. | Appraisal Institute |
| 2010 - DCF Model: Concepts, Issues, Applications | Appraisal Institute |
| 2010 - Using Spreadsheet Programs in Appraisals | Appraisal Institute |
| 2010 - Valuation for Financial Reporting | Appraisal Institute |
| 2010 - Standards of Professional Practice, Part C | Appraisal Institute |
| 2009 - Business Practices & Ethics | Appraisal Institute |
| 2008 - Office Building Valuation - Cont. Perspective | Appraisal Institute |
| 2008 - Standards of Professional Practice, Part C | Appraisal Institute |
| 2007 - Analyzing Distressed Real Estate | Appraisal Institute |
| 2007 - Feas., Mark. Val., Timing: Option Value | Appraisal Institute |
| 2007 - Effective Appraisal Writing | Appraisal Institute |
| 2007 - Standards of Professional Practice, Part C | Appraisal Institute |
| 2006 - Subdivision Valuation | Appraisal Institute |
| 2006 - Code of Professional Ethics | Appraisal Institute |
| 2006 - Standards of Professional Practice, Part C | Appraisal Institute |
| 2005 - Scope of Work, Exp. Your Services | Appraisal Institute |
| 2004 - Evaluating Commercial Construction | Appraisal Institute |
| 2004 - Standards of Professional Practice, Part C | Appraisal Institute |
| 2003 - Separating Real & Personal Property from Intangible Business Assets | Appraisal Institute |
| 2003 - Uniform Stan. for Fed. Land Acquisitions | Appraisal Institute |
| 2002 - Partial Interest Valuation - Undivided | Appraisal Institute |
| 2002 - Standards of Professional Practice, Part C | Appraisal Institute |
| 2001 - Partial Interest Valuation - Divided | Appraisal Institute |
| 2001 - Passed Comprehensive Examination | Appraisal Institute |
| 2001 - The Comprehensive Appraisal Workshop | Ted Whitmer, MAI Attorney |
| 2000 - Advanced Applications | Appraisal Institute |
| 2000 - Case Studies/Highest and Best Use | Appraisal Institute |
| 2000 - Litigation Skills for the Appraiser | Appraisal Institute |
| 2000 - Standards of Prof. App. Practice, Part C | Appraisal Institute |
| 1999 - Nonres. Demo. Report Writing Seminar | Appraisal Institute |
| 1999 - Highest and Best Use and Market Analysis | Appraisal Institute |
| 1999 - Advanced Income Capitalization | Appraisal Institute |
| 1999 - Standards of Professional Practice, Part B | Appraisal Institute |
| 1999 - Analysis of Small Mixed Use Properties | Appraisal Institute |
| 1998 - Advanced Sales Comp. & Cost Approaches | Appraisal Institute |
| 1998 - Small Hotel/Motel Evaluation | Appraisal Institute |
| 1998 - Report Writing and Valuation Analysis | Appraisal Institute |
| 1998 - Standards of Professional Practice, Part C | Appraisal Institute |
| 1997 - Timberland Valuation: General | Appraisal Institute |
| 1997 - Understanding Limited Appraisals | Appraisal Institute |

## ASSUMPTIONS AND LIMITING CONDITIONS

This Appraisal Report, the Letter of Transmittal and the Certification of Value are made expressly subject to the following assumptions and limiting conditions, and any special limiting conditions contained in the report which are incorporated herein by reference.

1. The legal description furnished is assumed to be correct. I assume no responsibility for matters legal in character nor do I render any opinion as to the Title, which is assumed to be good.

2. The sketch in this report is included to assist the reader in visualizing the property. I have made no survey of the property and assume no responsibility in connection with such matters.

3. No responsibility is assumed for accuracy of information furnished by work of others, the client, his designee or public records. I am not liable for such information, nor the work of possible subcontractors. The comparable data relied upon in this report has been confirmed with one or more parties familiar with the transaction or from affidavit or other source thought reasonable; all are considered appropriate for inclusion to the best of my factual judgment and knowledge. An impractical and uneconomic expenditure of time would be required in attempting to furnish unimpeachable verification in all instances, particularly as to engineering and market-related information. It is suggested that the client consider independent verification as a prerequisite to any transaction involving, sale, lease or other significant commitment of funds or subject property.

4. This appraisal has been prepared for the exclusive benefit of the client. It may not be used or relied upon by any other party. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at his own risk. Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicant, and then only with proper qualification.

5. The contract for appraisal, consultation or analytical service is fulfilled and the total fee payable upon completion of the report. The appraiser or those assisting in preparation of the report will not be asked or required to give testimony in court or hearing because of having made the appraisal, in full or in part, nor engage in post appraisal consultation with client or third parties except under separate and special arrangement and at additional fee. If testimony or deposition is required because of any subpoena, the client shall be responsible for any additional time, fees and charges regardless of issuing party.

6. Subsurface rights (minerals and oils) were not considered in making this appraisal.

7. The appraisal is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil, nor toxic materials which would render it more or less valuable. No responsibility is assumed for any such conditions, nor for any expertise or engineering required to discover them.

8. All furnishings and equipment, except those specifically indicated and typically considered as a part of real estate, have been disregarded by this appraiser. Only the real estate has been considered.

9. The comparable sales data relied upon in this appraisal is believed to be from reliable sources; however, it was not possible to inspect the comparables completely, and it was necessary to rely on information furnished by others as to said data; therefore, the value conclusions are subject to the correctness and verification of said data.

10. The appraiser assumes no responsibility for any costs or consequences arising from the need or lack of need for flood hazard insurance. An Agent for the Federal Flood Insurance Program should be contacted to determine the actual need for Flood Hazard Insurance.

11. Neither all nor any part of the contents of this report shall be conveyed to any person or entity other than the appraiser's or firm's client, through advertising, solicitation materials, public relations, news, sales, or other media without the written consent and approval of the authors, particularly as to valuation conclusions, the identity of the appraiser or firm with which the appraiser is connected, or any reference to the Appraisal Institute. Further, the appraiser or firm assumes no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone but the client, the client shall make such party aware of all the assumptions and limiting conditions of the assignment.

12. The appraisal is based on the premise that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report; further that all applicable zoning, building and use regulations and restrictions of all types have been complied with unless otherwise stated in the report. Furthermore, it is assumed that all required licenses, consents, permits, or other legislative or administrative authority, local, state, federal and/or private entity or organization have been or can be obtained or renewed for any use considered in the value estimate.

13. The appraiser reserves the right to re-evaluate statements, analysis, conclusions or any value estimate in the appraisal if facts become known that are pertinent to the appraisal process and which were unknown when the report was finished.

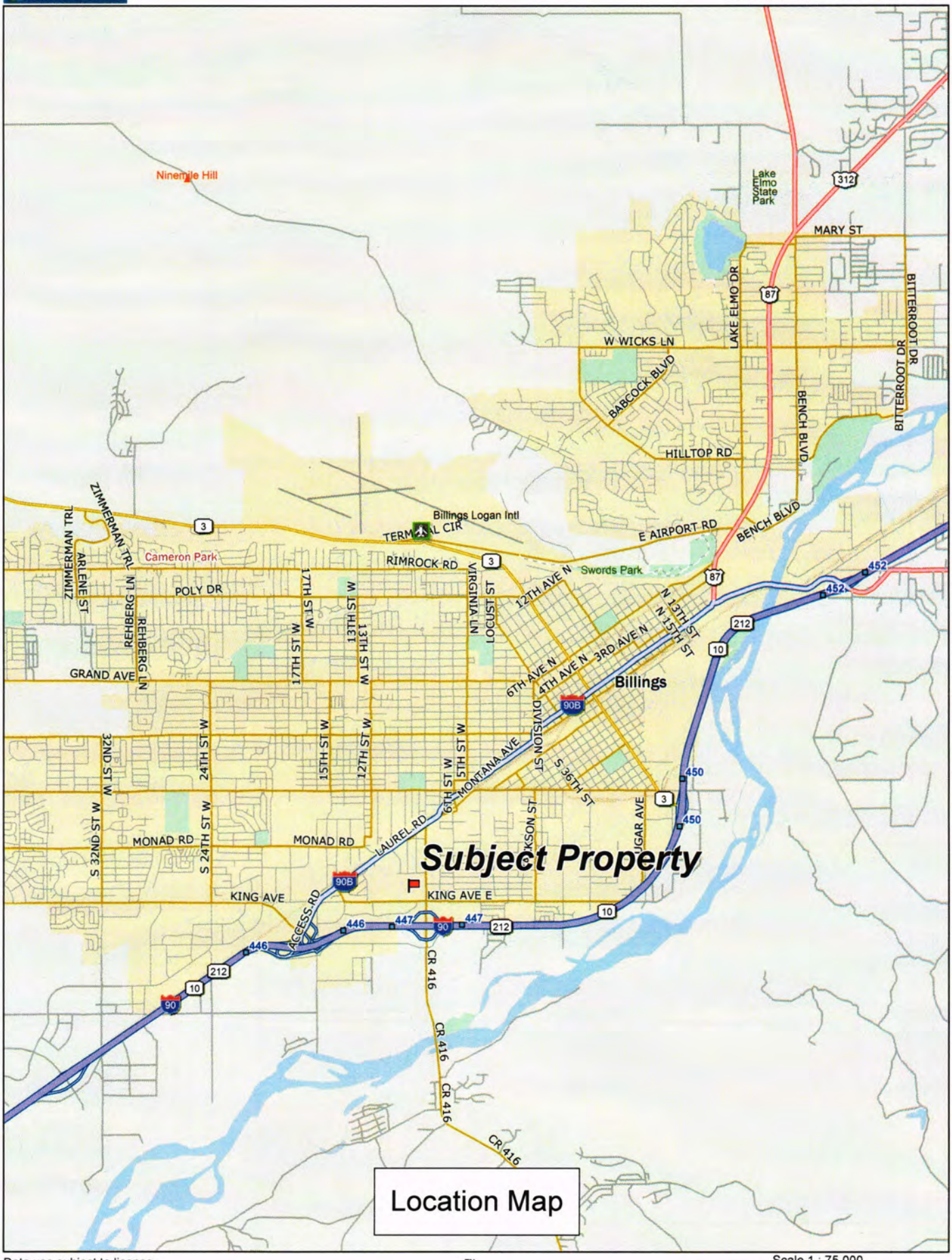
14. The liability of Thomas Appraisal Services, Inc., and its employees, and specifically David C. Thomas, is limited to the client and to the fee collected. Further, there is no accountability, obligations, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiser assumes no responsibility for any costs incurred to discover or correct any deficiencies of any type present in the property; physically, financially, economically or legally.

**ACCEPTANCE OF, AND/OR USE OF THIS APPRAISAL REPORT BY THE CLIENT OR ANY THIRD PARTY CONSTITUTES ACCEPTANCE OF THE ABOVE CONDITIONS.**

# *ADDENDA*

DeLorme

DeLorme Street Atlas USA® 2010




Data use subject to license.

© DeLorme. DeLorme Street Atlas USA® 2010.

www.delorme.com

TN

MN (10.2°E)

Scale 1 : 75,000

1" = 1.18 mi

Data Zoom 11-4

Typical View of Subjec Property

Typical View of Subject Property

Typical View of Subject Property

View of Suburban Ditch

Suburban Ditch Near SWC of Lot 3A-4

Typical View of Subject Property

Photos Taken By: David Thomas, MAI 05-03-2018

East Boundary of Lot 3A-5 Facing North

Commerce Way Facing East Toward South Billings Boulevard

Commerce Way Facing West Near Ledgestone Billings Hotel

Southgate Drive Facing South From Commerce Way

Facing South From Center of Lot 3A-1A

Commerce Way Facing South Toward King Avenue East

Photos Taken By: David Thomas, MAI 05-03-2018

S Billings Blvd
Rocky Mountain Auto Body
Ledgestone Hotel Billings
U.S. Bank ATM
Holiday Stationstores
Best Western
Popeyes Louisiana Kitchen
Taco Bell
Dairy Queen
King Ave E
King Ave E
King Ave E
King Ave E
King Ave E
SUBWAY® Restaurants
McDonald's
Southgate Dr
4 B's
Wellington Technologies, Inc
Google

AMENDED PLAT OF LOTS 3A-1 & 3A-3, BLOCK 1

# POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING

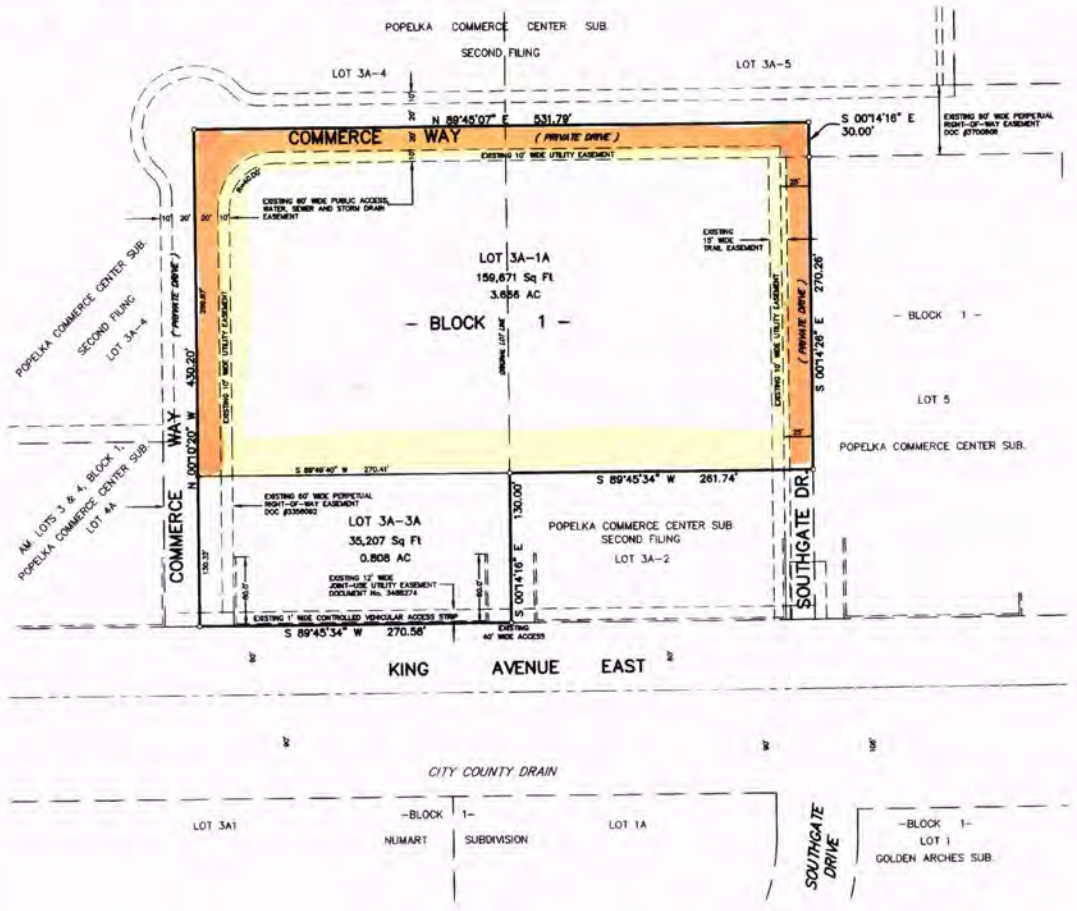
SITUATED IN THE SE1/4 OF SECTION 8, T. 1 S., R. 26 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : POPELKA ENTERPRISES, LLC.

PREPARED BY : SANDERSON STEWART

NOVEMBER, 2015

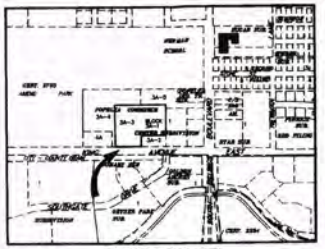
BILLINGS, MONTANA




NORTH

50 25 0 50 100

SCALE: 1" = 50'



VICINITY MAP

NOT TO SCALE

THE BASIS OF BEARINGS:
PLAT OF POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING.

- ○ FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART".
- ● SET 5/8"X18" REBAR AND CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART".

PURPOSE OF SURVEY – BOUNDARY LINE RELOCATION

The undersigned hereby certifies that the purpose of this survey is to relocate the common boundary line between two adjacent lots within an existing platted subdivision.

This amended plat is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), M.C.A.

This survey is not subject to review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i) & (ii) for "a parcel that has a previous approval issued under Title 76, chapter 4, part 1, M.C.A.".

Popelka Enterprises, LLC

By: Robert A. Popelka
Robert A. Popelka
Title: Managing Member
Managing Member

By: Patricia D. Sanford
Patricia D. Sanford
Title: Managing Member
Managing Member

STATE OF MONTANA )
:ss
County of Yellowstone )

On this 14 day of December, 20 15, before me, a Notary Public in and for the State of Montana, personally appeared Robert A. Popelka and Patricia D. Sanford, known to me to be the persons who signed the foregoing instrument as Managing Members of Popelka Enterprises, LLC, and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

Signature of Notary

CORA BRET NOTARY PUBLIC for the State of Montana Residing in Billings, Montana My Commission Expires August 04, 2018

SEAL

CERTIFICATE OF SURVEYOR

STATE OF MONTANA )
:ss
County of Yellowstone )

The undersigned, a Montana Registered Land Surveyor, declares that during the month of November 2015, a survey was performed under his supervision of a tract of land situated in the SE1/4 of Section 8, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

Lot 3A-1 and Lot 3A-3 in Block 1 of the Plat of Popelka Commerce Center Subdivision, Second Filing, according to the official plat thereof, on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3713010, containing a gross area and a net area of 4.474 Acres or 194,878 Square Feet, subject to all easements of record or apparent on the ground.

That the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

SANDERSON STEWART

By: Peter B. Knapp

Montana Registration No. 8377-S

Date December 14, 2015

ERRORS AND OMISSIONS REVIEW

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

Examining Land Surveyor — Date 12/21/2015

CERTIFICATE OF CITY ATTORNEY

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

Date: 12-24-15

Reviewed by: Brent Brooks

CERTIFICATE OF COUNTY TREASURER

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

Date: 1-7-16

Yellowstone County Treasurer

By: Deputy

SP 3766027

75028_22_COMMON_BOUNDARY_PROD.DWG 75028.22 12/11/15 MAT-PBK

- Property Boundary - Access Easements

PLAT OF

# POPELKA COMMERCE CENTER SUBDIVISION, SECOND FILING

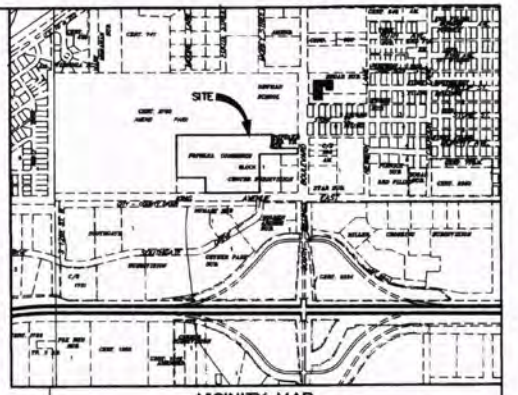
BEING LOT 3A, BLOCK 1, OF AMENDED PLAT OF LOTS 3 AND 4, BLOCK 1, POPELKA COMMERCE CENTER SUBDIVISION,
SITUATED IN THE SE1/4 OF SECTION 8, T. 1 S., R. 26 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : POPELKA ENTERPRISES, LLC.

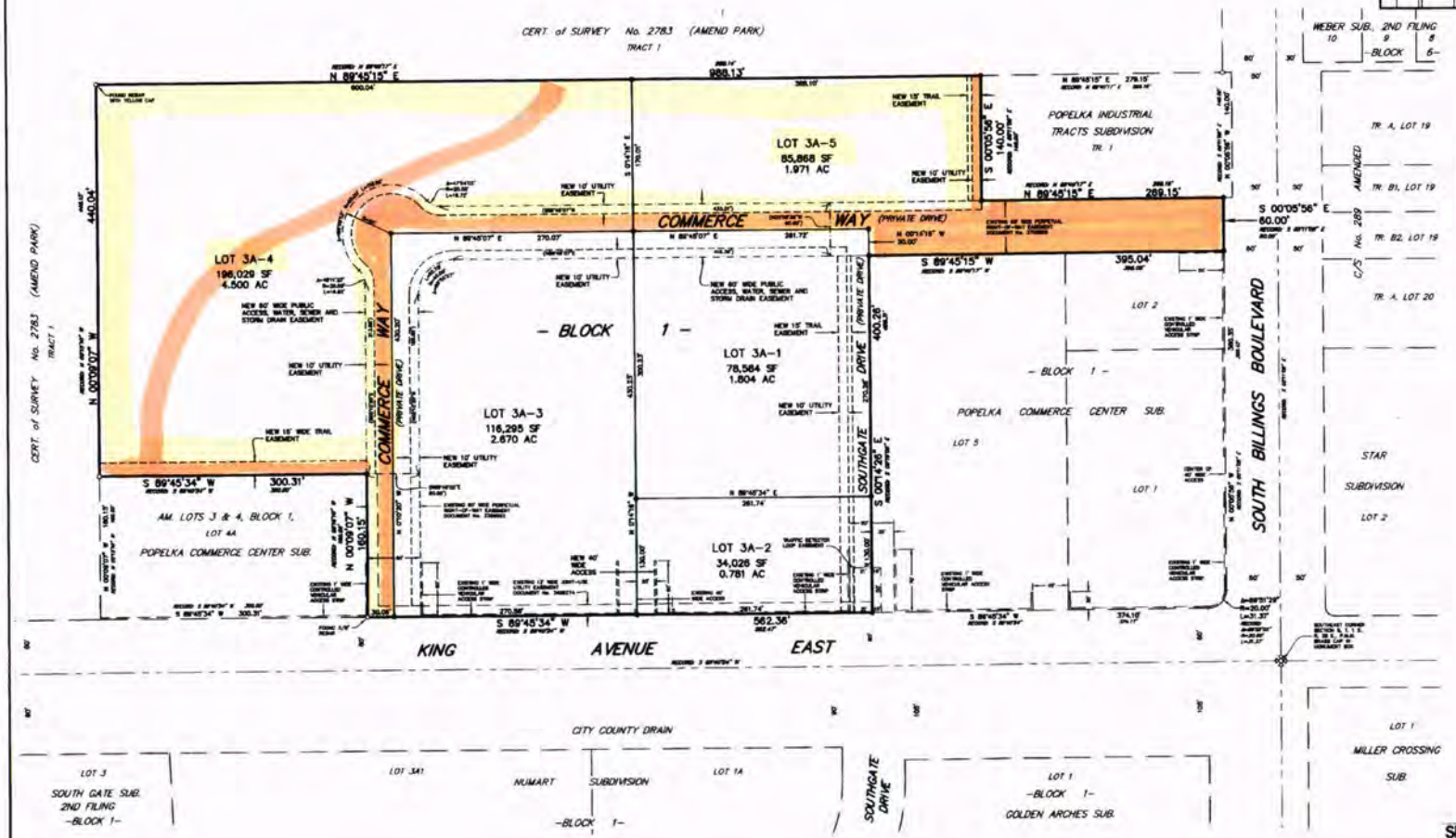
PREPARED BY : SANDERSONSTEWART

JUNE, 2014

BILLINGS, MONTANA




VICINITY MAP
NOT TO SCALE




THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS, HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515.
DISTANCES ARE GRID, INTERNATIONAL FEET, GRID TO GROUND COMBINED FACTOR IS 1.0000031
THE CONVERGENCE ANGLE AT THE SOUTHEAST CORNER OF SECTION 8 = -0°05'07"

○ FOUND SURVEY MONUMENT, REBAR WITH YELLOW CAP MARKED "ENGINEERING INC 9960LS", OR AS NOTED

● SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR and "SANDERSON STEWART"

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

YELLOWSTONE COUNTY CLERK MONTANA

SP 3713010

SHEET 2 OF 2

75026.19 07/08/14

- Property Boundary - Access, & Trail Easements
Ditch

NAI Business Properties
Commercial Real Estate Services, Worldwide.

February 15, 2018

Mr. George Warmer
Coldwell Banker Commercial
1215 24th St W
Billings, MT 59102

Re: Purchase of Lot 3A-1, Lot 3A-4, Lot 3A-5 of the Popelka Commerce Center Sub containing approx. 10.137 gross acres of land (See attached Exhibit "B") on King Avenue East (the "Property") in Billings, Montana.

Dear George,

South Billings Urban Renewal Association and/or permitted assigns to be identified in the definitive agreement ("Purchaser") is interested in acquiring this Property. We offer this non-binding letter of intent ("Letter of Intent") to purchase the Property under the following terms and conditions:

1. **Purchase Price:** $1,250,000.00~~103,919.00~~ or $2.83~~150~~ per square foot.

2. **Conditions of Closing:** The closing shall be conditioned upon Purchaser's approval or waiver of each of the following conditions within the Due Diligence Period.

   a. Environmental, survey and geotechnical review and approval;
   b. Property Documents (as defined below);
   c. Due Diligence Review (as defined below);
   d. Condition of title, Seller shall deliver good and marketable, insurable title at Closing, free and clear of all liens and encumbrances;
   e. Approval of Purchaser's intended use for the Property from the City of Billings Planning and Community Services Department through the Zoning Clarification Request Form process. Purchaser to be responsible for this process and any associated fees.
   f. Approval by the City of Billings of the Fiscal Year 2019 South Billings Urban Renewal Association budget request for funding of the purchase of the property utilizing South Billings Tax Increment Funds.
   g. Approval of the expenditure of funds by the City of Billings at a regular city council meeting.
   h. The source of funding for the purchase are in the form of South Billings Urban Renewal District Tax Increment Funds. As these funds are the responsibility of the City of Billings, city procurement policy must be followed in the acquisition of the property. This policy requires that any land acquisition be appraised by two separate licensed appraisers with a third reviewing for completeness. This policy requires that the purchase price in a future Purchase Sales Agreement be the lower of the negotiated purchase amount OR the

appraised amount. Purchaser to be responsible for any fees associated with these appraisals required as a condition of closing. In the event the appraisal is less than the stated purchase price, Seller shall have the option whether to accept the price reduction or to terminate the agreement without liability.

3. **Property Documents:** Within fifteen (15) business days following the execution date of a purchase agreement ("the Definitive Agreement"), Seller shall deliver to Purchaser the following documents:

   a. Copies of all easements, including reciprocal easements, encumbrances, ~~OEA documents, REA documents~~ and other agreements pertinent to the Property usage and restrictions.

   In addition, Seller shall provide Purchaser with copies of any of the information identified on Exhibit "A" in its possession and control.

4. **Due Diligence Review:** Purchaser shall have a ~~one hundred~~ ninety~~eighty~~ (~~18~~90) day due diligence period ("Due Diligence Period") commencing on the date the Definitive Agreement is executed, with the right to extend for one thirty (30) day period if Purchaser is diligently pursuing approval and permitting by state and local government agencies for intended use following receipt of the Property Documents, title commitment and survey to perform a comprehensive evaluation of the Property, including review and approval of all Property Documents, title commitment, survey, engineering and environmental reports, zoning, and approval and permitting by the state and local government agencies for the Purchaser's intended use.

5. **Condition of Property:** Seller shall deliver the Property in an "as is" condition.

6. **Closing:** Within thirty (30) days of the expiration date of the Due Diligence Period.

7. **Title Company:**

   Mr. Dave Deming
   First Montana Title
   2737 Montana Ave
   Billings, MT 59101
   T: 406.248.3000

8. **Closing Costs:** Seller shall pay the following closing costs:

   a. Seller shall pay for ~~an abstract for the property and all costs for~~ a Standard Owner's Policy of Title Insurance ~~with extended coverage and related endorsements~~;
   b. Seller's legal;
   c. Seller's wiring fees;
   d. One-half (1/2) of title company escrow fee;
   e. Any charges from Seller's lender, if any, resulting from loan pay-off;

f. Title search and exam fees;
~~g. Phase I environmental site assessment;~~
~~h.~~g. Purchaser shall be responsible for all other closing costs.

9. **Real Estate Advisors:** Seller's Advisor: George Warmer- Coldwell Banker Commercial
Purchaser's Advisors Steve Zeier - NAI Business Properties

Seller and Purchaser acknowledge that they have had no dealings with any other advisor, broker or agent other than the above stated in connection with the proposed transaction. ~~Seller shall pay at closing Purchaser's Advisors an advisory fee in the amount of three percent (3.0%) of the Purchase Price.~~

10. **1031 Exchange:** Purchaser and Seller agree to cooperate with each other to complete a like-kind exchange under the rule IRC Section 1031 Exchange. Neither Purchaser nor Seller shall incur any additional liability or financial obligation as a consequence of Seller's or Purchaser's contemplated exchange.

11. **Binding Obligation:** This Letter of Intent is only intended as the basis for the preparation of ~~a~~ the Ddefinitive Agreement, which is subject to the Purchaser's and Seller's final review and approval. This Letter of Intent does not create a binding obligation or liability by either party on the terms and conditions outlined above or any other terms and conditions, unless and until the parties have entered into and executed a written definitive Agreement.

12. **Exclusivity:** Purchaser and Seller shall agree negotiate in good faith and to use their best efforts to execute a mutually agreeable Definitive Agreement ~~purchase agreement~~ within thirty ~~ninety~~ (930) business days after the full execution of this Letter of Intent, during which time the Seller, or its agents shall not offer or otherwise solicit the Property for sale or negotiate or accept any other offers for the sale or disposition of the Property.

Any controversy arising under this Letter of Intent or the Agreement shall be determined by reference to, and governed by, the laws of the State of Montana.

[SIGNATURES ARE ON THE FOLLOWING PAGE]

NAI Business Properties

Commercial Real Estate Services, Worldwide.

Please sign below to signify your agreement to the foregoing. This Letter of Intent shall be null and void if not signed by both parties on or before March 30, 2018. Upon receipt of a mutually executed Letter of Intent, Purchaser will draft a Purchase Sales Agreement for Seller's review.

Respectfully,

By: Carolyn Rukstad

~~Steven Zeier~~ Carolyn Rukstad

Its: ~~Authorized Representative~~ SBURA Board President

Date: 3-21-18

AGREED & ACCEPTED BY:

Seller: Popelka Enterprises LLC

By: Robert A. Popelka

Name: Robert A. Popelka

Its: Managing Member

Date: 3/19/18

**EXHIBIT A**

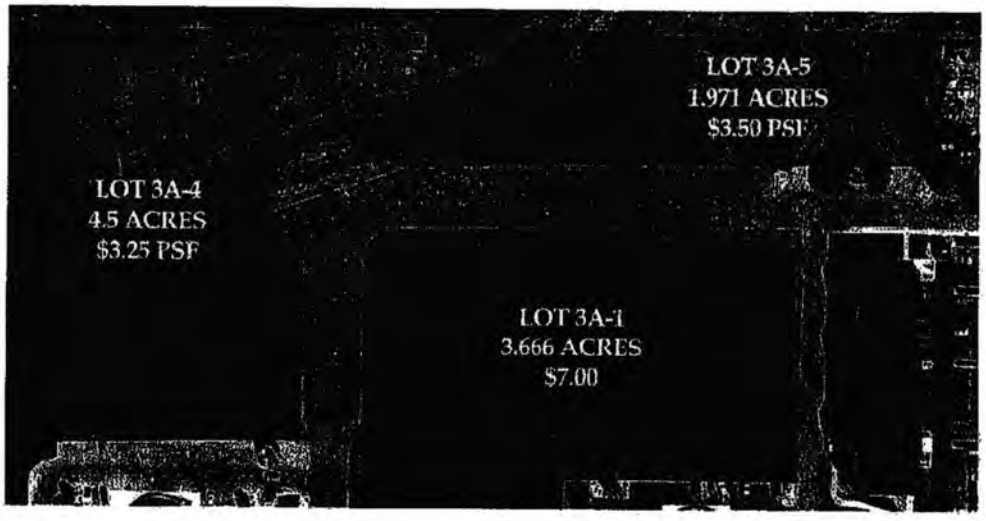
Seller shall provide Purchaser with copies of any of the following items currently in its possession and control:

1. A full set of filed plats ~~and any civil construction plans and specifications for the property~~.
2. Copies of all reciprocal easement agreements, operating easement agreements, ~~ECR's,~~ and declarations related to the development.
3. ~~Copies of any existing title policies with all exhibits.~~
4. ~~3.~~ Copies of any existing surveys, including most current ALTA.
5. ~~Copies of any existing environmental reports including phase I ESA's, and/or phase II ESA's, copies of existing geotechnical reports and soil testing reports and analysis.~~
6. ~~Copies of any and all permits and approvals from state and local government agencies, including site plan approvals, water, sewer, DOT or other road jurisdictions.~~

NAI Business Properties

Commercial Real Estate Services, Worldwide.

**EXHIBIT B**



SANDERSON STEWART

Date: March 13, 2018
Project No.: 75028.14

# Engineer's Opinion of Probable Cost
## for the
## Remainder of Commerce Way Improvements
## To Provide Water, Sanitary Sewer, Storm Drain and Street Improvements
## Popsilka Commerce Center Subdivision

Schedule I: Utilities

| Item No. | Quantity | Unit | Description | Unit Price | | Subtotal |
|---|---|---|---|---|---|---|
| 101 | 1 | LS | Mobilization and Insurance | $19,997.10 | = | $19,997.10 |
| 102 | 1 | LS | Erosion Control | $3,500.00 | = | $3,500.00 |
| 103 | 1 | LS | Traffic Control | $2,000.00 | = | $2,000.00 |
| 104 | 1 | EA | Connect to Existing 8-inch Water Main | $2,500.00 | = | $2,500.00 |
| 105 | 1 | EA | Connect to Existing 12-inch Water Main | $2,500.00 | | $2,500.00 |
| 105 | 1 | EA | 8x12-inch Reducer | $500.00 | = | $500.00 |
| 106 | 755 | LF | 12-inch Water Main | $50.00 | = | $37,750.00 |
| 107 | 2 | EA | 12-inch Gate Valve | $1,200.00 | = | $2,400.00 |
| 108 | 6 | EA | 12x12x6 inch Tee | $750.00 | = | $4,500.00 |
| 109 | 1 | EA | 12-inch 90 degree Bend w/ Thrust Block | $500.00 | = | $500.00 |
| 110 | 1 | EA | Fire Hydrant Assembly | $4,500.00 | = | $4,500.00 |
| 111 | 5 | EA | 6-inch Gate Valve | $1,000.00 | = | $5,000.00 |
| 112 | 243 | LF | 6-inch Water Service | $25.00 | = | $6,075.00 |
| 113 | 5 | EA | 6-inch Plug & Thrust Block | $750.00 | = | $3,750.00 |
| 114 | 1 | LS | 4-inch Water & Fire Service/Manifold | $3,500.00 | = | $3,500.00 |
| 115 | 1 | EA | 4-inch Gate Valve | $750.00 | = | $750.00 |
| 116 | 1 | EA | 4-inch Plug and Thrust | $750.00 | | $750.00 |
| 117 | 1 | LS | Connect to Existing 18-inch Storm Drain | $2,500.00 | = | $2,500.00 |
| 118 | 791 | LF | 18-inch Storm Drain Pipe | $60.00 | = | $47,460.00 |
| 119 | 80 | LF | 12-inch Storm Drain Pipe | $50.00 | = | $4,000.00 |
| 120 | 210 | LF | 8-inch storm Drain Pipe | $40.00 | = | $8,400.00 |
| 121 | 6 | EA | 48-inch Storm Drain Manhole | $4,000.00 | = | $24,000.00 |
| 122 | 4 | EA | Type II SDI | $1,500.00 | = | $6,000.00 |
| 123 | 1 | EA | 18-inch Cap | $750.00 | = | $750.00 |
| 124 | 6 | EA | 8-inch Cap | $600.00 | = | $3,600.00 |
| 125 | 1 | LS | Connect to Existing 8-inch Sewer Main | $1,500.00 | = | $1,500.00 |
| 126 | 3 | EA | 48 inch Sanitary Sewer Manhole | $4,500.00 | = | $13,500.00 |
| 127 | 775 | LF | 8-inch Sanitary Sewer Main | $45.00 | = | $34,875.00 |
| 128 | 6 | EA | 8x8x6-inch Sewer Service Tee | $150.00 | = | $900.00 |
| 129 | 1 | EA | 8-inch Saitary Sewer Cap | $100.00 | = | $100.00 |
| 130 | 220 | LF | 6-inch Sanitary Sewer Service | $30.00 | = | $6,600.00 |
| 131 | 6 | EA | 6-inch Saitary Sewer Cap | $100.00 | = | $600.00 |
| | | | | Schedule I Subtotal | = | $255,257.10 |

Schedule II: Streets

| Item No. | Quantity | Unit | Description | Unit Price | | Subtotal |
|---|---|---|---|---|---|---|
| 201 | 1 | LS | Mobilization and Insurance | $15,636.35 | = | $15,636.35 |
| 202 | 1 | LS | Erosion Control | $5,000.00 | = | $5,000.00 |
| 203 | 1850 | CY | Unclassified Excavation | $8.00 | = | $14,800.00 |
| 204 | 1433 | CY | 1.5-inch Base Gravel (12-inch Section) | $24.00 | = | $34,392.00 |
| 205 | 3764 | SY | Asphalt Surface Course (3.5-inch Section) | $16.00 | = | $60,224.00 |
| 206 | 1568 | LF | Curb and Gutter | $18.00 | = | $28,224.00 |
| 207 | 862 | SF | 6-inch Concrete Approach and Base Gravel | $8.00 | | $6,896.00 |
| 208 | 4703 | SF | 5' Wide Concrete Sidewalk (4" Thick) and Base Gravel (6" Thick) | $7.00 | = | $32,921.00 |
| 209 | 1 | EA | Road Closed Signage | $1,500.00 | = | $1,500.00 |
| | | | | Schedule II Subtotal | = | $199,593.35 |

Alternative A: Suburban Ditch Piping Option

| Item No. | Quantity | Unit | Description | Unit Price | | Subtotal |
|---|---|---|---|---|---|---|
| 301 | 1 | LS | Mobilization and Insurance | $11,072.53 | = | $11,072.53 |
| 302 | 1 | LS | Erosion Control | $2,500.00 | = | $2,500.00 |
| 303 | 1 | LS | Remove Existing FETS | $1,500.00 | = | $1,500.00 |
| 304 | 1 | LS | Connect to Existing 30-inch RCP | $2,000.00 | = | $2,000.00 |
| 305 | 890 | CY | 30-inch RCP | $95.00 | = | $84,550.00 |
| 306 | 2 | EA | 60-inch Storm Drain Manhole | $5,400.00 | | $10,800.00 |
| 307 | 1 | CY | 30-inch FETS | $515.00 | = | $515.00 |
| 308 | 1200 | CY | Abandon Existing Ditch (Backfill, Compaction, Import) | $22.00 | = | $26,400.00 |
| 309 | 1 | LS | Seeding | $2,000.00 | = | $2,000.00 |
| | | | | Alternative A Subotal | = | $141,337.53 |

Alternative B: Re-Routing Open Suburban Ditch Option

| Item No. | Quantity | Unit | Description | Unit Price | | Subtotal |
|---|---|---|---|---|---|---|
| 401 | 1 | LS | Mobilization and Insurance | $5,049.00 | = | $5,049.00 |
| 402 | 1 | LS | Erosion Control/Rip Rap | $10,000.00 | = | $10,000.00 |
| 403 | 1500 | CY | Excavation of New Ditch | $12.00 | = | $18,000.00 |
| 404 | 1200 | CY | Abandon Existing Ditch (Backfill, Compaction, Import) | $22.00 | = | $26,400.00 |
| 405 | 1 | LS | Seeding | $5,000.00 | = | $5,000.00 |
| | | | | Alternative B Subotal | = | $64,449.00 |

| | | |
|---|---|---|
| **Construction Subtotal with Alternative A** | = | **$596,187.97** |
| **Construction Contingency** | = | **$89,428.20** |
| **Construction Total with Alternative A Plus Contingency** | = | **$685,616.17** |
| **Construction Subtotal with Alternative B** | = | **$519,299.45** |
| **Construction Contingency** | = | **$77,894.92** |
| **Construction Total with Alternative B Plus Contingency** | = | **$597,194.36** |

**Administrative Fees**

| | | | |
|---|---|---|---|
| Engineering and Construction Administration Services with Alternative A | 20.00% | = | $137,123.23 |
| Engineering and Construction Administration Services with Alternative B | 20.00% | = | $119,438.87 |

| | | |
|---|---|---|
| **Construction Total and Administrative Fees with Alternative A** | = | **$822,739.40** |
| **Construction Total and Administrative Fees with Alternative B** | = | **$716,633.23** |
| **Gross Area of Lots 3A-1, 3A-4, & 3A-5 (Acres)** | = | 10.141 |
| **Construction Total and Administrative Fees with Alternative A (Cost/SF)** | = | **$1.86** |
| **Construction Total and Administrative Fees with Alternative B (Cost/SF)** | = | **$1.62** |

**Notes:**

*Costs based on Sanderson Stewart concept drawing dated - 03/13/18*

*Mobilization and Insurance based on percentage of total schedule cost* — 8.5 %

*Construction contingency* — 15 %

*All items are complete and in place.*

*This estimate does not include extension of private utilities.*

*This estimate does not include any on-site improvements.*

*Sanderson Stewart cannot warrant that any opinions of probable cost provided by Sanderson Stewart will not vary from actual costs incurred by the client. Sanderson Stewart has no control over the cost or availability of labor, equipment, materials, or over market conditions or the Contractor's method of pricing. Sanderson Stewart makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from Sanderson Stewart's opinion of probable cost.*

DeLorme

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www.delorme.com

TN

MN (10.2°E)

Scale 1 : 46,875

1" = 3,906.3 ft

Data Zoom 12-1

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www.delorme.com

TN
MN (10.2°E)

Scale 1 : 12,800
1" = 1,066.7 ft
Data Zoom 14-0

## Land Sale 1

| | |
|---|---|
| LOCATION: | SEC of Lake Elmo Drive and Hansen Lane, in Billings, Yellowstone County, Montana. |
| LEGAL DESCRIPTION: | Very lengthy legal retained in file. Partially located in Hansen Subdivision, COS #195, COS #3647, and COS #1917, in the City of Billings, Yellowstone County, Montana. |
| GRANTOR: | Karen Boylan, etal |
| GRANTEE: | PK Properties, LLC |
| REC. DOCUMENT: | Trustee's Deeds #3809266, 3809267, 3809268<br>Warranty Deed #3809269 |
| DATE OF SALE: | March, 2017 |
| DATE OF RECORDING: | 03-24-2017 |
| EXPOSURE TIME: | Less than 1 year |
| SALES PRICE: | $1,757,653 + $151,000 to raze existing improvements and trees. |
| TERMS OF SALE: | Cash to Seller |
| CASH EQ. PRICE: | $1,908,653 |
| PRICE/SF: | $5.55/sf - gross<br>$5.64/sf - net |
| SITE DESCRIPTION: | Size: 7.889 acres = 343,643 sf (Gross)<br>7.764 acres = 338,196 sf (Net)<br>Frontages: 700'± along Lake Elmo Drive<br>490'± along Hansen Lane<br>Depth: Varies<br>Shape: Irregular<br>Utilities: All city services readily available to the site. |

| | |
|---|---|
| ZONING: | CC – Community Commercial |
| PROPOSED USE: | See comments below. |
| CONFIRMED BY: | David Thomas, MAI |
| CONFIRMED WITH: | Blaine Poppler, Broker |
| COMMENTS: | This property is adjacent to the west of the Albertsons grocery store on Main Street and extends northward to Hansen Lane. The seller developed the Albertsons store (not a part of this sale) in the early 1980's and leases the grocery store to Albertsons on a long term lease. A stipulation in the lease restricts the use of this land from being developed with any business that competes directly with Albertsons such as a grocery store, flower shop, bakery, pharmacy, etc. The buyer has relisted the 100,000± sf adjacent to Albertsons for $16.00/sf. The remaining 243,643 sf is to be developed with 88 townhouse apartments by the purchaser.<br><br>At the time of sale, the property was developed with six older homes and numerous mature trees that were razed at a cost of $151,000 as per Jerry Jones, Jones Construction.<br><br>The net acreage accounts for half of a 50' wide public access easement for an existing road that accesses Albertson's from Hansen Lane. This area is not developable by this property. |

# CERTIFICATE OF SURVEY No. 3647

## BEING TRACT 1 OF C.O.S. #557, TRACT 2 OF C.O.S. #1862, TRACT B OF C.O.S. #1917 AND UNPLATTED LANDS WITHIN THE NE1/4 OF SECTION 27, T. 1 N., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY MONTANA

PREPARED FOR : POPELKA ENTERPRISES, LLC.

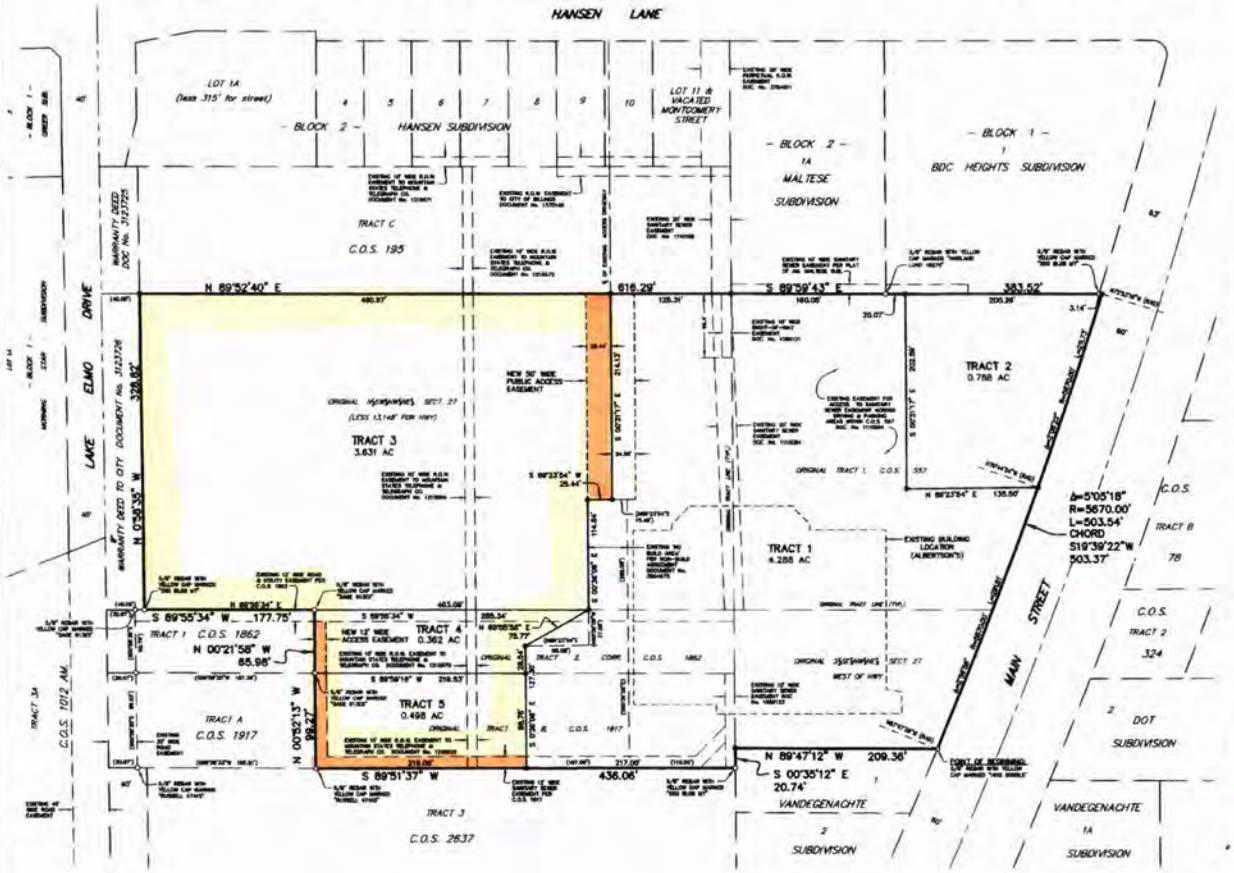
NOVEMBER, 2015

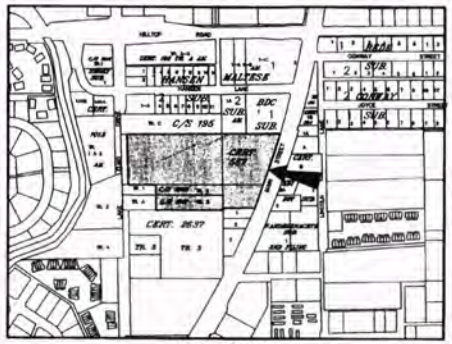
PREPARED BY : SANDERSONSTEWART

BILLINGS, MONTANA

**BASIS OF BEARING:** THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS; HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. DISTANCES ARE GRID, INTERNATIONAL FEET. THE GRID TO GROUND COMBINED SCALE FACTOR AT NORTHEAST CORNER OF LOT 1 OF VANDEGENACHTE SUBDIVISION IS 1.0000017361; THE CONVERGENCE ANGLE IS -0°02'25".

- ○ FOUND SURVEY MONUMENT, AS NOTED
- ● SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"




VICINITY MAP
NOT TO SCALE

NORTH
60 30 0 60 120
SCALE 1" = 60'

### PURPOSE OF SURVEY: BOUNDARY RETRACEMENT AND RELOCATION OF LOT LINES

The undersigned owner does hereby certify that the purpose of this survey is to retrace the outside boundary lines of Tract 1 of C.O.S. #557, Tract 2 of C.O.S. #1862, Tract B of C.O.S. #1917 and unplatted lands within the NE1/4 of Section 27, T. 1 N., R. 26 E., P.M.M., Yellowstone County, Montana and to relocate the common boundary line between these existing tracts.

Therefore this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(a), M.C.A.

Pursuant to ARM 24.183.1104(1)(f)(iii)(C), the area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the certificate of survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

This survey is not subject to review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i) & (ii) for "a parcel that has a previous approval issued under Title 76, Chapter 4, Part 1, M.C.A."

POPELKA ENTERPRISES, LLC.
a Montana limited liability company

By: Robert A. Popelka
Title: Managing Member

By: Patricia D. Sanford
Title: Managing Member

STATE OF MONTANA )
:ss
County of Yellowstone )

On this 21 day of October, 2016, before me, a Notary Public in and for the State of Montana, personally appeared Robert A. Popelka, known to me to be the person who signed the foregoing instrument as Managing Member of POPELKA ENTERPRISES, LLC. and he/she acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana

STATE OF MONTANA )
:ss
County of Yellowstone )

On this 25th day of October, 2016, before me, a Notary Public in and for the State of Montana, personally appeared Patricia D Sanford, known to me to be the person who signed the foregoing instrument as Managing Member of POPELKA ENTERPRISES, LLC. and he/she acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana

### CERTIFICATE OF SURVEYOR

STATE OF MONTANA )
:ss
County of Yellowstone )

The undersigned, a Montana Registered Land Surveyor, being first duly sworn, deposes and says that during the month of November, 2015, a survey was performed under his supervision of a tract of land situated in the NE1/4 of Section 27, T. 1 N., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

Beginning at a point which is the northeast corner of Lot 1 of Vandegenachte Subdivision, recorded under Document No. 546878, records of Yellowstone County, Montana; thence, from said Point of Beginning, N 89°47'12" W along the north line of said Lot 1, a distance of 209.36 feet to the northwest corner of said Lot 1, said corner also being on the east line of Tract B of Certificate of Survey No. 1917, Document No. 1136071; thence S 00°35'12" E along said east line, a distance of 20.74 feet to the southeast corner of said Tract B; thence S 89°51'37" W along the south line of said Tract B, a distance of 436.06 feet to the southwest corner of said Tract B; thence N 00°52'13" W along the west line of said Tract B, a distance of 99.27 feet to the northwest corner of said Tract B, said corner also being the southwest corner of Tract 2 of Corrected Certificate of Survey No. 1862, Document No. 1124305; thence N 00°21'58" W along the west line of said Tract 2, a distance of 85.98 feet to the northwest corner of said Tract 2, said corner also being the northeast corner of Tract 1 of said C.O.S. No. 1862; thence S 89°55'34" W along the north line of said Tract 1, a distance of 177.75 feet to a point on said north line that bears N 89°55'34" E a distance of 40.00 feet from the northwest corner of said Tract 1; thence, leaving said north line, N 00°58'35" W a distance of 328.82 feet to a point on the south line of Tract C of Certificate of Survey No. 195, Document No. 447946, whence said point bears N 89°52'40" E a distance of 40.00 feet from the southwest corner of said Tract C; thence N 89°52'40" E along said south line, a distance of 616.29 feet to the southeast corner of said Tract C, said corner also being the northeast corner of Tract 1 of Certificate of Survey No. 557, Document No. 501471; thence S 89°59'43" E along the north line of said Tract 1, a distance of 383.52 feet to the northeast corner of said Tract 1, said corner also being on the westerly right-of-way line of Main Street; thence along said right-of-way line, on a non-tangent curve to the right with a central angle of 5°05'18", a radius of 5670.00 feet, and a length of 503.54 feet (chord bears S 19°39'22" W a distance of 503.37 feet) to the northeast corner of said Lot 1 of Vandegenachte Subdivision, said corner also being said Point of Beginning;

said described tract having a gross area and a net area of 8.587 acres.

That iron monuments of suitable size were set and occupy the positions shown thereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

SANDERSON STEWART

By: Michael Dean Beatman

Montana Registration No. 18972LS

Date: October 31, 2016

### CERTIFICATE OF COUNTY TREASURER

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

Date: 7 December 2016

Yellowstone County Treasurer

BY: Mona BigDay
Deputy

### ERRORS AND OMISSIONS REVIEW

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

Examining Land Surveyor — Date: 11/14/2016

### CERTIFICATE OF CITY ATTORNEY

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

DATED: 11-14-16

Reviewed by: [illegible]

### PUBLIC ACCESS EASEMENT

Document No. 3800854

CS 3800853

15082_RELOCARETRACE_COS [1.DWG] 15082 10/21/16 MDB

# AMENDED TRACT C OF
# CERTIFICATE OF SURVEY No. 195

## SITUATED IN THE NE1/4 OF SECTION 27, T. 1 N., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY MONTANA

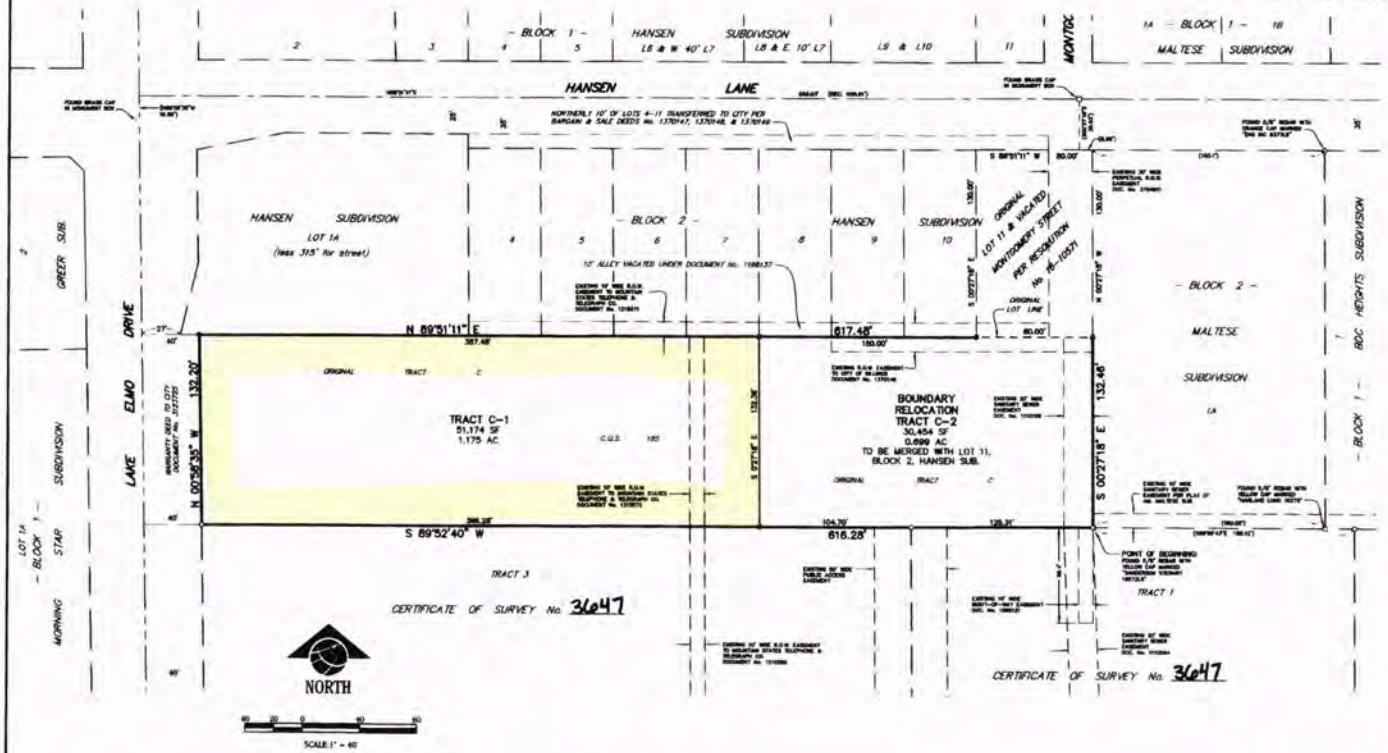
PREPARED FOR : POPELKA ENTERPRISES, LLC. NOVEMBER, 2015

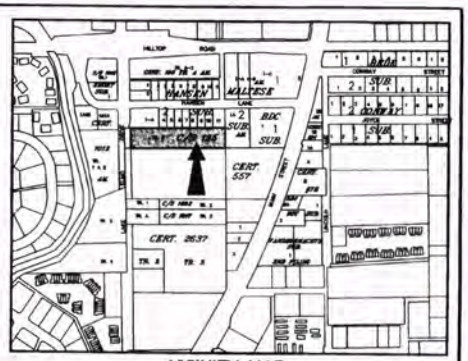
PREPARED BY : SANDERSONSTEWART BILLINGS, MONTANA

BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS, HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. DISTANCES ARE GRID, INTERNATIONAL FEET. THE GRID TO GROUND COMBINED SCALE FACTOR AT THE SOUTHEAST CORNER OF TRACT C, C.O.S. #195 IS 1.0000018839; THE CONVERGENCE ANGLE IS -0°02'27"

○ FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART 18972LS", OR AS NOTED

● SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"




VICINITY MAP
NOT TO SCALE

### PURPOSE OF SURVEY: RELOCATION OF COMMON BOUNDARY LINES

The undersigned hereby certifies that the purpose of this survey is to relocate the common boundary lines between a single lot within an existing platted subdivision and adjoining land outside a platted subdivision whereby TRACT C-2 as shown hereon will be forever merged with the adjacent Lot 11 in Block 2 of Hansen Subdivision and shall not be transferred as a separate parcel in the future.

Therefore, this amended plat is exempt from review as a subdivision pursuant to Section 76-3-207(1)(e), M.C.A.

Pursuant to ARM 24.183.1104(1)(f)(iii)(C), the area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

This survey is not subject to review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i) & (ii) for "a parcel that has a previous approval issued under Title 76, Chapter 4, Part 1, M.C.A."

POPELKA ENTERPRISES, LLC.
a Montana limited liability company

By: Robert A Popelka Title: Managing Member

By: Patricia D Sanford Title: Managing Member

STATE OF MONTANA )
: ss
County of Yellowstone )

On this 21 day of October 20 16, before me, a Notary Public in and for the State of Montana, personally appeared Robert A Popelka, known to me to be the person who signed the foregoing instrument as Managing Member, of POPELKA ENTERPRISES, LLC. and who acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana

STATE OF MONTANA )
: ss
County of Yellowstone )

On this 25th day of October 20 16, before me, a Notary Public in and for the State of Montana, personally appeared Patricia D Sanford, known to me to be the person who signed the foregoing instrument as Managing Member, of POPELKA ENTERPRISES, LLC. and who acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana

### CERTIFICATE OF CITY ATTORNEY

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

DATED: 11-22-16

Reviewed by: Brent Brooks

### CERTIFICATE OF COUNTY TREASURER

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

Date 27 December 2016

Yellowstone County Treasurer

BY: Mona Bradley Deputy

### ERRORS AND OMISSIONS REVIEW

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

Examining Land Surveyor 11/14/2016 Date

### RELATED SUBDIVISION PLAT

DOCUMENT No. 3800856

CSA 3800855

### CERTIFICATE OF SURVEYOR

STATE OF MONTANA )
: ss
County of Yellowstone )

The undersigned, a Montana Registered Land Surveyor, being first duly sworn, deposes and says that during the month of November, 2015, a survey was performed under his supervision of a tract of land situated in the NE1/4 of Section 27, T. 1 N., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

Beginning at a point which is the southeast corner of Tract C, Certificate of Survey No. 195, recorded under Document No. 447946, records of Yellowstone County, Montana; thence, from said Point of Beginning, S 89°52'40" W along the south line of said Tract C, a distance of 612.28 feet to a point on the east right-of-way line of Lake Elmo Drive; thence N 00°58'35" W along said east right-of-way line, a distance of 132.20 feet to a point on the north line of said Tract C; thence N 89°51'11" E along said north line, a distance of 617.46 feet to the northeast corner of said Tract C; thence S 00°27'18" E along the east line of said Tract C, a distance of 132.46 feet to the southeast corner of said Tract C, said corner also being the Point of Beginning;

said described tract having a gross area and a net area of 1.874 acres (81,827 square feet).

That iron monuments of suitable size were set and occupy the positions shown thereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

SANDERSON STEWART

By: Michael Bertram Montana Registration No. 18972LS Date: October 21, 2016

15082_RELOC_COS#2.DWG 15082 10/21/16 MDB

# PLAT OF AMENDED LOTS 8, 9, 10, & 11, BLOCK 2,
# HANSEN SUBDIVISION

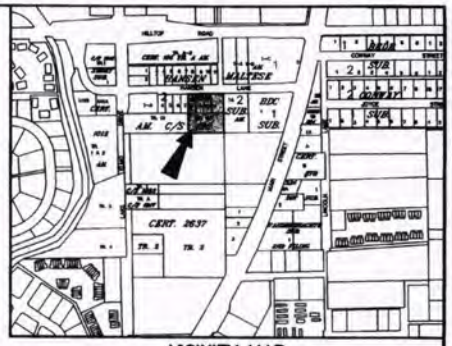
## INCLUDING TRACT C-2 OF AMENDED TRACT C, CERTIFICATE OF SURVEY No. 195
## SITUATED IN THE NE1/4 OF SECTION 27, T. 1 N., R. 26 E., P.M.M.,
## IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY MONTANA

PREPARED FOR : POPELKA ENTERPRISES, LLC. NOVEMBER, 2015

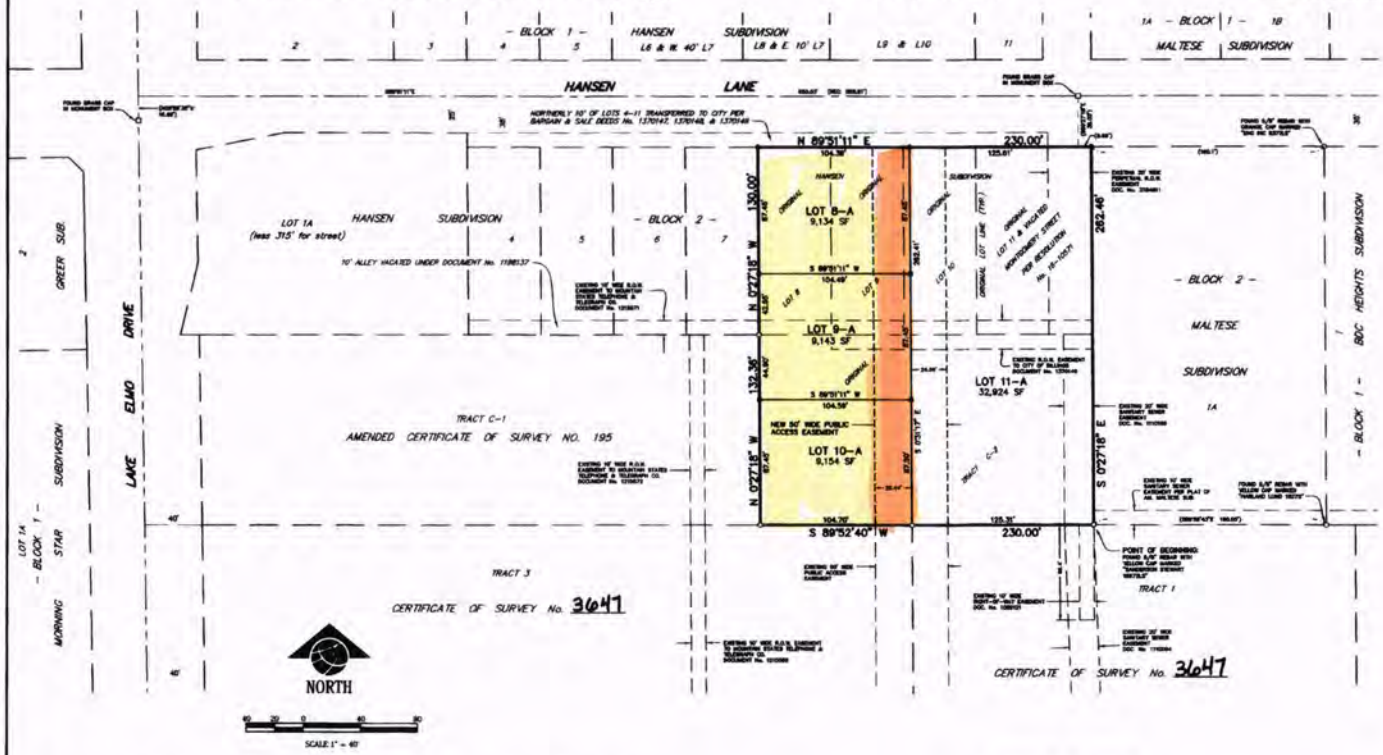
PREPARED BY : SANDERSON STEWART BILLINGS, MONTANA

BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS; HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. DISTANCES ARE GRID, INTERNATIONAL FEET. THE GRID TO GROUND COMBINED SCALE FACTOR AT THE SOUTHEAST CORNER OF TRACT C-2, AM. C.O.S. #195 IS 1.00000188839; THE CONVERGENCE ANGLE IS -0°02'27".

- ○ FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART 18972LS", OR AS NOTED
- ● SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"




VICINITY MAP
NOT TO SCALE




## PURPOSE OF SURVEY: BOUNDARY RETRACEMENT AND RELOCATION OF LOT LINES

The undersigned owner does hereby certify that the purpose of this survey is to retrace the outside boundary of Tract C-2, Amended C.O.S. #195 and merged Lot 11, Block 2, Hansen Subdivision to provide material evidence not appearing on any map filed with the county clerk and recorder or contained in the records of the United States bureau of land management. Therefore this survey is exempt from review as a subdivision pursuant to Section 76-3-404(1)(a), M.C.A..

Furthermore, the purpose of this survey is to relocate the common boundary lines between adjacent properties within a platted subdivision, five (5) or fewer lots are being affected and no additional lots are being hereby created. Therefore this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), M.C.A.

Pursuant to ARM 24.183.1104(1)(f)(iii)(C), the area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the certificate of survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

This survey is not subject to review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i) & (ii) for "a parcel that has a previous approval issued under Title 76, Chapter 4, Part 1, M.C.A.".

POPELKA ENTERPRISES, LLC., a Montana limited liability company

By: Robert A. Popelka Title: Managing Member

By: Patricia A. Stanford Title: Managing Member

STATE OF MONTANA )
: ss
County of Yellowstone )

On this 21 day of October, 2016, before me, a Notary Public in and for the State of Montana, personally appeared Robert A. Popelka, known to me to be the person who signed the foregoing instrument as Manager of POPELKA ENTERPRISES, LLC. and who acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana

STATE OF MONTANA )
: ss
County of Yellowstone )

On this 25th day of October, 2016, before me, a Notary Public in and for the State of Montana, personally appeared Patricia A. Stanford, known to me to be the person who signed the foregoing instrument as Manager of POPELKA ENTERPRISES, LLC. and who acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of Montana

## CERTIFICATE OF CITY ATTORNEY

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

DATED: 11-21-16

Reviewed by: Brett Woods

## CERTIFICATE OF COUNTY TREASURER

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

Date: 27 December 2016

Yellowstone County Treasurer

BY: Mona Ria May Deputy

## ERRORS AND OMISSIONS REVIEW

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

Examining Land Surveyor — Date: 11/14/2016

## RELATED CERTIFICATE OF SURVEY

DOCUMENT No.: 3800855

## PUBLIC ACCESS EASEMENT

DOCUMENT No.: 3800857

SP 3800856

## CERTIFICATE OF SURVEYOR

STATE OF MONTANA )
: ss
County of Yellowstone )

The undersigned, a Montana Registered Land Surveyor, being first duly sworn, deposes and says that during the month of November, 2015, a survey was performed under his supervision of a tract of land situated in the NE1/4 of Section 27, T. 1 N., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, being Lots 8, 9, 10, & 11, of Block 2, Hansen Subdivision, according to the official plat on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 448471, and Tract C-2 of Amended Tract C of Certificate of Survey No. 195, as recorded in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3800855 ; said tract more particularly described as follows, to-wit:

Beginning at a point which is the southeast corner of Tract C-2 of Amended Tract C, Certificate of Survey No. 195; thence, from said Point of Beginning, S 89°52'40" W along the south line of said Tract C-2, a distance of 230.00 feet to the southwest corner of said Tract C-2; thence N 0°27'18" W along the west line of said Tract C-2, a distance of 132.38 feet to the northwest corner of said Tract C-2, said corner also being the southeast corner of Lot 8, Block 2, Hansen Subdivision; thence N 0°27'18" W along the west line of said Lot 8, a distance of 130.00 feet to a point on the southerly right-of-way line of Hansen Lane; thence N 89°51'11" E along said southerly right-of-way line, a distance of 230.00 feet to the northeast corner of Lot 1A, Block 2 of Maltese Subdivision; thence S 0°27'18" E along west line of said Lot 1A, a distance of 262.46 feet to the southeast corner of said Lot 1A, said corner also being the southeast corner of Tract C-2, the said Point of Beginning; said described tract having a gross area and a net area of 1.3855 acres 60,354 square feet).

That iron monuments of suitable size were set and occupy the positions shown thereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

SANDERSON STEWART

By: Michael Dean Bertram Montana Registration No. 18972LS Date: October 21, 2016

MONTANA MICHAEL DEAN BERTRAM 18972LS REGISTERED LAND SURVEYOR

15082_RELOCAMENDED_PLAT @LONG 15082 10/21/16 MDB

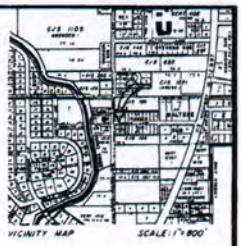
# AMENDED PLAT OF
# LOTS 1, 2 AND 3, BLOCK 2, HANSEN SUBDIVISION
## BEING LOTS 1, 2 AND 3, BLOCK 2
## TOGETHER WITH VACATED ALLEY ADJACENT THERETO,
## HANSEN SUBDIVISION, LESS HIGHWAY TAKING

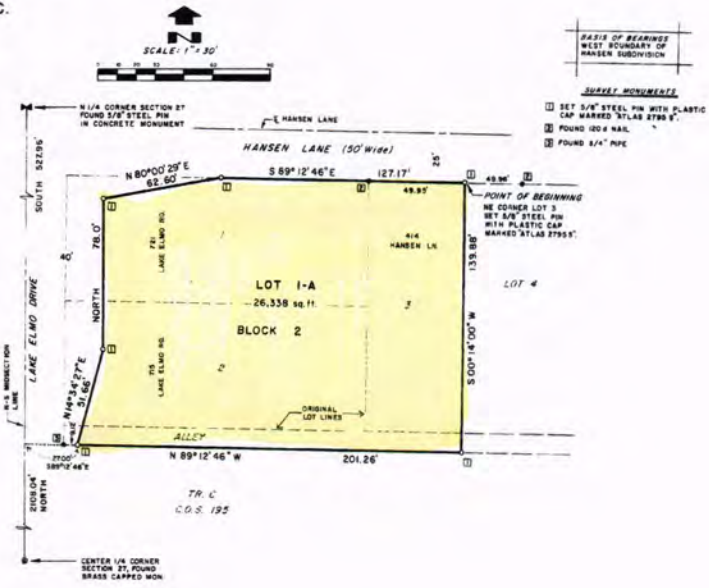
**LOCATED IN THE NW1/4 NE1/4 SECTION 27, T.1N., R.26E., P.M.M.,**
**CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA**

FOR : EDWARD L. & JEAN A. McCORMICK
AND
RICHARD & DOROTHY POPELKA
BILLINGS, MONTANA

BY : ATLAS ENGINEERS INC.
BILLINGS, MONTANA

FEBRUARY, 1987




I HEREBY CERTIFY THAT THIS
PLAT WAS FILED FOR RECORD
DATED April 6, 1987
IN BOOK 23 OF PLATS, PAGE 70
BY Jean Schwartz
DEPUTY

### CERTIFICATE OF SURVEY

STATE OF MONTANA )
:ss.
County of Yellowstone )

THIS IS TO CERTIFY THAT James L. Hahn, a registered land surveyor, No. 2795 S, being first duly sworn, deposes and says that during the months of January and February, 1987, at the request of the owners and in conformance with Section 76-3-404, MCA, a survey was conducted and the hereto annexed plat was prepared under his supervision of a certain tract of land being Lots 1, 2 and 3, Block 2 together with vacated alley adjacent thereto, Hansen Subdivision, less highway taking, located in the NW¼NE¼ Section 27, T.1N., R.26E., P.M.M., City of Billings, Yellowstone County, Montana, to be hereafter known as AMENDED PLAT OF LOTS 1, 2 AND 3, BLOCK 2, HANSEN SUBDIVISION, being bounded and described as follows, to-wit: Beginning at the northeast corner of said Lot 3; thence S00°14'00"W on and along the east line of said Lot 3 and a southerly projection thereof a distance of 139.88 feet to a point on the south line of said vacated alley, said south line also being the south line of said Hansen Subdivision; thence N89°12'46"W on and along said south line of Hansen Subdivision a distance of 201.26 feet to a point on the easterly line of State of Montana right of way described in a bargain and sale deed recorded December 28, 1984, in Book 1270, Page 3739, under Document # 1334881, records of Yellowstone County, Montana; thence along said right of way line described in last said bargain and sale deed and as described in another bargain and sale deed recorded November 1, 1984, in Book 1268, Page 2776, under Document # 1328693, records of Yellowstone County, Montana, N16°54'27"E a distance of 51.66 feet, North a distance of 78.0 feet and N80°00'29"E a distance of 82.60 feet to a point on the north line of said Block 2; thence S89°12'46"E on and along said north line a distance of 127.17 feet to the point of beginning containing 26,338 square feet more or less.

James L. Hahn
James L. Hahn, 2795 S
Montana Registered Land Surveyor

MONTANA JAMES L. HAHN 2795S REGISTERED LAND SURVEYOR

STATE OF MONTANA )
:ss.
County of Yellowstone )

Subscribed and sworn to before me, a Notary Public for the State of Montana, this 17th day of MARCH, 1987.

Eileen F. Hahn
Notary Public for the State of Montana
Residing at Billings, Montana
My commission expires May 20, 1988

### CERTIFICATE OF REVIEW FOR ERRORS & OMISSIONS - CITY ENGINEER'S OFFICE

I hereby certify that I have reviewed the hereto annexed AMENDED PLAT OF LOTS 1, 2 AND 3, BLOCK 2, HANSEN SUBDIVISION for errors and omissions in calculations or drafting on this 18th day of MARCH, 1987.

James L. Fletcher, PE

STATE OF MONTANA )
:ss. 1436167
County of Yellowstone )

I hereby certify that the hereto annexed AMENDED PLAT OF LOTS 1, 2 AND 3, BLOCK 2, HANSEN SUBDIVISION was filed for record in my office on April 6, 1987, at 2:40 P.M. o'clock P.M.

Yellowstone County Clerk and Recorder
By R. Burwick Deputy

### LANDOWNERS' STATEMENT

STATE OF MONTANA )
:ss.
County of Yellowstone )

We hereby certify that the purpose of this survey is to aggregate existing lots in a platted subdivision, fewer than six (6) lots are affected, no additional lots are hereby created and the lots are presently served by public water and sewer; therefore this survey is exempt from review as a subdivision pursuant to Section 76-3-207 (1)(e), MCA and is also exempt from review by the Department of Health and Environmental Sciences pursuant to Chapter 16, Sub-Chapter 6 ARM, Rule 16.16.605 (2)(d).

Edward L. McCormick, Jr. — Jean Ann McCormick a/k/a Jean A. McCormick

Richard Popelka — Dorothy Popelka

STATE OF MONTANA )
:ss.
County of Yellowstone )

On this 20th day of MARCH, 1987, before me, a Notary Public for the State of Montana, personally appeared Edward L. McCormick, Jr. and Jean Ann McCormick a/k/a Jean A. McCormick, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they signed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

Eileen F. Hahn
Notary Public for the State of Montana
Residing at Billings, MT
My commission expires May 20, 1988

STATE OF MONTANA )
:ss.
County of YELLOWSTONE )

On this 23rd day of MARCH, 1987, before me, a Notary Public for the State of Montana, personally appeared Richard Popelka and Dorothy Popelka, husband and wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they signed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year first above written.

Eileen F. Hahn
Notary Public for the State of Montana
Residing at Billings, MT
My commission expires May 20, 1988

### ACKNOWLEDGEMENT OF EXEMPTION

STATE OF MONTANA )
:ss.
County of Yellowstone )

I concur in the use of the exemption from Department of Health and Environmental Sciences review cited above.

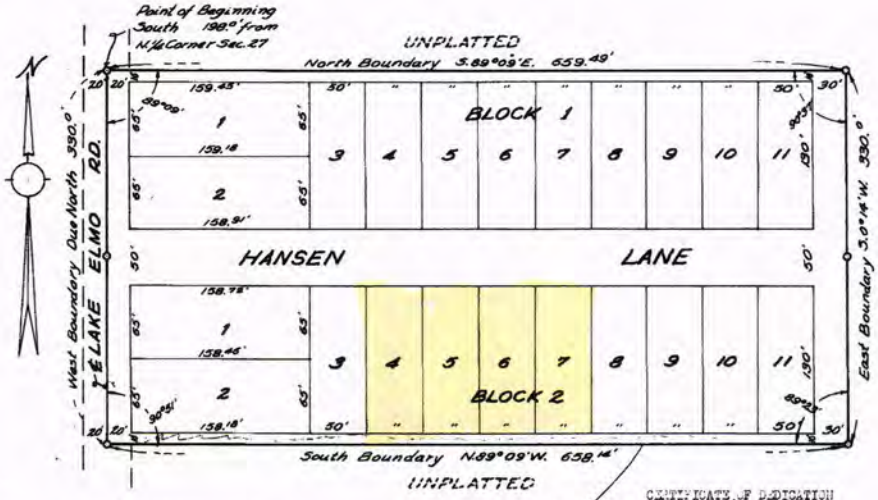
Environmental Health Section
Yellowstone City-County Health Department

# PLAT OF
# HANSEN SUBDIVISION

N.W.1/4 N.E.1/4 Section 27 T.1N., R.26E., M.P.M.

*Plat & Survey by Jack F. Mueller — Land Surveyor*

*Scale: 1" = 80'* *Dec., 1948*




CONSENT TO PLATTING BY MORTGAGEE

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

IN WITNESS WHEREOF, the undersigned has caused this consent and release to be executed and acknowledged. This consent is made pursuant to Section 4986 of the Revised Codes of Montana of 1935, as amended by Chapter 20 of the Laws of the 28th Legislative Session of 1943.

[signature]

STATE OF MONTANA } ss.
County of Yellowstone }

On this 4th day of [illegible] in the year 1949, before me [illegible] a Notary Public for the State of Montana, personally appeared Paul O. Nilson, known to me to be the person who signed the foregoing CONSENT TO PLATTING BY MORTGAGEE, and who being first duly sworn acknowledged to me that he signed the same. Witness my hand and seal the day and year herein above written.

[signature]
Notary Public for the State of Montana
Residing at Billings, Montana
My commission expires [illegible]

CERTIFICATE OF DEDICATION

#1148137 vacate alley
3/15/81

STATE OF MONTANA } ss.
County of Yellowstone }

KNOW ALL MEN BY THESE PRESENTS: That Victor Hansen and Hazel C. Hansen, his wife, do hereby certify that they have caused to be surveyed, subdivided and platted into lots, blocks, roads, lane and alleys as shown by the plat and CERTIFICATE OF SURVEY hereunto annexed the following described tract of land situated in the Northwest Quarter of the Northeast Quarter (NW¼NE¼), Section Twenty-seven (27), Township One (1) North, Range Twenty-six (26) East, M.P.M. being more particularly bounded and described as follows: Beginning at a point on the North and South midsection line of said Section 27, 198 feet south of the North Quarter (N¼) corner; thence South 89° 09' East, 659.49 feet; thence South 0° 14' West, 330.0 feet; thence North 89° 09' West, 658.14 feet to the above mentioned North and South midsection line; thence North along the midsection line 330.0 feet to the point of beginning. The net acreage of the above tract exclusive of roads, lane and alleys is 3.63 acres. The above described tract is to be known as HANSEN SUBDIVISION and the land included in the streets, lane and alleys as shown on the said plat is hereby granted and donated to the use of the public forever.

Dated this 23rd day of Dec A.D. 1948.

Hazel C. Hansen Victor Hansen

STATE OF MONTANA } ss.
County of Yellowstone }

On this 23 day of Dec in the year 1948, before me Katie Daniels a Notary Public for the State of Montana, personally appeared Victor Hansen and Hazel C. Hansen, his wife, known to me to be the persons who signed the foregoing CERTIFICATE OF DEDICATION and who acknowledged to me that they signed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Katie Daniels
Notary Public for the State of Montana
Residing at Billings, Montana
My commission expires Sept. 3/1949

CERTIFICATE OF SURVEY

STATE OF MONTANA } ss.
County of Yellowstone }

Jack F. Mueller, a Land Surveyor, being first duly sworn, deposes and says that during the month of December 1948, he made a plat and survey of a certain tract of land to be known as HANSEN SUBDIVISION in accordance with the request of the owners thereof and in conformity with the provisions of Chapter 380 of the Revised Codes of Montana, 1935, and amendments thereto; said subdivision, description of boundaries and dimensions being in accordance with the CERTIFICATE OF DEDICATION and as shown on the annexed plat; that 2" x 30" iron pipe monuments were set at all intersection points as indicated on the plat by a mark thus o ; that the street lines conform with the adjacent platted areas; that the plat conforms with the work on the ground; and that the net area of the said platted tract is 3.63 acres.

Jack F. Mueller
Jack F. Mueller, Land Surveyor No. 3838

Subscribed and sworn to before me Frank Bowman a Notary Public for the State of Montana, this 21 day of Dec 1948.

Frank Bowman
Notary Public for the State of Montana
Residing at Billings, Montana
My commission expires Jan. 27, 1951

CERTIFICATE OF APPROVAL

STATE OF MONTANA } ss.
County of Yellowstone }

We hereby certify that we have examined the above plat of HANSEN SUBDIVISION and find that the net platted area is less than twenty acres, therefore no park reservations are required to be made within the tract. We find that the said plat conforms with the requirements of the laws of the State of Montana, It is therefore approved and accepted.

IN WITNESS WHEREOF, we have hereunto set our hands and the seal of Yellowstone County, this 23 day of Dec A.D. 1948.

BOARD OF COUNTY COMMISSIONERS

Steve Le Vigiak Chairman — E. E. Durland County Surveyor
G. W. Tipton Commissioner — Earle Knight County Clerk & Recorder
B. J. Hogan Commissioner

448471

STATE OF MONTANA } ss.
County of Yellowstone }

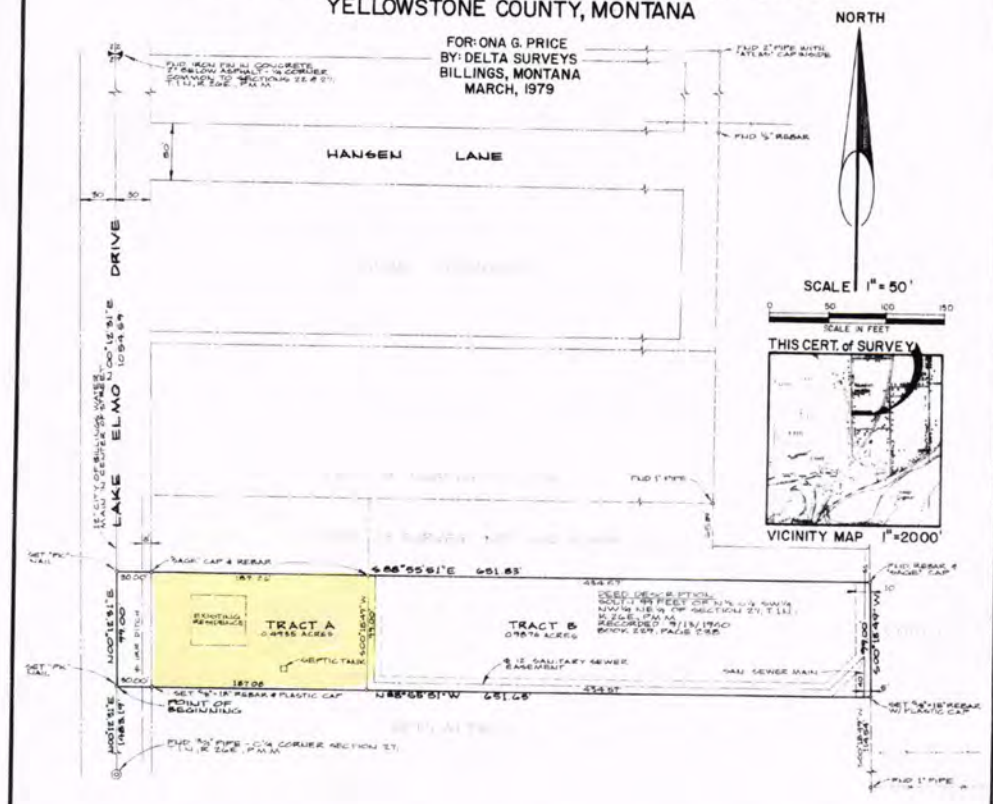
I hereby certify that the annexed plat of HANSEN SUBDIVISION was filed for record in my office on the 23 day of March A.D. 1949 at 11:50 o'clock, A.M.

Earle Knight
County Clerk & Recorder
by Carl P. Thompson, Dep.

# CERTIFICATE OF SURVEY NO. 1917

LOCATED IN THE N1/2 S1/2 SW1/4 NW1/4 NE1/4 SECTION 27, T.1N., R.26E., P.M.M.
YELLOWSTONE COUNTY, MONTANA

FOR: ONA G. PRICE
BY: DELTA SURVEYS
BILLINGS, MONTANA
MARCH, 1979




## CERTIFICATE OF SURVEY

STATE OF MONTANA }
COUNTY OF YELLOWSTONE } ss

This is to certify that Gerald P. Russell, a Montana Registered Land Surveyor, Registration No. 4741-S, being duly sworn says that during the month of March, 1979, a survey was made under his supervision of a certain tract of land located in the W½ S½ SW¼ NW¼ NE¼ Section 27, T.1N., R.26E., P.M.M., Yellowstone County, Montana at the request of the owner and in conformity with the provisions of Senate Bill No. 208, Chapter 500, Montana Session Law of 1973 and House Bill No. 1817, Chapter 334, Montana Session Law of 1974, said tract being more particularly bounded and described as follows. Commencing at the C¼(Center one-quarter) corner of Section 27, T.1N., R.26E., P.M.M., Yellowstone County, Montana; Thence S00°12'31"E along the north-south mid-section line a distance of 1483.19 feet to the true Point of Beginning; Thence N00°12'31"E continuing along said north-south mid-section line a distance of 99.00 feet; Thence S88°55'51"E a distance of 651.83 feet; Thence S00°18'49"W a distance of 99.00 feet; Thence N88°55'51"W a distance of 651.65 feet to the Point of Beginning, said tract containing 1.4811 gross acres and 1.4129 net acres.

Gerald P. Russell
Gerald P. Russell
Registered Land Surveyor No. 4741-S

STATE OF MONTANA }
COUNTY OF YELLOWSTONE } ss

Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 26th day of June, 1979.

Notary Public for the State of Montana
Residing at Billings, Montana
My commission expires July 20, 1980

## OCCASIONAL SALE

I certify that the purpose of this survey is to create Tract B as an occasional sale, and that this exception complies with all conditions imposed upon its use; therefore this survey is exempt for review as a subdivision pursuant to 76-3-207 (d).

Ona G. Price

STATE OF MONTANA }
COUNTY OF YELLOWSTONE } ss

Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 26th day of June, 1979.

Notary Public for the State of Montana
Residing at Billings, Montana
My commission expires July 20, 1980

## SANITARY RESTRICTIONS

JUL 20 1979

Filed this ___ day of ___ at 10:50 a.m.
Document No. 1136070

STATE OF MONTANA }
COUNTY OF YELLOWSTONE } ss

I hereby certify that the annexed plat was filed for record in my office on this ___ day of JUL 20 1979 A.D., 1979, at 10:50 o'clock A M.

Clerk and Recorder
Deputy

CHECKED IN COUNTY SYSTEM
6-26-79 BY

## Land Sale 2

| | |
|---|---|
| LOCATION: | Along the south side of King Avenue East, adjacent to the north and west of Cabela's, in Billings, Yellowstone County, Montana. |
| LEGAL DESCRIPTION: | Lots 1 & 2, Block 1; Lots 3A, 4A, 5A and 6A, Block 1, of Amended Plat of Lots 3, 4, 5 & 6, Block 1, and Lots 8A-1, 9A-1 and 10A-1, of Third Amended, all in Miller Crossing Subdivision, in the City of Billings, Yellowstone County, Montana, under Document #'s: 3475747, 3512189, 3684842. |
| GRANTOR: | South Billings Center, LLC |
| GRANTEE: | Tekton Investments, LLC |
| REC. DOCUMENT: | Warranty Deed #3799284 |
| DATE OF SALE: | November, 2016 |
| DATE OF RECORDING: | 12-15-2016 |
| EXPOSURE TIME: | Several years |
| SALES PRICE: | $2,250,000 |
| TERMS OF SALE: | Cash to Seller |
| CASH EQ. PRICE: | $2,250,000 |
| PRICE/SF: | $3.11/sf - gross<br>$3.44/sf - net |
| SITE DESCRIPTION: | Size: 16.5895 acres = 722,639 sf (gross)<br>15.00 acres = 653,400 sf (net)<br>Frontages: 1,290'± along King Avenue East<br>850'± along I90 westbound exit ramp<br>Depth: Varies<br>Shape: Highly Irregular |

| | |
|---|---|
| | Utilities: All city services readily available to each lot. |
| ZONING: | EGC – Entryway General Commercial |
| PROPOSED USE: | No firm uses at time of purchase. Speculative investment. |
| CONFIRMED BY: | David Thomas, MAI |
| CONFIRMED WITH: | Mike Walker, Broker |
| COMMENTS: | This parcel is subdivided into nine separate, legally described parcels, as shown on the legal description above. All on-site improvements have been completed and these are shovel ready parcels. Also, all SID's associated with off-site improvements had been paid by the seller. This area is not highly desirable for commercial development. Cabela's has struggled at this location. The net area shown above excludes the areas dedicated to reciprocal access easements, which are private roadways within the subdivision.<br><br>These lots are currently listed for sale individually by Brian McDonald with NAI Business Properties. As per Mr. McDonald, two of the lots fronting King Avenue East are under contract as of May, 2018, one at $11.36 psf and the other at $10.22 psf. The interior lots are priced at $8.00 psf. |

# 3rd AMENDED - MILLER CROSSING SUBDIVISION, SECOND FILING

AMENDED PLAT OF AMENDED LOTS 7A, 8A, 9A & 10A, BLOCK 1 OF MILLER CROSSING SUBDIVISION, SECOND FILING

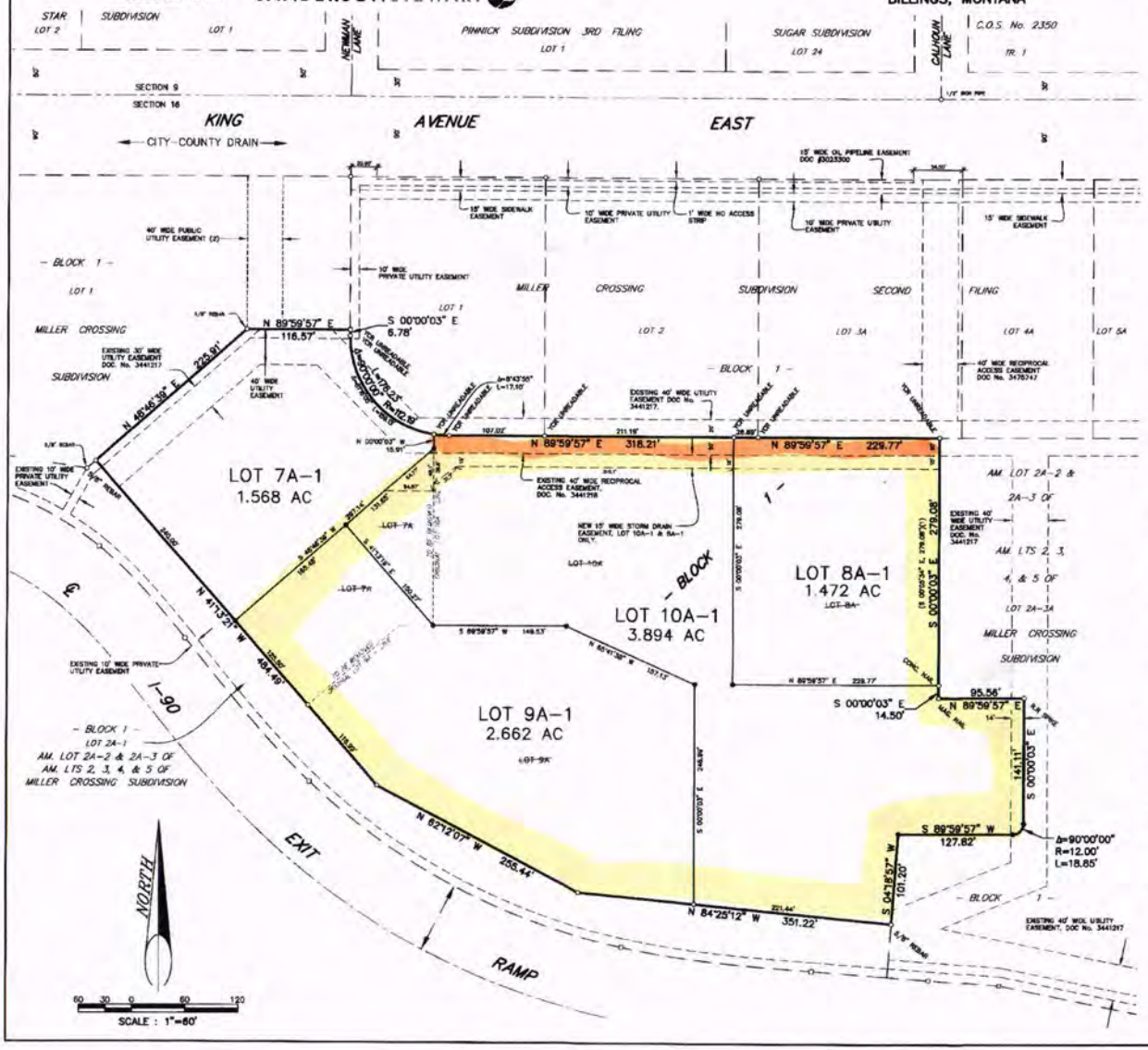
SITUATED IN THE NW1/4 OF SECTION 16, T. 1 S., R. 26 E., P.M.M.,
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : SOUTH BILLINGS CENTER, LLC

PREPARED BY : SANDERSON STEWART

JUNE, 2013

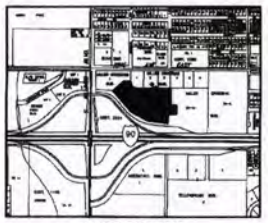
BILLINGS, MONTANA




**BASIS OF BEARING:** GEODETIC NORTH AT 45°47'00"N, 108°25'00"W, Convergence for this plat is -0°04'56" at the NW corner of Lot 8A (SEE NOTES).

- o FOUND SURVEY MONUMENT, REBAR & CAP MARKED "ENGINEERING INC", OR AS NOTED.
- ▫ FOUND M.D.O.T. RIGHT-OF-WAY MONUMENT.
- ● SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT".

YCR REBAR WITH YELLOW PLASTIC CAP



VICINITY MAP
NOT TO SCALE

## ERRORS AND OMISSIONS REVIEW

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

Examining Land Surveyor

09/19/2013
Date

## CERTIFICATE OF CITY ATTORNEY

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

Date: 9-19-13

Reviewed by: Brent Brooks

## CERTIFICATE OF COUNTY TREASURER

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

Date: September 23, 2013

Yellowstone County Treasurer

By: _____ Deputy

## NOTES

Lots 7A, 8A, 9A & 10A are Benefit of and Subject To numerous easements, including those per Document No. 3441225 TOGETHER WITH a perpetual right-of-way easement granted to the City of Billings by Document No. 3512188.

This survey has been performed using precise GPS methods. The basis of this survey is a Low Distortion Projection (LDP) designed specifically for the City of Billings and surrounding area which is defined as follows:

MT83-BLGS-IFT. Lambert Conformal Conic, single parallel, having an Origin at 45°47'00"N latitude, 108°25'00"W longitude, a false NORTH of 50,000.00 (m) & false EAST of 200000 (m), and a scale factor of 1.0001515. Unit of measure is the International foot.

All Bearing and Distances are measured unless noted otherwise. Record data is noted ( ) per reference ( ).

## REFERENCES

(1) Amended Plat of Lots 7, 8, 9 & 10, Block 1 of MILLER CROSSING SUBDIVISION, SECOND FILING, Document No. 3512190.

(2) MILLER CROSSING SUBDIVISION, SECOND FILING, Document No. 3475747.

## PURPOSE OF SURVEY – RELOCATION OF COMMON BOUNDARY LINE

The undersigned owner of the hereby described tract of land, do hereby certify that the purpose of this survey is to relocate the common boundary line between adjoining properties and grant additional easements within a platted subdivision and no additional tracts are being hereby created.

Therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(c), M.C.A.

Furthermore, this survey is not subject to review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b)(i & ii) "a parcel that has a previous approval issued under Title 76, Chapter 4, part 1, MCA".

SOUTH BILLINGS CENTER, LLC
a Delaware limited liability company

By: SOUTH BILLINGS ASSOCIATES, LLC, I and R Protective Corporation, a Delaware ~~limited liability company~~ corporation, its sole member

By: Ann M. Sharp

Its: Assistant Secretary

ACKNOWLEDGMENT

STATE OF ILLINOIS )
: ss
County of Cook )

This instrument was acknowledged before me on September 12, 2013 (date) by Ann M. Sharp (name of person) as Assistant Secretary (type of authority, e.g., officer, trustee, etc.) of SOUTH BILLINGS ASSOCIATES, LLC, I and R Protective Corporation, a Delaware Corporation, its sole member of SOUTH BILLINGS CENTER, LLC.

Jessica R. Dennenberg (seal)
Signature of notary public

OFFICIAL SEAL
JESSICA R DENNENBERG
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES

## CERTIFICATE OF SURVEYOR

The undersigned, a Montana Licensed Land Surveyor, states that during the month of June, 2013, a survey was performed by me or under my supervision of a tract of land situated in the NW1/4 of Section 16, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

Lots 7A, 8A, 9A, and 10A, Block 1 of the Amended Plat of Lot 7, 8, 9 & 10 of Miller Crossing Subdivision, Second Filing, according to the official plat on file in the Office of the Clerk & Recorder of Yellowstone County, Montana under Document No. 3512190; said described tract containing a gross area and a net area of 9.586 acres ±.

That the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

SANDERSON STEWART

By: Douglas W. Pozarnsky

Montana Registration No. 15273 LS

SP 3684842

95088-15-LLA-FP.DWG 95088.15 9/11/13 RLJ

AMENDED PLAT OF LOTS 3, 4, 5, & 6, BLOCK 1 OF

# MILLER CROSSING SUBDIVISION, SECOND FILING

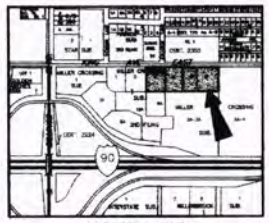
## SITUATED IN THE NW1/4 OF SECTION 16, T. 1 S., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : SOUTH BILLINGS CENTER, LLC
PREPARED BY : ENGINEERING, INC.
SCALE: 1"=50'

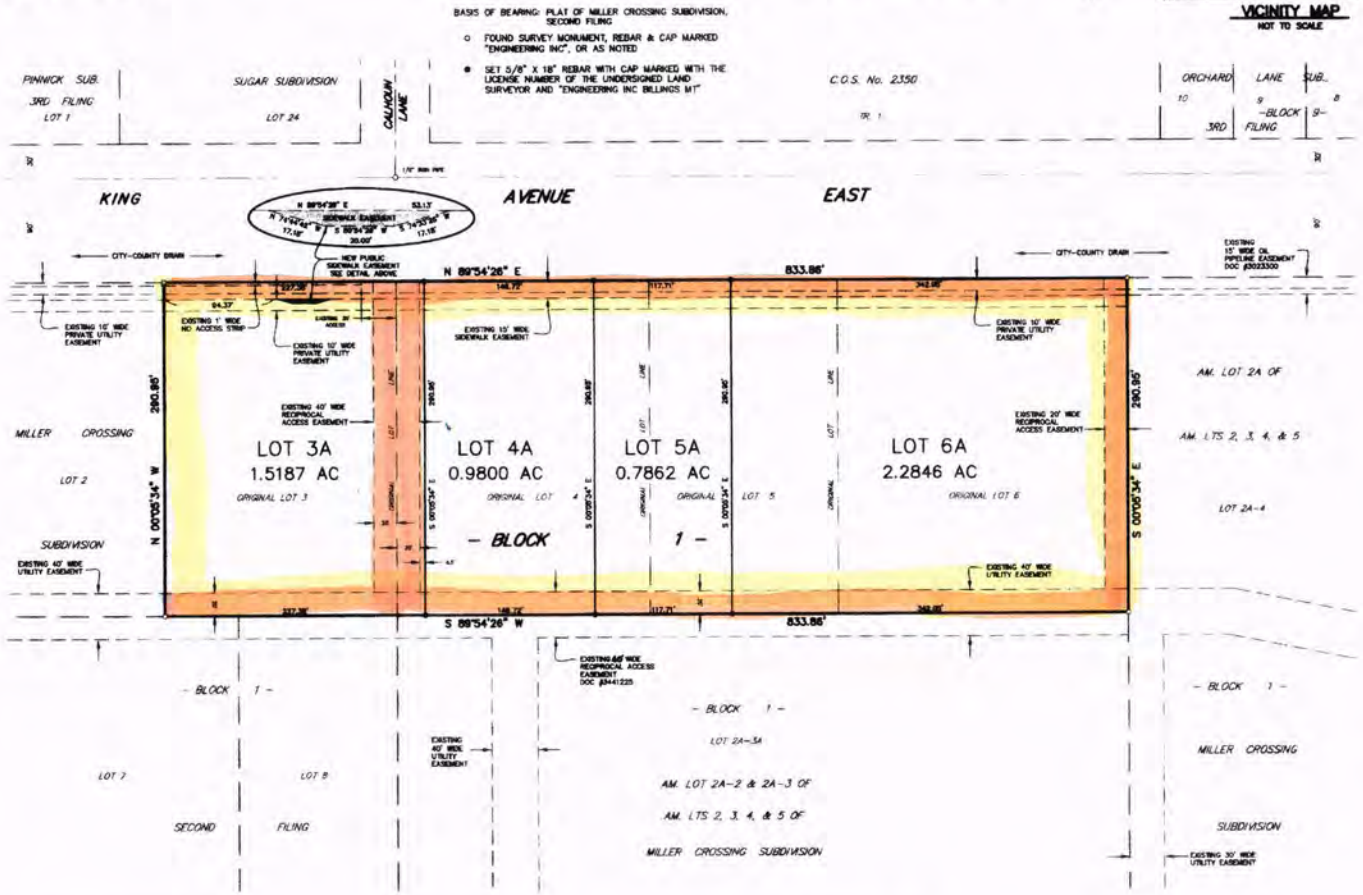
DECEMBER, 2008
BILLINGS, MONTANA

50 25 0 50 100

NORTH




VICINITY MAP
NOT TO SCALE




### PURPOSE OF SURVEY – RELOCATION OF COMMON BOUNDARY LINE

The undersigned owner of the hereby described tract of land, do hereby certify that the purpose of this survey is to relocate the common boundary lines between 5 or fewer lots within a platted subdivision and no additional lots are being hereby created.

Therefore, this division of land is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), M.C.A.

Furthermore, this survey is not subject to review by the Department of Environmental Quality pursuant to ARM 17.36.605(2)(b) for "a parcel that has no existing facilities for water supply, wastewater disposal or solid waste disposal other than those previously approved by the reviewing authority".

SOUTH BILLINGS CENTER, LLC
a Delaware limited liability company

By: SOUTH BILLINGS ASSOCIATES, LLC
a Delaware limited liability company

By: Jeffrey M. Vitale

Its: Executive Committee Member

STATE OF CALIFORNIA )
: ss
County of San Diego )

On April 23, 2009 before me, Dawnette S. Lowe, Notary Public, personally appeared Jeffrey M. Vitale, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____
Signature of Notary Public

### CERTIFICATE OF SURVEYOR

STATE OF MONTANA )
: ss
County of Yellowstone )

The undersigned, a Montana Registered Land Surveyor, being first duly sworn, deposes and says that during the month of December, 2008, a survey was performed under his supervision of a tract of land situated in the NW1/4 of Section 16, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

Lots 3, 4, 5, and 6, Block 1 of Miller Crossing Subdivision, Second Filing, according to the official plat on file in the Office of the Clerk & Recorder of said County, under Document No. 3475747; said described tract containing a gross area and a net area of 5.5695 acres.

That the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

ENGINEERING, INC.

By _____

Montana Registration No. 8377-S

Subscribed and sworn to before me, a Notary Public in and for the State of Montana, this 24th day of April, 2009.

_____
Notary Public in and for the State of Montana
Printed Name NANCY CHURCH
Residing at Billings, MT
My commission expires 5 Sep 2010

### CERTIFICATE OF COUNTY TREASURER

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

Date: 04-15-2009

Yellowstone County Treasurer

By: _____ Deputy

### CERTIFICATE OF CITY ATTORNEY

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

Date: 6-10-09

Reviewed by: _____

### ERRORS AND OMISSIONS REVIEW

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

_____ P.L.S.
Examining Land Surveyor

6-9-2009
Date

3512189
Page: 2 of 3
06/11/2009 10:16:

AM LTS 3-6 BK1 MCSubLOWD 98088.03 1/05/09 MDB

PLAT OF

# MILLER CROSSING SUBDIVISION, SECOND FILING

## BEING LOT 2A-2A OF AMENDED PLAT OF LOTS 2A-2 & 2A-3, BLOCK 1 OF AMENDED PLAT OF LOT 2A OF AMENDED LOTS 2, 3, 4, & 5, BLOCK 1, MILLER CROSSING SUBDIVISION SITUATED IN THE NW1/4 OF SECTION 16, T. 1 S., R. 26 E., P.M.M. IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : SOUTH BILLINGS CENTER, LLC
PREPARED BY : ENGINEERING, INC.
SCALE : 1" = 100'

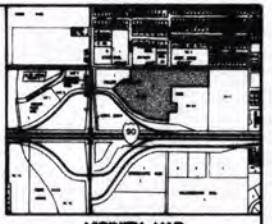
JUNE, 2008
BILLINGS, MONTANA

NORTH

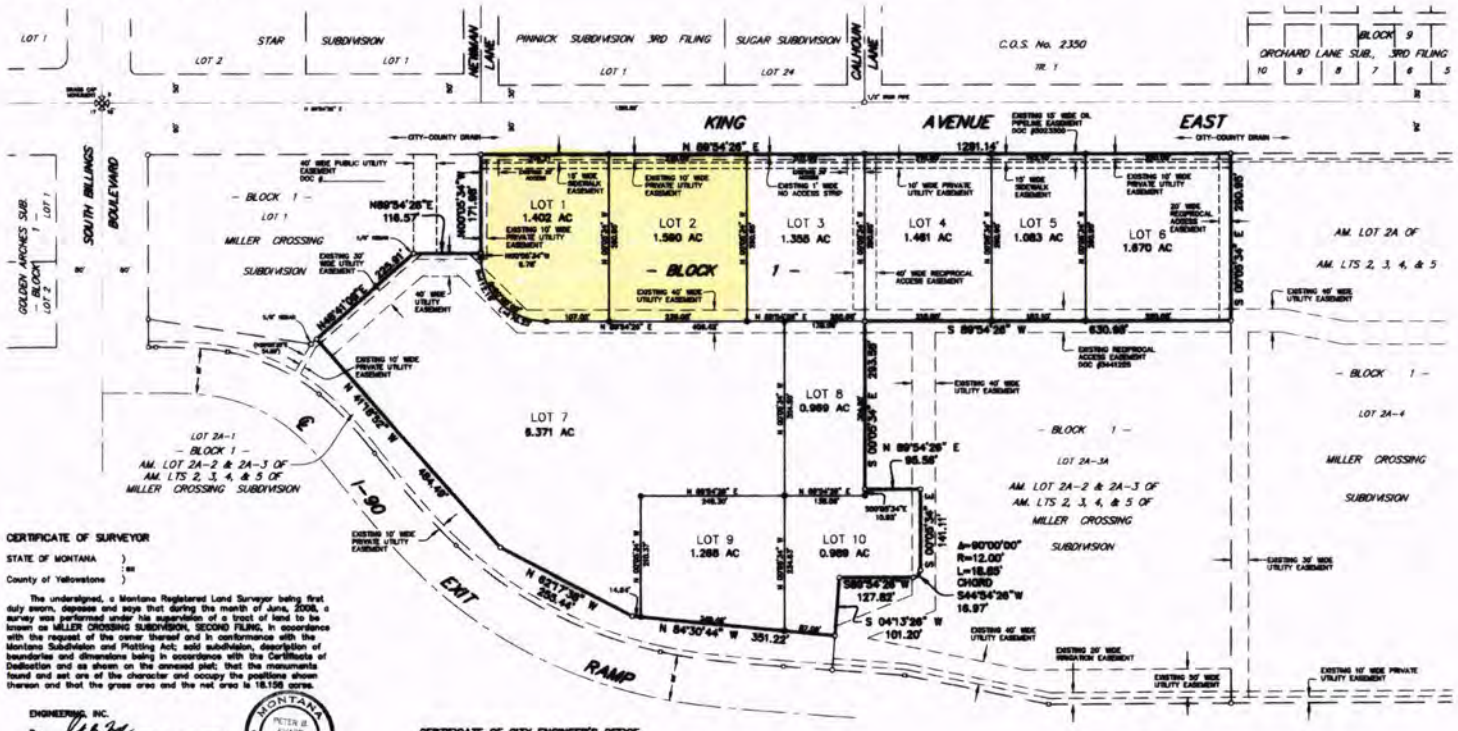
BASIS OF BEARING: PLAT OF MILLER CROSSING SUBDIVISION

- ▫ FOUND SURVEY MONUMENT, MDOT ALUM. CAPPED REBAR
- ○ FOUND SURVEY MONUMENT, REBAR & CAP MARKED "ENGINEERING, INC.", OR AS NOTED
- ● SET 5/8" X 18" REBAR AND CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "ENGINEERING INC BILLINGS MT".

NOTE: ACCESS TO LOTS 7, 8, 9, & 10 PROVIDED BY RECIPROCAL ACCESS EASEMENT, DOC #3441225




VICINITY MAP
NOT TO SCALE




## CERTIFICATE OF DEDICATION

STATE OF MONTANA )
:ss
County of Yellowstone )

KNOW ALL MEN BY THESE PRESENTS: That SOUTH BILLINGS CENTER, LLC, the owner of the following described tract of land, does hereby certify that it has caused to be surveyed, subdivided and platted into lots, blocks and streets as shown on the annexed plat, said tract being situated in the NW1/4 of Section 16, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Lot 2A-2A of Amended Plat of lots 2A-2 & 2A-3, Block 1 of Amended Plat of Lot 2A of Amended Lots 2, 3, 4, & 5, Block 1, Miller Crossing Subdivision, according to the official plat on file in the Office of the Clerk & Recorder of Yellowstone County, Montana, under Document No. 3450780.

There is no park requirement for this commercial subdivision.

The undersigned hereby grants unto all utility companies, as such are defined and established by Montana Law, and cable television companies, an easement for the location, maintenance, repair and removal of their lines over, under and across the areas designated on the plat as "UTILITY EASEMENT" to have and hold forever. Said tract to be known and designated as MILLER CROSSING SUBDIVISION, SECOND FILING; there is no public land dedication.

SOUTH BILLINGS CENTER, LLC
a Delaware limited liability company

By: SOUTH BILLINGS ASSOCIATES, LLC
a Delaware limited liability company, Member

By: [signature]

Its: Executive Committee Member

STATE OF CALIFORNIA )
:ss
County of San Diego )

On July 1, 2008 before me, Dominic S. Lauer, Notary Public, personally appeared Stephen M. Wiest, Jr., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. A Executive Committee Member of South Billings Associates, LLC, member of South Billings Center, LLC.

WITNESS my hand and official seal.

Signature: [signature]
Signature of Notary Public

## CERTIFICATE OF SURVEYOR

STATE OF MONTANA )
:ss
County of Yellowstone )

The undersigned, a Montana Registered Land Surveyor being first duly sworn, deposes and says that during the month of June, 2008, a survey was performed under his supervision of a tract of land to be known as MILLER CROSSING SUBDIVISION, SECOND FILING, in accordance with the request of the owner thereof and in conformance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication and as shown on the annexed plat; that the monuments found and set are of the character and occupy the positions shown thereon and that the gross area and the net area is 18.156 acres.

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

Subscribed and sworn to before me a Notary Public in and for the State of Montana, this 1st day of July, 2008.

[signature]
Notary Public in and for the State of Montana
Printed Name Dominic R. Richmond
Residing at Billings, Montana
My commission expires [illegible]

## NOTICE OF APPROVAL

STATE OF MONTANA )
:ss
County of Yellowstone )

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

7-3-08
Date

President

Executive Secretary

## CERTIFICATE OF CITY ENGINEER'S OFFICE

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

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this 17 day of July, 2008.

[signature]
City Engineer's Office

## ERRORS AND OMISSIONS REVIEW

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

[signature] L.S. 7-10-2008
Examining Land Surveyor Date

## CERTIFICATE OF CITY ATTORNEY

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

Date: 7-21-08

Reviewed by: [signature]

## SUBDIVISION IMPROVEMENT AGREEMENT

Document No. 3475748

## CERTIFICATE OF COUNTY TREASURER

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

Date: 7-30-08

Yellowstone County Treasurer
By: [signature]
Deputy

3475747
Page: 1 of 1
08/08/2008 02:21P

## CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA )
:ss
County of Yellowstone )

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

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this 14th day of July, 2008.

CITY OF BILLINGS, MONTANA

By: [signature]
Mayor

Attest: Cari Martin
City Clerk

SEAL

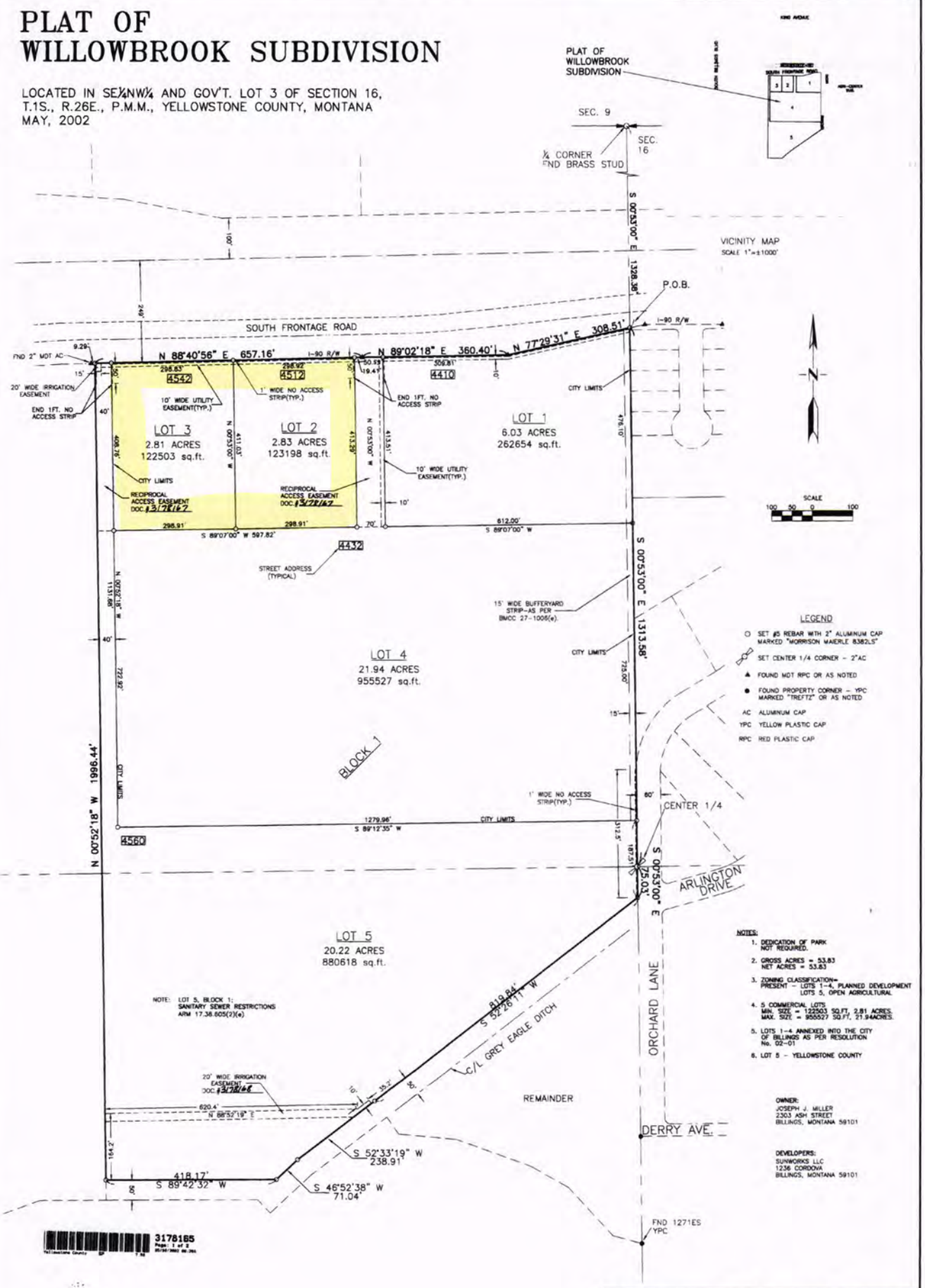
## Land Sale 3

| | |
|---|---|
| LOCATION: | Along south side of South Frontage Road, approximately 1/4th mile east of South Billings Boulevard, in Billings, Yellowstone County, Montana. |
| LEGAL DESCRIPTION: | Lots 2 and 3, Block 1, of Willowbrook Subdivision, in the City of Billings, Yellowstone County, Montana, under Document #3178165. |
| GRANTOR: | H & E Equipment Services, Inc. |
| GRANTEE: | Kevin L. Hintt & Richard G. Anderson |
| REC. DOCUMENT: | Warranty Deed #3719687 |
| DATE OF SALE: | September, 2014 |
| DATE OF RECORDING: | 09-29-2014 |
| EXPOSURE TIME: | Several Years |
| SALES PRICE: | $1,045,000 |
| TERMS OF SALE: | Cash to Seller |
| CASH EQ. PRICE: | $1,045,000 |
| PRICE/SF: | $4.25/sf - gross<br>$4.25/sf - net |
| SITE DESCRIPTION: | Size: 5.64 acres = 245,678 sf (gross)<br>5.64 acres = 245,678 sf (net)<br>Frontages: 1,275'± along South Frontage Road<br>Depth: Varies<br>Shape: Approximately Rectangular<br>Utilities: City water and sewer lines available in South Frontage Road. Gas, electricity, phone also available. |

| | |
|---|---|
| ZONING: | EGC – Entryway General Commercial |
| PROPOSED USE: | This site has been developed with the Billings headquarters for Dick Anderson Construction, as well as a retail store known as Tacoma Screw. |
| CONFIRMED BY: | Steven Repac, Appraiser |
| CONFIRMED WITH: | Blaine Poppler & George Warmer, Brokers |
| COMMENTS: | This is the sale of two lots that front South Frontage Road immediately southeast of the Interstate 90/South Billings Boulevard interchange. This parcel had been listed for several years at the time of sale. The buyer (Dick Anderson Construction) is the purchaser of the former Hi-Tech Construction Company. This property is adjacent to the north of the Auto Auction facility and directly across I90 from Cabela's. About six months after purchasing this site, the buyer sold off the westernmost 75,751 square feet to Tacoma Screw Products, Inc. |

# PLAT OF WILLOWBROOK SUBDIVISION

LOCATED IN SE¼NW¼ AND GOV'T. LOT 3 OF SECTION 16,
T.1S., R.26E., P.M.M., YELLOWSTONE COUNTY, MONTANA
MAY, 2002




LEGEND

- ○ SET #5 REBAR WITH 2" ALUMINUM CAP MARKED "MORRISON MAIERLE 8382LS"
- SET CENTER 1/4 CORNER – 2"AC
- ▲ FOUND MOT RPC OR AS NOTED
- ● FOUND PROPERTY CORNER – YPC MARKED "TREFTZ" OR AS NOTED
- AC ALUMINUM CAP
- YPC YELLOW PLASTIC CAP
- RPC RED PLASTIC CAP

NOTES:

1. DEDICATION OF PARK NOT REQUIRED.
2. GROSS ACRES = 53.83
   NET ACRES = 53.83
3. ZONING CLASSIFICATION=
   PRESENT – LOTS 1–4, PLANNED DEVELOPMENT
   LOTS 5, OPEN AGRICULTURAL
4. 5 COMMERCIAL LOTS
   MIN. SIZE = 122503 SQ.FT. 2.81 ACRES.
   MAX. SIZE = 955527 SQ.FT. 21.94ACRES.
5. LOTS 1–4 ANNEXED INTO THE CITY OF BILLINGS AS PER RESOLUTION No. 02-01
6. LOT 5 – YELLOWSTONE COUNTY

OWNER:
JOSEPH J. MILLER
2303 ASH STREET
BILLINGS, MONTANA 59101

DEVELOPERS:
SUNWORKS LLC
1236 CORDOVA
BILLINGS, MONTANA 59101

3178165

MORRISON MAIERLE, Inc.

PLAT OF WILLOWBROOK SUBDIVISION

| 1/4 SEC. | SECTION | TOWNSHIP | RANGE |
|---|---|---|---|
| SW<br>NW | 16<br>16 | 1S<br>1S | 26E<br>26E |

PROJECT NO: 3533.001-030-0220
FIELD WORK: [illegible] DATE: May, 2002
DRAWN BY: DOS SCALE: 1"=100'
CHECKED BY: GAP CLIENT: SUNWORKS, LLC
YELLOWSTONE COUNTY
PRINCIPAL MERIDIAN, MONTANA
SHEET 1 OF 1

H:\3533\001\ACAD\030\3533-FINAL-PLAT.dwg May/14/2002

## Land Sale 4

| | |
|---|---|
| LOCATION: | NEC of King Avenue East and Calhoun Lane, in Billings, Yellowstone County, Montana. |
| LEGAL DESCRIPTION: | Tract 1, COS No. 2350, in the City of Billings, Yellowstone County, Montana, under Document #1372518, with exception: part conveyed to City of Billings under Doc. #3467226. |
| GRANTOR: | Robert Medvec |
| GRANTEE: | Colt Communications LLC Money Purchase Pension Plan |
| REC. DOCUMENT: | Warranty Deed #3654174 |
| DATE OF SALE: | January, 2013 |
| DATE OF RECORDING: | 01-24-2013 |
| EXPOSURE TIME: | Extended – Sold Without Representation |
| SALES PRICE: | $500,000 – plus $30,000 to raze existing improvements by buyer. |
| TERMS OF SALE: | Cash to Seller |
| CASH EQ. PRICE: | $530,000 |
| PRICE/SF: | $2.86/sf - gross<br>$2.86/sf - net |
| SITE DESCRIPTION: | Size: 4.2482 acres = 185,052 sf (gross)<br>4.2482 acres = 185,052 sf (net)<br>Frontages: 630'± along King Avenue East<br>264'± along Calhoun Lane<br>Depth: 300'±<br>Shape: Approximately Rectangular<br>Utilities: All city services available. |

| | |
|---|---|
| ZONING: | EGC – Entryway General Commercial |
| IMPROVEMENTS: | A 924 sf 2 bed, 1 bath house built in 1925 and a 1,144 sf 3 bed, 1 bath house built in 1958. |
| PROPOSED USE: | Speculative Investment |
| CONFIRMED BY: | Steven Repac, Appraiser |
| CONFIRMED WITH: | Robert Medvec, Grantor |
| COMMENTS: | This site was about 2/3rds vacant at the time of purchase. The buyer razed the older home, however, as per the sale agreement, the buyer is living in the newer home until the site is developed. This property was originally listed for $1.8M. There was no Broker representation in this transaction.<br><br>This property, along with the 1.352 acres adjacent to the north, is listed for sale at $6.00 psf by Matt Robertson and Ethan Kanning with NAI Business Properties (as of May, 2018). This parcel has been for sale at this price for several years. Mr. Kanning reports about six calls per year on the parcel, however, at 5.6 acres it is simply too large for most users. |

# CERTIFICATE of SURVEY No. 2350

## SITUATED IN THE S. 1/2 S.W. 1/4 S.E. 1/4 S.W. 1/4 OF SECTION 9, T. 1 S., R. 26 E., P.M.M.

## YELLOWSTONE COUNTY, MONTANA

FOR: BEVERLY L. ANDERSON & DOROTHY E. MEDVEC

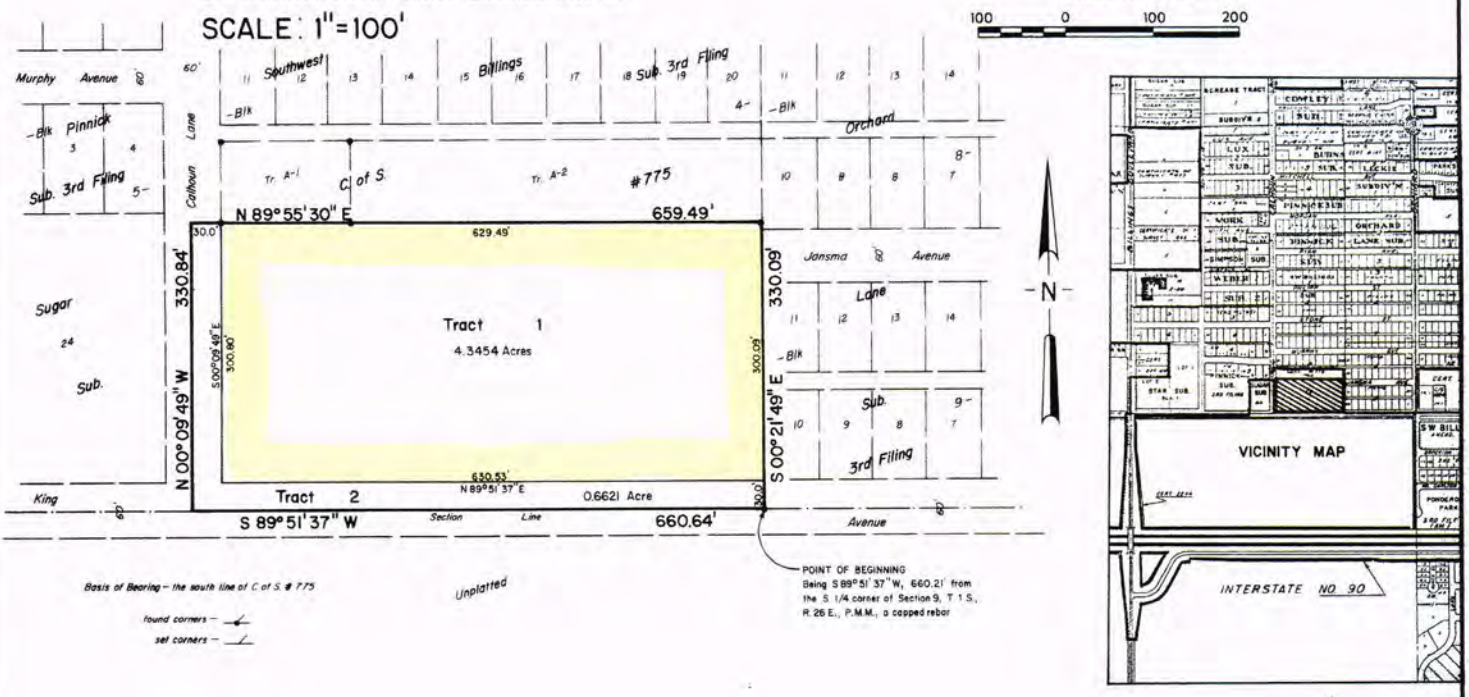
OCTOBER, 1985

BY: *Sanderson/Stewart/Gaston* ENGINEERING, INC.

BILLINGS, MONTANA

SCALE: 1" = 100'

100 0 100 200




CERTIFICATE OF SURVEY

STATE OF MONTANA )
County of Yellowstone ) ss.

Robert L. Sanderson, PE, LS, Montana Registered Land Surveyor No. 3362-ES, being first duly sworn, deposes and says that during the month of October, 1985, a survey was made under his supervision of a tract of land situated in the S½ SW¼ SE¼ SW¼ of Section 9, T.1S., R.26E., P.M.M., said tract being more particularly described as follows, to-wit:

Beginning at a point which is S89°51'37"W a distance of 660.21 feet from the S¼ corner of Section 9, T.1S., R.26E., P.M.M.; thence from said true point of beginning, along the south line of Section 9, S89°51'37"W a distance of 660.64 feet, to a point on the centerline of Calhoun Lane; thence along said centerline, N00°09'49"W a distance of 330.84 feet; thence along the south line of Certificate of Survey No. 775, N89°55'30"E a distance of 659.49 feet, to the SE corner of said Certificate of Survey No. 775, which is also a point on the west line of Orchard Lane Subdivision, 3rd Filing; thence along said west line, S00°21'49"E a distance of 330.09 feet, to the point of beginning, containing 5.0075 acres.

That iron monuments of suitable size were set at all intersection points as indicated on the plat by a mark ___/ thus; that said survey and the plat hereof shows true and correct dimensions, and that the plat conforms with the work on the ground.

Dated this 8th day of November, 1985.

Robert L. Sanderson
Robert L. Sanderson, PE, LS, Montana Registration No. 3362-ES

Subscribed and sworn to before me, a Notary Public in and for State of Montana, this 8th day of November, 1985.

Debbie Rizzo
Notary Public in and for the State of Montana
Residing at Billings, Montana
My commission expires May 15, 1988

SURVEYOR'S STATEMENT

The purpose of this survey is to retrace the exterior boundaries of an existing parcel, recorded in Book 836, Page 39 of the records of the clerk and recorder for Yellowstone County, Montana, and no division of land is hereby created.

Louis Lodz
Acknowledged by the Yellowstone County Sanitarian

1372518

STATE OF MONTANA )
County of Yellowstone ) ss.

I hereby certify that this CERTIFICATE OF SURVEY was filed for record in my office on the ___ day of NOV 18 1985, A.D., 1985, at 10:51 Am.

MERRILL H. KLUNDT
County Clerk & Recorder
By Deputy

County Clerk & Recorder

CHECKED IN COUNTY SURVEYOR'S OFFICE
11-12-85 BY

85049

David C. Thomas, MAI
Commercial Real Estate

# THOMAS APPRAISAL SERVICES, INC.

Barbara D. Thomas
Residential Real Estate

March 30, 2018

Mr. Steve Zeier
SBURA Authorized Representative
3312 4th Avenue North
Billings, Montana 59101

RE: Appraisal of 3 lots in the Popelka Commerce Center Subdivision in Billings, Montana.

Dear Mr. Zeier:

This letter is in response to your request for an appraisal of three lots located in the Popelka Commerce Center Subdivision. As you explained, the South Billings Urban Renewal Association (SBURA) is interested in acquiring these three lots. The source of the funding is SBURA tax increment funds, which are subject to approval by the City of Billings city council. As such, an appraisal setting forth the fair market value of the fee simple estate of these three lots is required.

I am proposing to furnish the SBURA with an appraisal of these three lots for a fee not to exceed $5,000. The delivery date will be no later than April 30, 2018. I will deliver the report in electronic format. No hard copies will be distributed to the client.

This report will be developed in accordance with the Codes of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, and conform to the Uniform Standards of Professional Appraisal Practice (USPAP). This report is subject to the enclosed Assumptions and Limiting Conditions, which are incorporated herein by specific reference. Please understand that my report will not include an environmental assessment of the site that is the subject of this assignment.

If these terms are agreeable to you, please sign and return one copy of this letter to me as our agreement.

Sincerely,

David C. Thomas, MAI

David C. Thomas, MAI
Thomas Appraisal Services, Inc.

4/4/2018

Steve Zeier, SBURA Authorized Representative

# APPRAISAL REPORT

Vacant Land
Popelka Commerce Center Subdivision
Block 1, Lots 3A-1A, 3A-4 and 3A-5
Billings, Montana

| | |
|---|---|
| APPRAISAL FOR: | South Billings Urban Renewal Association<br>c/o Steve Zeier, SBURA Authorized Representative<br>430 South Billings Blvd.<br>Billings, MT 59101 |
| APPRAISAL BY: | Matt Bender<br>2320 3rd Avenue North<br>Billings, MT 59101<br>(406) 670-6841 |
| EFFECTIVE DATE: | April 18, 2018 |
| DATE OF REPORT: | April 30, 2018 |

**Matt Bender**
**Certified General Real Estate Appraiser and Consultant**
**2320 3rd Avenue North**
**Billings, MT 59101**
**(406) 670-6841**

April 30, 2018

South Billings Urban Renewal Association
c/o Steve Zeier, SBURA Authorized Representative
430 South Billings Blvd.
Billings, MT 59101

RE: Vacant Land
Popelka Commerce Center Subdivision
Block 1, Lots 3A-1A, 3A-4 and 3A-5
Billings, Montana

Dear Mr. Zeier:

As previously agreed to and appropriate for this appraisal, I hereby furnish you with an Appraisal Report on the above-referenced property located in Billings, Montana.

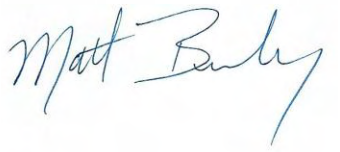
The purpose of this appraisal is to provide a supported opinion of the market value of the subject property that will aid in or support decisions related to purchasing the property. The property rights appraised are the fee simple estate. The value(s) reported in the Reconciliation and Certification of Value sections are subject to the Assumptions and Limiting Conditions contained in this report. The reader's attention is specifically directed to the Exceptional Assumptions and Limiting Conditions on page 14 of this report.

The narrative report that follows sets forth my value conclusions along with the identification of the property and summary discussions of pertinent facts about the area, the subject property, comparable data, the results of the investigation and analysis undertaken and the reasoning that form the basis of my opinion.

This report was prepared for and my professional fee billed to the client, the South Billings Urban Renewal Association (SBURA). The intended users are appropriate officials from SBURA, the City of Billings and Popelka Enterprises LLC only. **This report may not be distributed to or relied upon by other unintended users, persons or entities. Parties who receive a copy of this report as a consequence of disclosure requirements applicable to the appraiser's client do not become intended users of the report unless they are specifically identified by the appraiser at the time of the assignment. Any entity/person receiving a copy of this appraisal report from the client does not, as a consequence, become a party to the appraiser-client relationship. The appraiser is not obligated to discuss any aspect of this report with unintended users, entities or third parties nor is he responsible or liable for any unauthorized use of this report. Any use of this report other than the intended use stated in this report nullifies and voids the analysis and value estimate(s) provided herein.**

The report is in compliance with written and/or oral instructions from Steve Zeier, a SBURA authorized representative and conforms to the Uniform Standards of Professional Appraisal Practice (USPAP).

I trust you will find the information contained in this report useful for your needs. In the event you have any questions, please do not hesitate to contact the appraiser.



Matt Bender
Certified General Real Estate Appraiser
State Of Montana License No. REA-RAG-LIC-9279

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# INTRODUCTION

**Popelka Commerce Center Subdivision, Block 1, Lots 3A-1A, 3A-4 and 3A-5.**
**Billings, Montana**
**Taken by Matt Bender on 4/18/2018**

**SUMMARY OF SALIENT FACTS AND IMPORTANT CONCLUSIONS**

| | |
|---|---|
| Owner of Record: | Popelka Enterprises LLC<br>P.O. Box 50126<br>Billings, MT 59105-0126 |
| Property Address: | Commerce Way<br>Billings, MT |
| Legal Description: | Popelka Commerce Center Subdivision, 2nd Filing, Block 1 Lot 3A-1A, 3A-4 and 3A-5, City of Billings, Yellowstone County, State of Montana. |
| Area Economic Conclusions: | Typical occupancies include big-box retail, hotel/motel, restaurant, gas station/convenience stores, professional office, bar/lounge, church and a city park. There are also single and multi-family properties dispersed throughout the neighborhood. The commercial and residential structures reflect a wide mix of ages and design. |
| Type of Property: | Vacant Land. |
| Highest & Best Use: | As Vacant – hotel, tourist-related or recreational uses or additional surface parking for Amend Park. |
| As Improved | Not applicable at this point in time. |
| 2017 Taxes: | Tax ID: A31139 – $15,806.78<br>Tax ID: A35426 – $20,069.12<br>Tax ID: A35427 – $6,714.93<br>Total – $42,590.83 |
| Zoning: | Entryway General Commercial (EGC). This site is also subject to easements with covenants and restrictions (Document # 3666528) filed with the Yellowstone County Clerk and Recorder on 5/3/2013. |
| Site Size: | 10.137 Acres or 441,568 SF ± |
| Building Improvements: | None |
| Observation Date: | 4/18/2018 |
| Effective Date: | 4/18/2018 |

| Value Indication | | |
|---|---|---|
| Sales Comparison Approach | | |
| | Direct Comparison: | $1,250,000 |

**TYPE OF APPRAISAL REPORT**

| Appraisal Report | Restricted Report |
|---|---|
| X | |

Appraisal Report – A written report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the USPAP standards for an Appraisal Report. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated within this report. The appraiser is not responsible for unauthorized use of the report.

**COMPETENCY STATEMENT**

I, Matt Bender, have the education, knowledge, and experience to competently complete an appraisal of the subject property. Refer to the appraiser's qualifications in the Addenda.

**PURPOSE OF THE APPRAISAL**

The purpose of this appraisal is to provide a supportable opinion of the market value estimate of the subject property as of the effective date of the appraisal.

**INTENDED USE/USER OF THE APPRAISAL**

This report was prepared for and my professional fee billed to the client, the South Billings Urban Renewal Association (SBURA). The intended users are appropriate officials from SBURA, the City of Billings and Popelka Enterprises LLC only. **This report may not be distributed to or relied upon by other unintended users, persons or entities. Parties who receive a copy of this report as a consequence of disclosure requirements applicable to the appraiser's client do not become intended users of the report unless they are specifically identified by the appraiser at the time of the assignment. Any entity/person receiving a copy of this appraisal report from the client does not, as a consequence, become a party to the appraiser-client relationship. The appraiser is not obligated to discuss any aspect of this report with any unintended users, entities or third parties which are not stated as an intended user in this report nor is he responsible or liable for any unauthorized use of the report. Any use of this report other than the intended use stated in this report nullifies and voids the analysis and value estimate(s) provided herein.**

This appraisal was requested by Steve Zeier, representing SBURA. This appraisal has been completed to comply with USPAP and written/oral instructions from Steve Zeier.

**SCOPE OF THE APPRAISAL**

I discussed the assignment with the client and observed the site on 4/18/2018. In addition, I referenced Yellowstone County CAMA data.

I examined the subject's marketing area to determine the existing and proposed inventory as well as demand for and marketability of the subject property. Based on the location of the subject property, surrounding land use/trends and structural improvements, the highest and best use of the property as vacant land was determined. The subject property is vacant land, therefore the highest and best use as improved is not applicable.

I searched the local market for recent land sales in the community in addition to utilizing land sales from my database. The land sales were selected based on location and size; they were not selected on the sales price. I analyzed the land sale data and determined a land value.

The Cost Approach is a good indicator of the value when the improvements are new or relatively new, represent the highest and best use of the land or where there are few sales or limited lease data available. The subject property is vacant land with no structural improvements. The Cost Approach is not appropriate for this analysis. Therefore, a value opinion by the Cost Approach has not been included in this report.

There were no land rental rates of similar parcels identified. Therefore, a value indication was not attempted and a value opinion by the Income Capitalization Approach has not been included in this report.

Four land sales were identified and analyzed with respect to the subject property. A value estimate by the Sales Comparison Approach was reported.

## DEFINITION OF MARKET VALUE[1]

**"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus."** Implicit in this definition are the consummation of a sale as of a specific date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised and acting in what they consider their own best interests;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by anyone associated with the sale.

## PROPERTY RIGHTS APPRAISED

The property rights appraised are the fee simple estate.

## NON-REALTY ITEMS

No personal property items, e.g., furniture, fixtures and equipment (FF&E) or other non-realty items have been included in the value estimates provided herein.

[1] Federal Register, Rules and Regulations, Volume 55, No. 165, page 34696.

## ASSUMPTIONS AND LIMITING CONDITIONS

1. The effective date of value to which the opinions expressed in this report apply is set forth in the certification. The appraiser assumes no responsibility for economic or physical factors occurring at some later date that may affect the opinions stated herein.

2. No opinion is intended to be expressed for legal matters that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

3. No opinion as to title is rendered. Data on ownership and the legal descriptions were obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

4. An engineering survey has not been conducted by the appraiser. Except as specifically stated, data relative to size and area was taken from sources considered reliable.

5. The maps, plats, and exhibits included herein are for illustration only and used as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

6. No opinion is expressed as to the value of subsurface oil, gas, or mineral rights and that the property is not subject to surface entry for the exploration or removal of such materials except as expressly stated.

7. Testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal unless such arrangements are made a reasonable time in advance and at an additional fee.

8. A title report was not made available to the appraiser. The appraiser assumes no responsibility for such items of record not disclosed in a title report or by his normal investigation in the appraisal process.

9. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report.

10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined and considered in this report.

11. It is assumed that all required licenses, certificates of occupancy, or other legislative or administrative authority from any local, state or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

12. It is assumed that the utilization of the land and improvements are within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

13. Unless otherwise stated in this report, the existence of hazardous material that may or may not be present on the property was not observed by the appraiser. The appraiser has no knowledge of the existence of such material on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as toxic waste, asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

14. On January 26, 1992, the Americans with Disabilities Act (ADA) became effective. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of the ADA in estimating the value of the property.

15. The appraiser **is not** a property inspector, general contractor, structural engineer, environmental specialist, plumber, electrician, roofer, pest control specialist, etc. A physical inventory of the subject property is required as part of the appraisal process in order to a) adequately describe the real estate in the appraisal report, b) develop an opinion of the highest and best use, and c) make meaningful comparisons in the valuation of the property, but it does not constitute an expert inspection of the property. In addition, the appraiser does not have professional expertise regarding deed restrictions, FEMA and zoning classifications. Zoning classification data is obtained from the City/County Planning and FEMA data is based on FEMA maps when available. The property inventory and appraisal do not guarantee that the property is free of defects including code violations. In order to fully and adequately determine the condition of the subject property, the client and/or parties involved with the property are encouraged to consult specialists in their respective fields of expertise. The appraiser makes no warranties, either expressed or implied.

16. The liability of Matt Bender is limited to the client and to the fee collected. **This report may not be distributed to or relied upon by other unintended users, persons or entities. Parties who receive a copy of this report as a consequence of disclosure requirements applicable to the appraiser's client do not become intended users of the report unless they are specifically identified by the appraiser at the time of the assignment. Any entity/person receiving a copy of this appraisal report from the client does not, as a consequence, become a party to the appraiser-client relationship. The appraiser is not obligated to discuss any aspect of this report with any unintended users, entities or third parties nor is he responsible or liable for any unauthorized use of this report. Any use of this report other than the intended use stated in this report nullifies and voids the analysis and value opinion(s) provided herein.** The appraiser assumes no

responsibility for any costs incurred to discover or correct any deficiencies of any type present in the property, physically, financially, economically or legally.

17. This appraisal report contains "trade secrets and commercial or financial information" which is privileged and confidential and exempt from disclosure under 5 U.S.C. 552 (b) (4). Disclosure of the contents of this report is governed by the Bylaws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report shall be used for any purposes by anyone but the client specified in the report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser. Notify Matt Bender of any request to reproduce this appraisal in whole or in part.

## EXCEPTIONAL ASSUMPTIONS AND LIMITING CONDITIONS

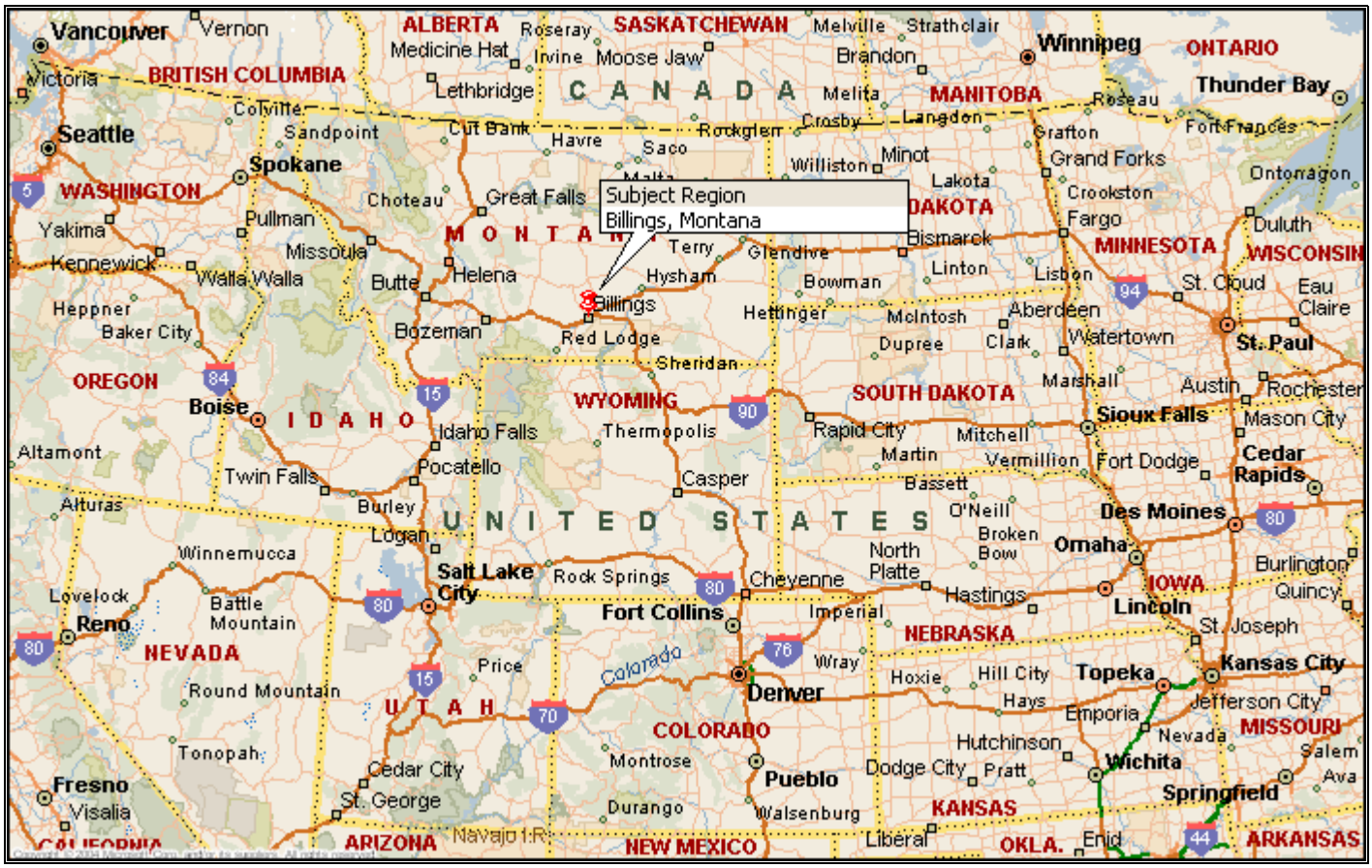
1. The State of Montana is a "nondisclosure" state and as such, sale prices of real estate are not publicly recorded, therefore, few centralized sources of sale prices for real estate transactions exist. In addition, no one associated with a real estate sale transaction is obligated to release or verify information. The client is hereby notified that it is possible there may be sales of comparable properties of which I have no knowledge and have not analyzed herein. The information presented herein has been gathered from sources deemed reliable and every effort has been made to insure its accuracy.

2. A Phase I Environmental report was not made available to the appraiser. The analysis and value(s) reported herein are null and void should such an environmental report disclose the presence of hazardous substances on or within the subject site. The client is urged to retain an expert in this field if desired.

3. The South Billings Urban Renewal Association agrees to indemnify and hold harmless, Matt Bender, Real Estate Appraiser and Consultant and employees from any and all claims for loss and liabilities of any nature whatsoever arising out of or related to this contract, the appraisal report, or use of this report for any other use by any unintended user.

4. The plat map of Popelka Commerce Center Subdivision Lot 3A-4 does not show an easement for the Suburban Ditch that runs through the parcel. However, the Amended and Restated Declaration of Covenants, Conditions, Restrictions, and Reciprocal Easements of the Popelka Commerce Center Subdivision specifically mention that there is an easement for the Suburban Ditch Company “across the development.” The original Suburban Ditch easement was filed (Document #290603, Book 170, Page 483) with the Yellowstone County Clerk and Recorder on 3/1/1934. A copy of the easement is retained in the appraiser’s work file. The client is urged to retain an expert in this field if desired.

**REGIONAL LOCATION MAP**



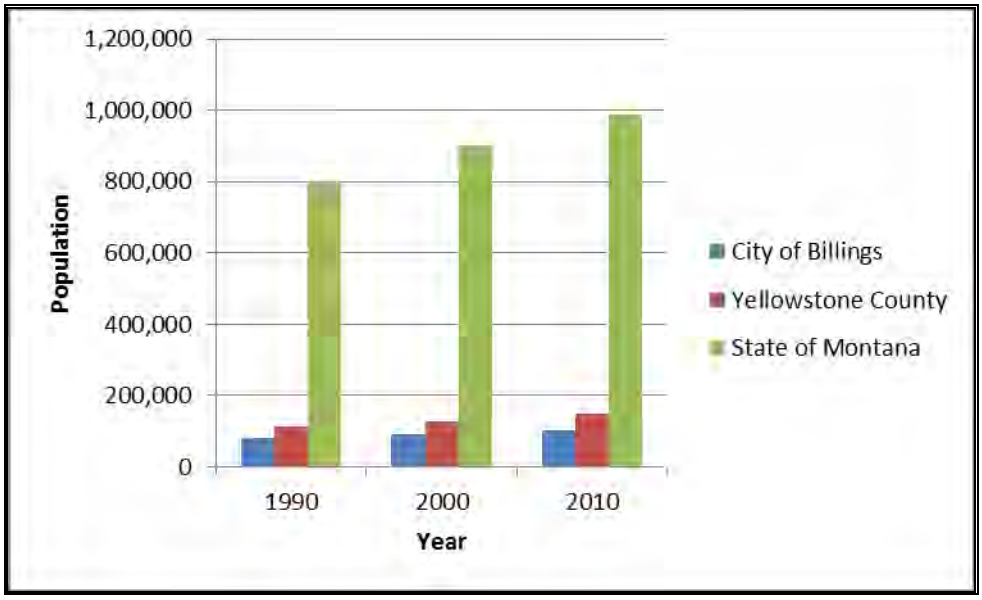

**REGION/CITY DATA/TRENDS**

The City of Billings, the county seat of Yellowstone County, is located in south-central Montana, midway between Seattle, Washington, and Minneapolis, Minnesota and 550 miles northwest of Denver, Colorado.

Billings is a transportation hub for Montana. Logan International Airport is Montana's 2nd busiest air terminal. Greyhound Bus Lines, a transcontinental bus line, carries passengers between Billings and destinations throughout the United States. Burlington Northern and Montana Rail Link Railroads transport freight to and from the area; passenger rail service is not available. Interstate Highways 90 and 94 intersect at Billings and are supplemented by several other major highways. City buses and taxi services provide local and interurban service throughout the city.

Social Forces

Historical population statistics for Billings, Yellowstone County and Montana, according to the U.S. Census Bureau, are illustrated in the graph on the following page.




According to estimated census population figures from the U.S. Census Bureau, the Montana population increased by 2.60% from 2010 to 2013, Yellowstone County increased by 2.64% and Billings has increased in population by 2.46% over the same time period.

Economic Forces

Billings is Montana's largest trade and service center and enjoys a diversified business economy for manufacturing, wholesale distribution, retailing, governmental agencies, medical, oil, gas and coal industries and agricultural related businesses. In addition, Billings has a modern regional shopping center located in the western portion of the community. Its department stores and specialty shops attract customers from all parts of the trade area.

Agriculture, tourism, and recreation also play a major role in the city's and area's economy.

While no one industry is believed to play a decisive role in the future of the city, the Billings economy receives positive impact from the development of oil, gas and coal reserves in eastern Montana, northeastern Wyoming and western North Dakota. In addition, Billings has received economic benefits from the mining activity at the Stillwater Mine located approximately 100 miles southwest of the community. There is renewed interest in coal mining in the Roundup area and the Stillwater Mining operations that could have an impact on the local economy.

The City of Billings has two general hospitals, the Billings Clinic and St. Vincent Hospital, which serve a large population in Montana and northern Wyoming.

Billings has numerous commercial banks, savings banks, and credit unions. There are public and private lower educational institutions that include parochial, elementary, middle and high schools with two four-year colleges and a number of vocational and trade schools that offer a wide variety of vocational and technical training.

The major employers in the Billings area according to the Census and Economic Information Center, Montana Department of Commerce are the Federal Government, the Billings Clinic, Billings School District #2, St. Vincent Hospital and Health Center, State of Montana, City of Billings, Better Business Systems, Yellowstone County, Wells Fargo Bank and First Interstate Bank.

Since 1995 the unemployment rate for Yellowstone County has consistently averaged about one percentage point below the state average and has remained well below the national average since at least 1989. The unemployment rate for February 2018 for the nation was reported to be 4.1%, 5.0% for Montana and 4.3% for Yellowstone County.

Governmental Forces

Billings has a council-manager form of government comprised of the mayor, ten council members, and a city manager. The City of Billings Police and Fire departments provide security and fire protection services. All utility services and public transportation are available.

There is a city/county planning department that governs new commercial and residential building developments.

Environmental Factors

The geography for Billings is a mix of plains and mountains. The city is situated 3,126 feet above sea level.

The climate is semi-arid with low year-round humidity with moderate annual precipitation and temperatures.

Trends

The economy is projected to keep expanding. Renewed interest in mining operations in the Roundup and Stillwater areas has some long-term employment growth potential.

The general retail market in the central business district is not as strong as in previous years. The trend has been towards specialty retail establishments. There are several street-level retail rental suites in the "prime" downtown area that are available for lease. There has been an increase in development activity with respect to renovation of existing facilities into mixed-use apartment, retail and/or office buildings as evidenced by the renovation of the Babcock Building located at the southwest corner of North Broadway and 2nd Avenue North and the renovation of the Northern Hotel located at the southeast corner of North Broadway and 1st Avenue North. In addition, a new Federal Courthouse located along 2nd Avenue North just east of North 27th Street, a Federal office building at 4th Avenue North and North 20th Street, a bank and office building at the northwest corner of North Broadway and 4th Avenue North and a public library at the southwest corner of 6th Avenue North and North Broadway have recently been

completed. The former Greyhound Bus Station located at the southwest corner of North 25th Street and 1st Avenue North has been renovated and converted into an entertainment venue. A new office/retail and parking garage have just been completed at the northeast corner of North Broadway and Montana Avenue.

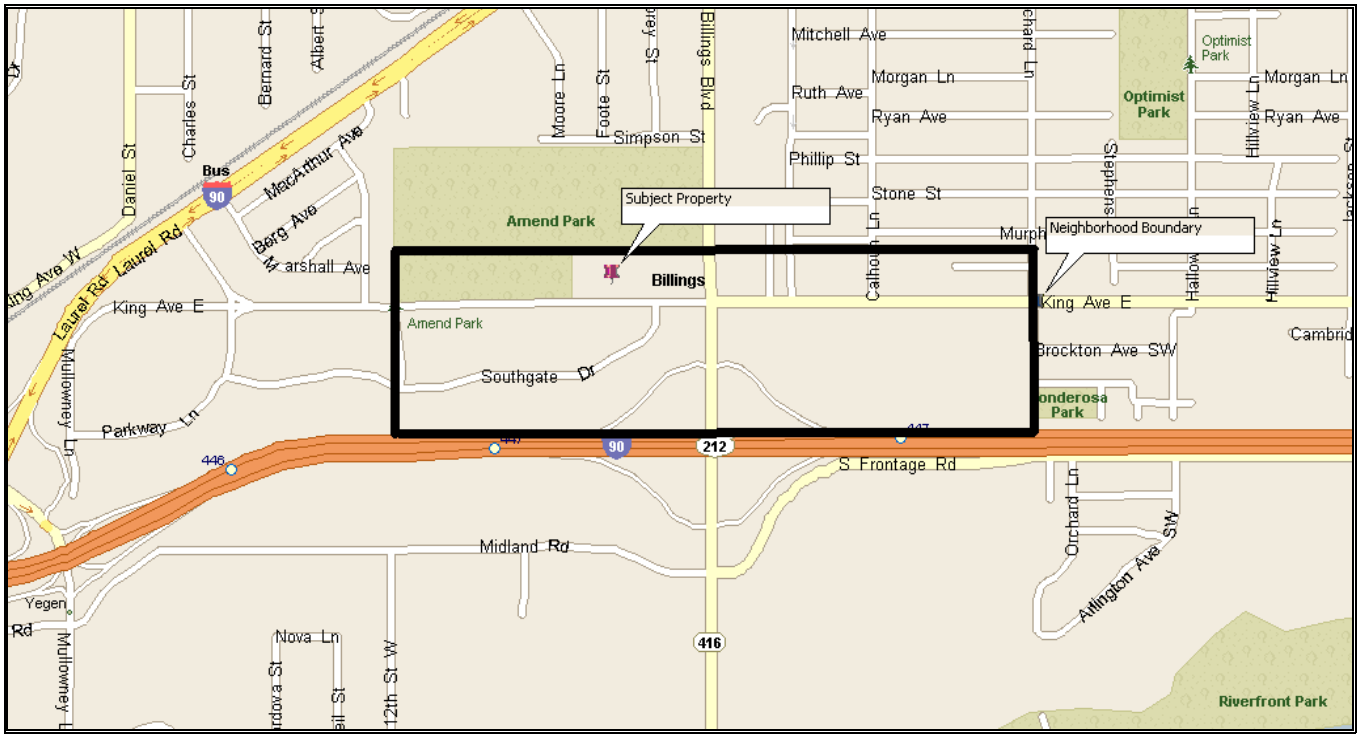
There has been sporadic commercial and residential development in the Billings Heights, Lockwood and west/southwest Billings areas. There continues to be strong retail development along King Avenue West in the Montana Sapphire Subdivision and around the Shiloh Road/I-90 Interchange in addition to an increase in new commercial development activity taking place in the TransTech Subdivision north of the Shiloh Road/I-90 Interchange.

The multi-family market has remained stable as additional supply has been added with vacancy rates reported to be in the range from 0% to 5%. Landlords and leasing agents report that apartment rental rates are increasing.

There was a slowdown in new single-family residential development including demand for homes at the upper end of the value range starting in spring/summer of 2008 and continues today. Tightening credit standards has also had an impact on demand. On the positive side, due to Bakken oil field activity in North Dakota and eastern Montana, housing demand in the community has been increasing along with activating new phases in existing subdivisions and kick-starting new ones resulting in an increase in new single-family residential home development. In addition, there has been an increase in demand for truck/trailer repair and service and demand for large warehouse/shop space to provide support services for Bakken oil drilling equipment and personnel.

Overall, the economic outlook for the immediate and foreseeable future for Billings and the general vicinity is positive. Household income and population are expected to grow at modest, sustainable rates.

**NEIGHBORHOOD MAP**




**NEIGHBORHOOD DATA/TRENDS**

The boundaries of the subject neighborhood are approximately 500' ± north of King Avenue East (N), Interstate 90 (S), Orchard Lane (E) and South 12th Street West (W). The subject property is located in the western half of the designated neighborhood and less than a mile away from the South Billings Boulevard/Interstate 90 Interchange.

Access to the neighborhood is provided from King Avenue East and Interstate 90 from the east and west, and South Billings Boulevard from the north and south. In addition, there are other east/west and north/south collector streets that provide access to the neighborhood.

Utilities include public water and sewer, natural gas, electricity, and telephone services. The utilities appear adequate to serve the needs of the various residential and commercial properties in the neighborhood.

Police and fire protection and public transportation are available.

Typical occupancies include big-box retail, hotel/motel, restaurant, gas station/convenience stores, professional office, bar/lounge, church, and a city park. There are also single and multi-family properties dispersed throughout the neighborhood. The commercial and residential structures reflect a wide mix of ages and design.

Trends

The neighborhood appears to be in the growth stage. The most recent commercial development in the neighborhood was the Taco Bell restaurant at 749 Commerce Way, the Comfort Suites hotel at 4908 Southgate Dr., the 4B's Restaurant at 4907 Southgate Dr., the My Place Hotel at 4770 King Ave. E. and the Popeyes Louisiana Kitchen at 750 Southgate Dr. Additionally, the former Geyser Park amusement center was renovated into an American Family Restaurant at 4910 Southgate Dr. Some of the early development in this area was supported by incentives from a tax increment district, but some recent developments have taken place without public money.

In conclusion, this area will provide good opportunities for retail, hotel/motel and restaurant operations desiring high visibility and convenient access to the interstate system.

# PROPERTY DATA

## TAX AND ASSESSMENT DATA

The Yellowstone County Assessor's records for the subject property are illustrated in the table below. The taxes do not include any furniture, fixtures, and equipment (FF&E).

**AD VALOREM TAX INFORMATION**

| Code/Classification | Market Value | 2017 Taxes |
|---|---|---|
| A31139 | | |
| Land Value | $701,770 | |
| Building Value | $22,920 | $15,806.78 |
| A35426 | | |
| Land Value | $221,681 | |
| Building Value | $11,370 | $20,069.12 |
| A35427 | | |
| Land Value | $316,718 | |
| Building Value | $0.00 | $6,714.93 |
| Total Value | $1,274,459 | $42,590.83 |

Special Assessments

There is one special assessment for street improvements (SID # 1354) against the property. The SID payoff as of 4/18/2018 was $9,269.15. The SID will be paid off in 2018.

The appraiser has no actual knowledge nor has received any notice of any other special assessments levied or about to be levied against all or any part of the subject property.

## ZONING

The subject property is situated within the Entryway General Commercial (EGC) Zoning District. This site is also subject to easements with covenants and restrictions (Document # 3666528) filed with the Yellowstone County Clerk and Recorder on 5/3/2013. A copy of the easements with covenants and restrictions is retained in the appraiser's work file.

On-site Parking

The subject property is vacant land. Therefore on-site parking requirements are not applicable.

**SUBJECT PICTURES**

Looking to the east from along the southern boundary of Lot 3A-5
Subject site at left center of photograph
Taken by Matt Bender on 4/18/2018

Looking to the west along the southern boundary of Lot 3A-5 from near the southeast corner of the lot
Subject site at right center of photograph
Taken by Matt Bender on 4/18/2018

# Subject Pictures

Looking to the north along the eastern boundary of Lot 3A-5 from near the southeast corner of the lot
Subject site at left center of photograph
Taken by Matt Bender on 4/18/2018

Looking to the south along the eastern boundary of Lot 3A-5 from near the northeast corner of the lot
Subject site at right center of photograph
Taken by Matt Bender on 4/18/2018

# Subject Pictures

Looking to the west along the northern boundary of Lot 3A-5 from near the northeast corner of the lot
Subject site at left center of photograph
Taken by Matt Bender on 4/18/2018

Looking to the east along the northern boundary of Lot 3A-4 from near the northwest corner of the lot
Subject site at right center of photograph
Taken by Matt Bender on 4/18/2018

# Subject Pictures

Looking to the south along the western boundary of Lot 3A-4 from near the northwest corner of the lot
Subject site at left center of photograph
Taken by Matt Bender on 4/18/2018

Looking to the north along the western boundary of Lot 3A-4 from near the southwest corner of the lot
Subject site at right center of photograph
Taken by Matt Bender on 4/18/2018

# Subject Pictures

Looking to the east along the southern boundary of Lot 3A-4 from near the southwest corner of the lot
Subject site at left center of photograph
Taken by Matt Bender on 4/18/2018

Looking to the west along the southern boundary of Lot 3A-1A from near the southeast corner of the Lot
Subject site at right center of photograph
Taken by Matt Bender on 4/18/2018

# Subject Pictures

Looking to the north from along the eastern boundary of Lot 3A-1A near the southeast corner of the lot
Subject site at left center of photograph
Taken by Matt Bender on 4/18/2018

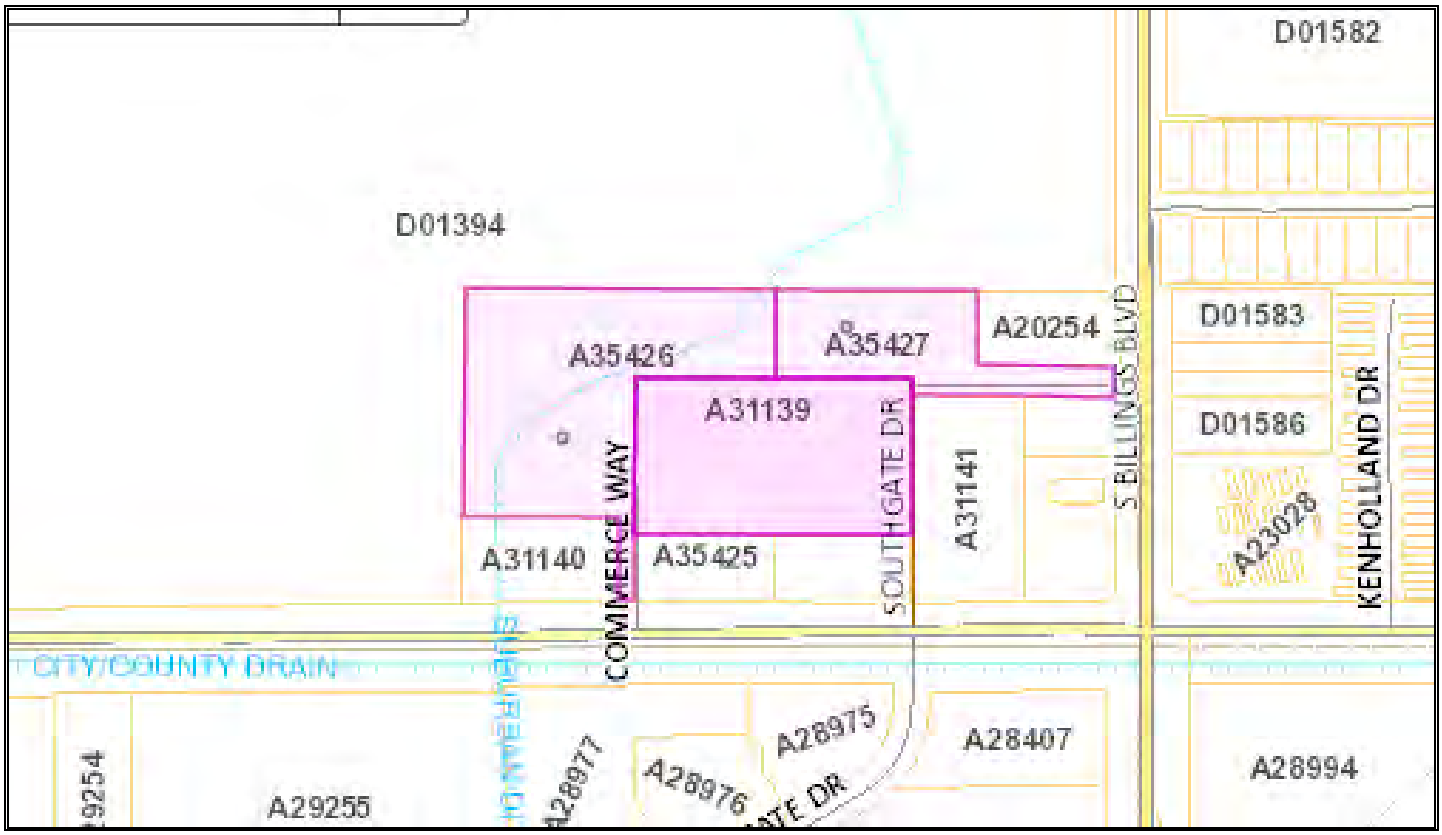
Looking to the south from along the eastern boundary of Lot 3A-1A near the northeast corner of the lot
Subject site at right center of photograph
Taken by Matt Bender on 4/18/2018

# Subject Pictures

Looking to the southwest along the Suburban Ditch that runs through Lot 3A-4
Taken by Matt Bender on 4/18/2018

Cement culverts and other items located on the northern boundary of Lot 3A-5
Taken by Matt Bender on 4/18/2018

**SITE MAP**




Subject parcels outlined in purple.

The subject property is an irregularly shaped site made up of three parcels with a gross area of 441,568 SF±. Lot 3A-1A has a gross area of 159,671 SF ±. Lot 3A-4 has a gross area of 196,029 SF ±. This lot has an easement for a private drive that provides 60' of frontage along the north side of King Avenue East. There is also a 30' wide easement for the Suburban Ditch that runs through Lot 3A-4. Lot 3A-5 has a gross area of 85,868 SF ±. This lot has an easement for a private drive that provides 60' of frontage along the west side of South Billings Boulevard.

King Avenue East and South Billings Boulevard have curb/gutters. The private drive that provides access to the site – Commerce Way – is paved with some curb/gutter. There is also paving and some curb/gutter on the private portion of Southgate Drive along the eastern boundary of the subject site.

Vehicular access to the property is from a Southgate Drive and Commerce Way off King Avenue East and Commerce Way off South Billings Boulevard.

The site is generally level and at grade with the adjacent roads and properties.

Public sanitary sewer and water, natural gas, electricity, and phone service are available.

According to FIRM Map No. 30111C1270E, the site is not situated within a designated flood zone. Yellowstone County is located within Seismic Zone 1.

The physical inventory of the subject site did not reveal any other visual easements and/or restrictions, encroachments, nuisances, hazards, detrimental influences or private deed restrictions that would impact site utilization or value.

## HIGHEST AND BEST USE

In appraisal practice, the concept of highest and best use represents the premise upon which value is based. The four criteria the highest and best use must meet are 1) legal permissibility, 2) physical possibility, 3) financial feasibility and 4) maximum profitability. Highest and best use analysis involves assessing the subject as if vacant and as improved.

Vacant Land Highest and Best Use

The site is situated within the Entryway General Commercial (EGC) Zoning District. According to Billings City Code, this zoning district is designed to "provide a specialized classification for hotels, restaurants, and other tourist-related facilities near major highway interchanges."

This site is also subject to easements with covenants and restrictions (Document # 3666528) filed with the Yellowstone County Clerk and Recorder on 5/3/2013. The easements with covenants and restrictions define how the property can be developed and maintained, but generally adhere to EGC Zoning District restrictions. The easement for the Suburban Ditch (Document #290063, Book # 170, Page 184) filed with the Yellowstone County Clerk and Recorder on 3/1/1934, is also mentioned in the covenants and restrictions. The covenants state the ditch can be relocated or enclosed with the approval of the Suburban Ditch Company. There are also easements that provide access to, and signage along, South Billings Boulevard and King Avenue East.

Refer to the following table for a summary of zoning requirements for properties situated in the EGC Zoning District:

**Zoning Requirements**

| EGC Zoning Classification | |
|---|---|
| Minimum Lot Area in Square Feet | 20,000 |
| Minimum Yard Requirements | |
| Adjacent Interstate right-of-way | 25' |
| Adjacent any other right-of-way | 25' |
| Adjacent to a residential zone | 25' |
| Adjacent to non-residential zone | 10' |
| Maximum Height | 40' |
| Maximum Lot Coverage in Percent | 50% |

The subject site does not appear to be situated in a designated flood hazard zone.

The appraiser is not aware of any other private covenants, conditions or restrictions (CCR's), nuisances, hazards or detrimental influences that run with the land. **A survey and the title report should be consulted for final determination**.

The subject parcel has a gross site area of 441,568 SF±. All utility services are available. Access to the site is from a Southgate Drive and Commerce Way off King Avenue East and Commerce Way off South Billings Boulevard. The soils have not been

independently researched and no opinion as to the suitability for any specific use has been rendered by the appraiser. In summary, there are no obvious physical deficiencies that preclude proper development of the site.

Surrounding improvements include a city park, a hotel, fast-food restaurants and an auto repair shop with vacant land dispersed throughout the area. The South Billings Boulevard/Interstate 90 interchange is less than a mile away from the subject site.

The subject site has convenient access from both King Avenue East and South Billings Boulevard. Additionally, there are easements for signage along those arterial streets that would provide some visibility. The subject site is located in close proximity to the interstate. The most recent commercial development in the area has been a Taco Bell restaurant at 749 Commerce Way, the Comfort Suites hotel at 4908 Southgate Dr., the 4B's Restaurant at 4907 Southgate Dr., the My Place Hotel at 4770 King Ave. East, the Popeyes Louisiana Kitchen at 750 Southgate Dr. and the America Family Restaurant at 4910 Southgate Dr.

Realtors familiar with the area report restaurant and retail uses would probably desire a location on an arterial, which the subject property lacks. Amend Park located to the north and west of the subject site draws a large number of visitors for games/events and lack of parking is a concern. Because the subject site lacks significant arterial frontage and abuts a large city park/recreational facility, it would be desirable for uses compatible with the park.

It is concluded that the maximally productive use of the subject sites as vacant may be for hotel, tourist-related or recreational uses or additional surface parking for Amend Park.

Improved Property Highest and Best Use

Not applicable at this point in time.

# PROPERTY VALUATION

## THE VALUATION PROCESS

The valuation process is a systematic procedure which involves defining the problem, taking a physical inventory of the subject property, conducting a highest and best use analysis, selecting, collecting and analyzing the necessary data, reconciling the value indications and reporting the final value estimate(s).

Appraisers usually consider three approaches to estimating the market value of real property, the Cost Approach, Income Capitalization Approach and the Sales Comparison Approach.

The Cost Approach assumes that an informed buyer would pay no more than the cost of developing a similar property with the same utility. This approach is applicable when the improvements are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there are limited or no sales or income/expense data from comparable properties.

The Income Capitalization Approach reflects the market's perception of a relationship between the potential income a property can generate and its market value. This approach converts the anticipated net operating income from the property into a value indication through capitalization. The methods used to determine a value indication are direct capitalization and/or a discounted cash flow analysis. This approach is generally used in appraising income-producing properties.

The Sales Comparison Approach assumes that an informed buyer would pay no more for a property than the cost of purchasing another existing property with the same utility. This approach is appropriate when there is an active market with sufficient and reliable data. The Sales Comparison Approach is less reliable in an inactive market or when estimating the value of a property for which no comparable data is available. The Sales Comparison Approach is often relied upon for owner-user properties.

Reconciliation of the various approaches utilized to determine a value indication of a property into a conclusion of value is based on an evaluation of the quality and quantity of data available for each approach and the applicability of each approach to the property being appraised.

Adjustments

Comparable land and building sales and rent comparables have been considered herein. Adjustments have been made reflecting anticipated market reaction to those items of significant variation between the subject and the comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of the subject. If a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

Specific dollar amounts or percentage adjustments have been utilized whenever possible. When specific adjustments can not be extracted from the available data, qualitative analysis was utilized in estimating the value of the subject property. Qualitative analysis is a technique used to develop a supportable or defensible opinion of value. It is appropriate when one or more elements of comparison are known to affect value, but data are insufficient to estimate a specific lump sum or percentage adjustment. It is not a shortcut to avoid the extraction of market-derived data.

**VALUATION METHODS SELECTED**

The following traditional valuation methods have been selected as being appropriate for estimating the defined value of the subject property.

| | | | | | |
|---|---|---|---|---|---|
| Cost Approach | | Income Capitalization Approach | | Sales Comparison Approach | X |

## LAND/SITE VALUATION

The sales comparison approach of estimating the value of the subject site will be utilized. The price per square foot of gross site area is the unit of comparison commonly used in the community for this property type and will be emphasized. Five sales of sites in the community were identified and analyzed

## LAND SALE LOCATION MAP

Land Sale 1 is a corner site located at the corner of two private access roads just east of the Cabela's parking lot south of King Avenue East and east of South Billings Boulevard. The buyer purchased the property as an investment has listed the property for lease for a "built to suit" property. This property has covenants and restrictions that limit uses.

Land Sale 2 is made up of nine lots that are located to the to the north and west of Cabela's south of King Avenue East and east of South Billings Boulevard. The buyer purchased the lots as an investment and listed them for sale after the purchase. One lot (Land Sale 1) subsequently sold. This sale is subject to the same covenants and restrictions as Land Sale 1.

Land Sale 3 is an interior site located west of Land Sale 1. This site has frontage on the South Billings Boulevard/Interstate 90 Interchange westbound off-ramp, but no access. A My Place hotel has been developed on the site. This site is subject to the same covenants and restrictions as Land Sales 1 and 2.

Land Sale 4 is an interior site located just west of the intersection of King Avenue East and South Billings Boulevard, northwest of the South Billings Boulevard/Interstate 90 Interchange. A Ledgestone Hotel has been developed on the site.

Land Sale 5 is an interior site located southwest of the South Billings Boulevard/Interstate 90 Interchange. This site has frontage on the eastbound off-ramp, but no access. There is a 30' foot easement for the Suburban Ditch that runs through the property. This site was used to expand the adjacent Billings Police impound facility.

Refer to the following page for a direct comparison summary for the subject site:

**Popelka Commerce Center Subdivision Lots 3A-1A, 3A-4 & 3A-5**

**Summary Grid of Land Sales**

| Item | Subject | Land Sale 1 | Land Sale 2 | Land Sale 3 | Land Sale 4 | Land Sale 5 |
|---|---|---|---|---|---|---|
| Sale Price | | $481,000 | $2,250,000 | $546,000 | $500,000 | $600,000 |
| Financing | | Cash | Cash | Cash | Cash | Cash |
| Adjustment | | $0 | $0 | $0 | $0 | $0 |
| Conditions of Sale | | Normal | Normal | Normal | SIDs | Normal |
| Adjustment | | $0 | $0 | $0 | $22,375 | $0 |
| Date of Sale | 4/18/2018 | 9/22/2017 | 12/15/2016 | 9/2/2013 | 5/3/2013 | 2/22/2013 |
| Adjustment | | $0 | $0 | $0 | $0 | $0 |
| Adjusted Sale Price | | $481,000 | $2,250,000 | $546,000 | $522,375 | $600,000 |
| Size | 441,568 SF | 64,124 SF | 722,660 SF | 68,259 SF | 87,423 SF | 99,225 SF |
| Sale Price Per SF Site Area | | $7.50 SF | $3.11 SF | $8.00 SF | $5.98 SF | $6.05 SF |
| **DIRECT COMPARISON** | | | | | | |
| Location | Good | Similar | Similar | Similar | Similar | Similar |
| Adjustment | | = | = | = | = | = |
| Zoning | EGC | Similar | Similar | Similar | Similar | Similar |
| Adjustment | | = | = | = | = | = |
| Arterial Frontage | No | Similar | Superior | Similar | Superior | Superior |
| Adjustment | | = | - | = | - | - |
| Ditch Easement | Yes | Superior | Superior | Superior | Superior | Similar |
| Adjustment | | - | - | - | - | = |
| Size | 441,568 SF | 64,124 SF | 722,660 SF | 68,259 SF | 87,423 SF | 99,225 SF |
| Adjustment | | ($2.64 SF) | $1.97 SF | ($2.61) SF | ($2.48) SF | ($2.40) SF |
| Indicated $/SF | | $4.86 SF | $5.08 SF | $5.39 SF | $3.50 SF | $3.65 SF |

Adjustments

Financing – All of the sales were reported to be cash or cash equivalent transactions; no adjustments are warranted.

Conditions of Sale – There were $22,375 in SIDs for curb/gutter and street improvements that the buyer assumed at the time of Land Sale 4; the SIDs will be added to the sale price. There were no conditions of sale that had an impact on the sale price for the other land sales; no adjustments are warranted.

Date of Sale – This item of adjustment is for time elapsed between the date of a sale and the date of valuation. The sales span a time frame from 2/22/2013 to 9/22/2017 or up to 62 months prior to the date of valuation. There are no land sales identified that suggest an upward adjustment for market conditions. Therefore, the land sales analyzed are assumed to reflect current market conditions.

Location – The subject site is located in close proximity to the South Billings Boulevard/Interstate 90 interchange with good access. All of the land sales are similar to the subject property with respect to location; no adjustments are warranted.

Zoning – The subject site is situated in the EGC zoning district. All of the land sales are similar to the subject property with respect to zoning; no adjustments are warranted.

Arterial Frontage – The subject parcel is an interior lot that is served by private access roads. Land Sales 2, 4 and 5 all have frontage on arterial streets, which is superior to the subject site; downward adjustments are warranted. Land Sales 1 and 3 are similar to the subject site with respect to arterial frontage; no adjustments are warranted.

Ditch Easement – The subject site has a 30' easement for the Suburban Ditch that runs through the property. Land Sale 5 also has a 30' easement for the Suburban Ditch, which is similar to the subject site; no adjustment is warranted. The remaining land sales are superior to the subject property with respect to ditch easements; downward adjustments are warranted.

Size – Smaller sites typically have higher square foot prices. Land Sale 2 is larger than the subject site; an upward adjustment is warranted. Land Sales 1, 3, 4 and 5 are smaller than the subject site; downward adjustments are warranted. Analysis of land sales in the area suggests an adjustment of $0.000007 SF difference in size. The adjustment is calculated by taking the difference between the sale's site size and the subject's site size times $0.000007 SF. Refer to the grid for the amount of adjustment for each land sale.

Final Correlation and Conclusion of Land Value:

The indicated adjusted value range is $3.50 SF to $5.39 SF with a mean of $4.50 SF and a median of $4.86 SF. Land Sales 1, 2 and 3 are in the upper half of the indicated range. These sales are all located near Cabela's and Sam's Club between King Avenue East and Interstate 90. While these sites are subject to covenants and restrictions in addition to zoning, it should be noted that most of those covenants and restrictions are designed limit uses that would be in competition with Cabela's and Sam's Club. These sites are superior with respect to interstate visibility and arterial access and were fully improved with utilities at the time of the sale. These sale are superior overall to the subject property. This suggests a value of less than $4.86 SF.

Land Sales 4 and 5 are both in the lower half of the indicated range. Land Sale 5 is similar to the subject property with respect to the fact the Suburban Ditch runs through this sale. However, Land Sale 5 has arterial frontage and interstate visibility. This suggests a value less than $3.65 SF. Land Sale 4 is the most similar sale with respect to location and is subject to the same zoning, covenants and restrictions as the subject property. But the Suburban Ditch does not enter this property. This suggests a value of less than $3.50 SF.

It is not clear where the value of the subject property should fall. This property is unique because it's zoned Entryway General Commercial but lacks significant arterial frontage and has a ditch easement. A specific dollar or percentage adjustment for having

a ditch easement could not be extracted from the land sales. And although the ditch could be rerouted or enclosed, it would be an additional cost of development that would have some influence on land value.

The landowner has signed a Letter of Intent to sell the property to the South Billings Urban Renewal Association for $1,250,000 or $2.83 SF. An analysis of the land sales indicates a value of less than $3.50 SF. Brokers on both sides of the proposed sale report the presence of the ditch was a key factor when they negotiated the sales price. Considering all the above, it is concluded that $2.83 SF is reasonable and supports the negotiated sales price of $1,250,000.

The estimated market value of the subject site is 441,568 SF x $2.83 SF = $1,250,000 (R).

## COST APPROACH

The subject property is vacant land. Therefore a value opinion by the Cost Approach has not been included in this report.

## INCOME CAPITALIZATION APPROACH

There were no sales of leased vacant sites similar to the subject property identified. Therefore, a value by the Income Capitalization Approach has not been included in this report.

## SALES COMPARISON APPROACH

Direct Comparison

In this approach, the market value of the subject property is estimated by direct comparison analysis. Refer to the Land/Site Valuation section of this report.

## HISTORY

The subject property is owned by Popelka Enterprises LLC. South Billings Urban Renewal Association signed a Letter of Intent dated 3/21/2018 to purchase the property for $1,250,000.

Indication of Sale –

| | |
|---|---|
| Sale Price | $1,250,000 |
| Land | 441,568 SF |
| $1,250,000/441,568 SF = | $2.83 SF |

Analysis indicates that this purchase price appears to be reasonable and supportable.

## EXPOSURE TIME

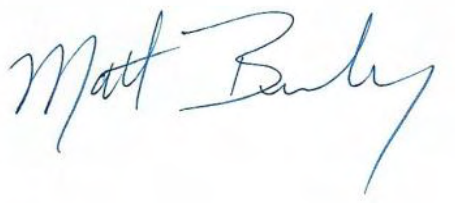
Exposure times for vacant land sales in this area of the community are limited. While the subject site could be developed with a stand-alone facility, assemblage with adjacent properties for expansion is possible. The subject parcel is situated near an interstate interchange and has convenient access. There is a limited number of vacant sites of this size available for development in this area of the community. Based on the current demand/supply for similar properties and the location subject property, the best estimate of a reasonable exposure period for the subject property assuming proper pricing and marketing may be at least 12 months.

## CERTIFICATION OF VALUE

The undersigned certifies that to the best of my knowledge and belief,

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and I have no personal interest with respect to the parties involved.
- I have performed no appraisal services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analysis, opinions, and conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I certify that to the best of my knowledge and belief, the reported analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the Standards and Ethics Education Requirements for Practicing Affiliates of the Appraisal Institute.
- I have made a personal inspection of the property that is the subject of this report.
- No other person provided significant real property appraisal assistance to the person signing this certification.

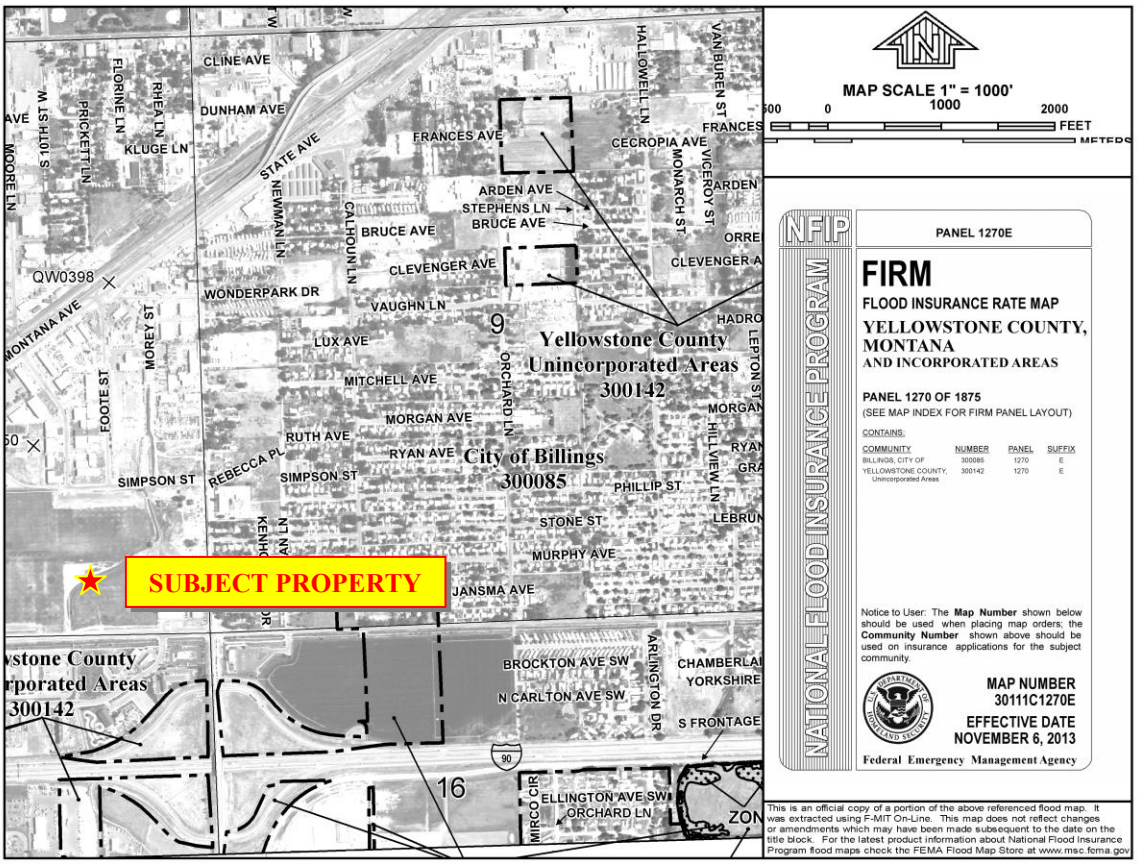
Respectfully submitted,



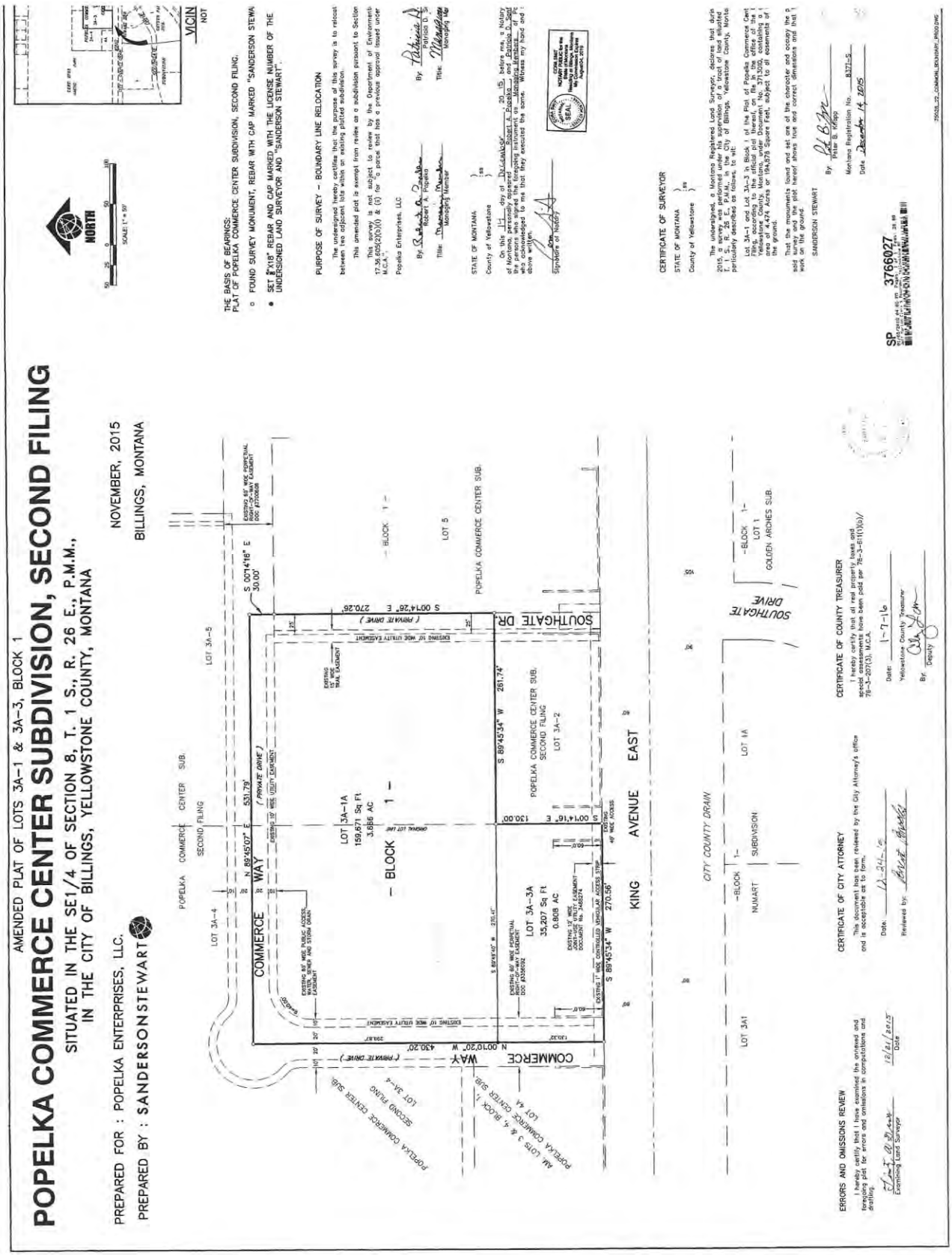
Matt Bender
Certified General Real Estate Appraiser
State Of Montana License No. REA-RAG-LIC-9279

**ADDENDA**

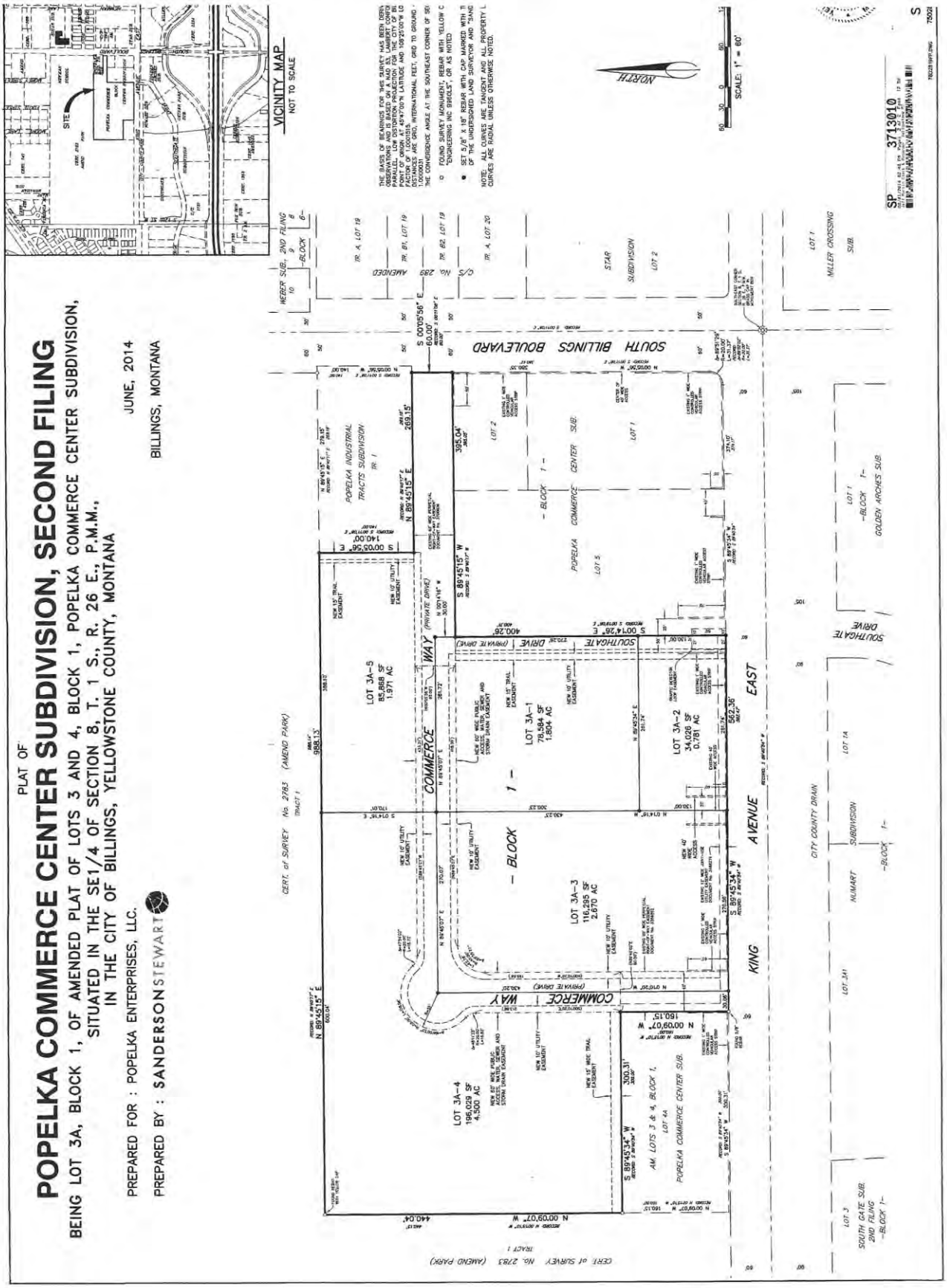
**FLOOD MAP**


SUBJECT PROPERTY
Yellowstone County
Unincorporated Areas
300142
City of Billings
300085
CLINE AVE
DUNHAM AVE
FRANCES AVE
ARDEN AVE
STEPHENS LN
BRUCE AVE
CLEVENGER AVE
WONDERPARK DR
VAUGHN LN
LUX AVE
MITCHELL AVE
MORGAN AVE
RUTH AVE
RYAN AVE
SIMPSON ST
PHILLIP ST
STONE ST
MURPHY AVE
JANSMA AVE
BROCKTON AVE SW
N CARLTON AVE SW
S FRONTAGE
ELLINGTON AVE SW
ORCHARD LN
QW0398
MAP SCALE 1" = 1000'
500 0 1000 2000
FEET
METERS
NFIP
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 1270E
FIRM
FLOOD INSURANCE RATE MAP
YELLOWSTONE COUNTY, MONTANA
AND INCORPORATED AREAS
PANEL 1270 OF 1875
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
BILLINGS, CITY OF 300085 1270 E
YELLOWSTONE COUNTY, Unincorporated Areas 300142 1270 E
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.
MAP NUMBER
30111C1270E
EFFECTIVE DATE
NOVEMBER 6, 2013
Federal Emergency Management Agency
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

**PLAT MAP LOT 3A-1A**



**PLAT MAP LOTS 3A-4 & 3A-5**



## APPRAISER'S QUALIFICATIONS

### Summary of Qualifications
### Matthew L. Bender

### Certification

Montana Board of Real Estate Appraisers Certified General Appraiser, License No. REA-RAG-LIC-9279 awarded June 2017.

### Professional Affiliations

Practicing Affiliate of Appraisal Institute

### Work Experience

June 2017 to Present: Full-time independent fee appraiser doing business as Matt Bender, Real Estate Appraiser and Consultant.

March 2012 to March 2017: Appraiser Trainee working under the supervision of Mentor Appraiser George L. Simek.

February 2005 to January 2012: Assistant General Manager, Billings Mustangs Professional Baseball Club, Billings, Montana.

October 2003 to February 2005: Reporter, KTVQ-Television, Billings, Montana.

March 2003 to October 2003: Game producer for MLB.com, the official website of Major League Baseball.

August 1998 to August 2002: Sales/Customer Service for Ryan Distributing, Billings, Montana.

February 1995 to August 1998: Reporter, The Billings Gazette, Billings, Montana.

July 1993 to February 1995: Reporter, The Montana Standard, Butte, Montana.

### Education

B.S. in Journalism, 1993, University of Oregon, Eugene, Oregon.

Real Estate Education

Appraisal Institute Courses –

- Basic Appraisal Principles
- Basic Appraisal Procedures
- 15-hour National USPAP Course
- Business Practices and Ethics
- Advanced Income Approach
- General Appraiser Sales Comparison Approach
- General Appraiser Market Analysis Highest & Best Use
- General Appraiser Site Valuation & Cost Approach
- General Appraiser Report Writing & Case Studies
- Real Estate Finance, Statistics & Valuation Modeling

McKissock Courses –

- General Appraiser Income Approach

### Property Types Appraised/Reviewed

- Warehouse
- Multi-family
- Subsidized Housing
- Professional Office
- Truck Service Shop
- Restaurant/Casino
- Retail
- Service
- Vacant Land
- Airplane Hangar
- Mini-Storage Warehouse
- Veterinary Clinic/Kennel
- Office/Shop/Warehouse
- Office/Condominium
- Office/Retail/Strip Center
- Drive-through Bank

**STATE CERTIFICATION**

State of Montana
Business Standards Division
Board of Real Estate Appraisers

This certificate verifies licensure as:
**CERTIFIED GENERAL APPRAISER**

License #: **REA-RAG-LIC-9279**
Status: **Active**
Expiration Date: **03/31/2019**

**MATTHEW LUKE BENDER**
**2320 3RD AVE N**
**BILLINGS, MT 59101**

Montana Department of
LABOR & INDUSTRY

RENEW OR VERIFY YOUR LICENSE AT:
https://ebiz.mt.gov/pol/

## APPRAISAL REVIEW SUMMARY

| | |
|---|---|
| **Subject of Appraisal Review Assignment:** | Lots in Popelka Commerce Subdivision adjacent Amend Park |
| **Location of Parcels:** | King Ave. East & So. Billings Boulevard, Billings, MT |
| **Property Legal Description:** | Lots 3A-1, Lot 3A-4, Lot 3A-5 of the Popelka Commerce Center Subdivision, in Sec. 8, T1S, R26E, Yellowstone County, MT.<br><br>Containing 10.137 +/- gross acres |
| **Project Number(s):** | N/A |
| **Designation:** | So. Billings Urban Renewal District TIF |
| **Reviewer's Client & Intended Users**: | Steven Zeier, SBURA Authorized Representative |
| **Client Contact / Department:** | Steven Zeier, SBURA Authorized Representative<br>NAI Business Properties<br>3312 4th Avenue North,<br>Billings, MT 59101 |
| **Client Contact Phone Number:** | 406-670-6969 |
| **Intended User(s) of Review:** | SBURA, City of Billings |
| **Intended Use of Reviewer's Opinions and Conclusions:** | Quality control, audit, qualification, or confirmation of the appraiser's work product. |
| **Purpose of the Review Assignment:** | Determine if the appraisal is adequately supported and in compliance with all appropriate standards. This review does NOT require the development of the reviewer's opinion of value. |
| **Size of Acquisition Parcel(s):** | 10.137 gross acres in fee interest |
| **Property Interest Appraised:** | Surface Rights of Ownership (Encumbered Fee) |
| **Concluded Value Estimate:** | $890,000 |
| **Effective Date of Work Under Review:** | 03 May 18 |
| **Date of the Report Under Review:** | 07 Jun 18 |
| **Effective Date of the Review:** | 14 Jun 18 |

**Appraiser's Name / Firm Name:**

David C. Thomas, MAI
Thomas Appraisal Services, Inc.
175 No. 27th Street, Suite 1220
Billings, MT 59101

**Reviewer / Firm Name:**

Steven M. Repac, The Appraisal Group, Ltd.
1533 Clark Avenue, Billings, MT 59102
Montana Certified General Appraiser No. 58

## SCOPE/EXTENT OF THE REVIEW PROCESS

When the term Appraisal Review is used herein it refers to the accompanying documentation. In reviewing the content and conclusions of the Appraisal Report, the reviewer completed the following specific procedures, which were considered necessary to produce a credible assignment:

| PROCEDURE GUIDELINES | YES | NO |
|---|---|---|
| Reviewed the appraisal request form and engagement letter/contract. | | X |
| Read the Appraisal Report prepared for the property. | X | |
| Inspected the subject property and surrounding market area. | X | |
| Inspected the comparable properties cited in the Appraisal Report (either on-the-ground or from aerial photos). | X | |
| Confirmed some/all of the comparable sales either through public records or a party with direct knowledge of the transaction. | X | |
| Conducted an independent market search to determine if additional transactions should have been considered within the Appraisal Report. | X | |
| Reviewed various methodologies applicable to this assignment for completeness. | X | |
| Math calculations were verified for the following: | | |
| Cost Approach | N/A | |
| Sales Comparable Grids | X | |
| Cash Equivalencies and Present Worth Calculations | N/A | |
| Overall Adjustments | X | |
| Floor plans were reviewed: | N/A | |
| Area calculations were checked: | N/A | |
| The legal descriptions were reviewed and confirmed: (as far as possible) | X | |

## SUMMARY OF REVIEWER'S OBLIGATORY OPINIONS

***1. The Reviewer's opinion as to the completeness of the report under review given the scope of work applicable in the assignment:***

The appraiser appears to have sufficiently described the subject and the neighborhood area, developed a conclusion as to the Highest and Best Use of the parcel, and used all applicable approaches to value in the report. The appraiser does consider additional analysis for factors such as entrepreneurial incentive, construction contingency costs, a possible discount for a bulk sale and the possible impact that competitive lot listings have on the value of the subject property. The final report is considered to be an adequately completed appraisal.

***2. The Reviewer's opinion as to the apparent adequacy and relevance of the data and the propriety of any adjustments to the data given the scope of work applicable in the assignment:***

Sales data was used to bracket the subject property's salient characteristics; the bracketing appears to have been within "normal" or "typical" market parameters. The adequacy of the comparable sales is considered to be satisfactory given the few sales that share pertinent characteristics with the undeveloped subject platted lots. The comparable sales used in the report were considered among the best available at the time of the report. All adjustments to the sales appear plausible and were supported to the best extent possible by factual market evidence or secondary data.

***3. The Reviewer's opinion as to the appropriateness of the appraisal methods and techniques used and develop the reasons for any disagreement given the scope of work applicable in the assignment:***

The Sales Comparison approach was the only approach used in this report; it was considered to be appropriately developed and applied.

***4. The Reviewer's opinion as to whether the analyses, opinions and conclusions in the report under review are appropriate and reasonable given the scope of work applicable in the assignment and develop the reasons for any disagreement:***

It appears, from my study of the appraisal and the comparable sales used, that the analyses of the subject property are generally consistent with my observations for a completed task assignment. The conclusions of value by the appraiser seem to be appropriate and reasonable from my review.

***5. Other pertinent information relating to this report:***

None applicable.

***6. Conclusions of Appraisal Report Under Review:***

The appraiser initiates a fairly comprehensive search for appropriate sales data and in my opinion collects suitable sales data that is fitting and proper for the assignment. The appraiser bracketed the subject property with sales data that would seem apt for analysis. The conclusion of value for the subject property is thought to have been produced from correctly completed research and analyses. The appraiser does consider additional analysis for factors such as entrepreneurial incentive, construction contingency costs, a possible discount for a bulk sale and the possible impact that competitive lot listings have on the value of the subject property. This analysis has produced a credible result.

A. Status of the Reviewed Appraisal Report

This appraisal report has been ***recommended*** ☒ as the basis for the establishment of the amount believed to be just compensation.

This appraisal report has been ***accepted*** ☐ (meets all requirements, but not selected as recommended or approved).

This appraisal report was ☐ ***not accepted***.

B. Summation of Concluded Value

Encumbered Fee Interest

| | Gross Acres | $/Ac. | $/Sq. Ft. | Total $ |
|---|---|---|---|---|
| Proposed Acquisition: | 10.137 | $ 87,797 | $2.02 | $890,000 |

Encumbered Fee Interest

| | Net Acres | $/Ac. | $/Sq. Ft. | Total $ |
|---|---|---|---|---|
| Proposed Acquisition: | 7.872 | $113,059 | $2.60 | $890,000 |

**Final Concluded Value** **$890,000**

## CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property which is the subject of the work under review, and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
- My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Appraisal Foundation's *Uniform Standards of Professional Appraisal Practice*, and complies with those areas of the *Uniform Appraisal Standards for Federal Land Acquisitions* that might require invocation of USPAP's Jurisdictional Exception Rule (see Scope of Work for details).
- I have [ X ] have not [ ] made a personal inspection of the property of the work under review.
- No one provided significant appraisal or appraisal review assistance to the person signing this certification.

✪ ***I do not authorize the out-of-context quoting from, or partial reprinting of this Appraisal Review.***

✪ ***Further, neither all nor any part of this Appraisal Review shall be disseminated to the general public by the use of the media for public communication without the prior written consent of the review appraiser signing this Appraisal Review.***

_____ Date: 09 May 18

Steven M. Repac, MT. Certified General No. 58

## APPRAISAL REVIEW SUMMARY

| | |
|---|---|
| **Subject of Appraisal Review Assignment:** | Lots in Popelka Commerce Subdivision adjacent Amend Park |
| **Location of Parcels:** | King Ave. East & So. Billings Boulevard, Billings, MT |
| **Property Legal Description:** | Lots 3A-1, Lot 3A-4, Lot 3A-5 of the Popelka Commerce Center Subdivision, in Sec. 8, T1S, R26E, Yellowstone County, MT.<br><br>Containing 10.137 +/- gross acres |
| **Project Number(s):** | N/A |
| **Designation:** | So. Billings Urban Renewal District TIF |
| **Reviewer's Client & Intended Users**: | Steven Zeier, SBURA Authorized Representative |
| **Client Contact / Department:** | Steven Zeier, SBURA Authorized Representative<br>NAI Business Properties<br>3312 4th Avenue North,<br>Billings, MT 59101 |
| **Client Contact Phone Number:** | 406-670-6969 |
| **Intended User(s) of Review:** | SBURA, City of Billings |
| **Intended Use of Reviewer's Opinions and Conclusions:** | Quality control, audit, qualification, or confirmation of the appraiser's work product. |
| **Purpose of the Review Assignment:** | Determine if the appraisal is adequately supported and in compliance with all appropriate standards. This review does NOT require the development of the reviewer's opinion of value. |
| **Size of Acquisition Parcel(s):** | 10.137 gross acres in fee interest |
| **Property Interest Appraised:** | Surface Rights of Ownership (Encumbered Fee) |
| **Concluded Value Estimate:** | $1,225,900 |
| **Effective Date of Work Under Review:** | 18 Apr 18 |
| **Date of the Report Under Review:** | 08 Jun 18 |
| **Effective Date of the Review:** | 14 Jun 18 |

**Appraiser's Name / Firm Name:**

Matthew L. Bender, Real Estate Appraiser No. 9279
Matt Bender Real Estate Appraiser & Consultant
2320 3rd Avenue North
Billings, MT 59101

**Reviewer / Firm Name:**

Steven M. Repac, The Appraisal Group, Ltd.
1533 Clark Avenue, Billings, MT 59102
Montana Certified General Appraiser No. 58

## SCOPE/EXTENT OF THE REVIEW PROCESS

When the term Appraisal Review is used herein it refers to the accompanying documentation. In reviewing the content and conclusions of the Appraisal Report, the reviewer completed the following specific procedures, which were considered necessary to produce a credible assignment:

| PROCEDURE GUIDELINES | YES | NO |
|---|---|---|
| Reviewed the appraisal request form and engagement letter/contract. | | X |
| Read the Appraisal Report prepared for the property. | X | |
| Inspected the subject property and surrounding market area. | X | |
| Inspected the comparable properties cited in the Appraisal Report (either on-the-ground or from aerial photos). | X | |
| Confirmed some/all of the comparable sales either through public records or a party with direct knowledge of the transaction. | X | |
| Conducted an independent market search to determine if additional transactions should have been considered within the Appraisal Report. | X | |
| Reviewed various methodologies applicable to this assignment for completeness. | X | |
| Math calculations were verified for the following: | | |
| Cost Approach | N/A | |
| Sales Comparable Grids | X | |
| Cash Equivalencies and Present Worth Calculations | N/A | |
| Overall Adjustments | X | |
| Floor plans were reviewed: | N/A | |
| Area calculations were checked: | N/A | |
| The legal descriptions were reviewed and confirmed: (as far as possible) | X | |

## SUMMARY OF REVIEWER'S OBLIGATORY OPINIONS

***1. The Reviewer's opinion as to the completeness of the report under review given the scope of work applicable in the assignment:***

The appraiser described the subject and the neighborhood area, developed a conclusion as to the Highest and Best Use of the parcel, and used the Sales Comparison approach to value in the report. However, the final report is not considered to be an example of a complete appraisal, due to the absence of consideration for factors such as entrepreneurial incentive, construction contingency costs, and a possible discount for a bulk sale that are pertinent to the conclusion of value.

***2. The Reviewer's opinion as to the apparent adequacy and relevance of the data and the propriety of any adjustments to the data given the scope of work applicable in the assignment:***

The adequacy of the comparable sales is considered to be satisfactory given the few sales that share pertinent characteristics with the undeveloped subject platted lots. The comparable sales used in the report were considered among the best available at the time of the report. Sales data was used to bracket the subject property's salient characteristics and the bracketing appears to be within "normal" or "typical" market parameters; however, the adjustments to the sales do not reflect consideration for factors such as entrepreneurial incentive, construction contingency costs, and a possible discount for a bulk sale.

***3. The Reviewer's opinion as to the appropriateness of the appraisal methods and techniques used and develop the reasons for any disagreement given the scope of work applicable in the assignment:***

The appraisal methods and techniques used in this report are not considered to be fully developed and applied. No consideration is given to factors such as entrepreneurial incentive, construction contingency costs, and a possible discount for a bulk sale, and the final reconciliation of value does not reflect consideration for the affect that competitive properties (economic supply and demand) might have on the value of the subject property.

***4. The Reviewer's opinion as to whether the analyses, opinions and conclusions in the report under review are appropriate and reasonable given the scope of work applicable in the assignment and develop the reasons for any disagreement:***

It appears, from my study of the appraisal and the comparable sales used, that the analysis of the subject property generally stops short of a completed task assignment. Because the considerations of factors such as entrepreneurial incentive, construction contingency costs, a possible discount for a bulk sale and the availability of competitive lots for sale were not explored or analyzed the overall conclusion of value by the appraiser does not appear credible.

***5. Other pertinent information relating to this report:***

None applicable.

***6. Conclusions of Appraisal Report under Review:***

The appraiser initiates a fairly comprehensive search for appropriate sales data and in my opinion collects suitable sales data that is fitting and proper for the assignment. The appraiser bracketed the subject property with sales data that would seem apt for analysis. In appraisals of platted but undeveloped land however, additional analysis should be undertaken to consider factors such as entrepreneurial incentive, construction contingency costs, a possible discount for a bulk sale and the possible impact that competitive lot listings have on the value of the subject property. The absence of consideration for these factors erodes the credibility of the overall report.

A. Status of the Reviewed Appraisal Report

This appraisal report has been *recommended* ☐ as the basis for the establishment of the amount believed to be just compensation.

This appraisal report has been *accepted* ☐ (meets all requirements, but not selected as recommended or approved).

This appraisal report was ☒ *not accepted*.

**CERTIFICATION**

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property which is the subject of the work under review, and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
- My analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Appraisal Foundation's *Uniform Standards of Professional Appraisal Practice*, and complies with those areas of the *Uniform Appraisal Standards for Federal Land Acquisitions* that might require invocation of USPAP's Jurisdictional Exception Rule (see Scope of Work for details).
- I have [ X ] have not [ ] made a personal inspection of the property of the work under review.
- No one provided significant appraisal or appraisal review assistance to the person signing this certification.

✪ ***I do not authorize the out-of-context quoting from, or partial reprinting of this Appraisal Review.***

✪ ***Further, neither all nor any part of this Appraisal Review shall be disseminated to the general public by the use of the media for public communication without the prior written consent of the review appraiser signing this Appraisal Review.***

Steven M. Repac, MT. Certified General No. 58

Date: 14 Jun 18

# Phase I Environmental Site Assessment

**Popelka Enterprises, LLC Properties**
**Commerce Way & King Ave. East**
**Billings, MT 59101**

**Report #18-0502**

**Prepared for:**

**Mr. Wyeth Friday**
**Director, Planning and Community Services Department**
**South Billings Aquatics & Recreation Center Project**
**2825 3rd Avenue North, 4th Floor**
**Billings, MT 59101**

**Prepared by:**

**ECS**

**Environmental Consulting Services, LLC**
**2924 Tartan Road**
**Billings, MT 59101**
**www.enviroconsult.com**

**July 23, 2018**

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## 1.0 EXECUTIVE SUMMARY

Environmental Consulting Services, LLC (ECS) has conducted a Phase I Environmental Site Assessment (Phase I ESA) on the Popelka Enterprises, LLC properties with the approximate address of Commerce Way & King Ave East Billings, MT 59101 also know with the following MT Properties Tax ID #s A35426, A35427, and A31139 herein after known as the "sites" or "subject properties". The Yellowstone County Tax Records show no official address for these properties to be of use in this Phase I ESA but is generally located at just to the northwest of Commerce Way & King Ave East Billings, MT 59101.

This work was conducted in accordance with a request from Mr. Steven Zeirer of Zeier Consulting and Mr. Wyeth Friday with the City of Billings along with the signed Professional Services Agreement with Mr. Bruce McCandless with the City of Billings dated June 29, 2018.

Through the investigations conducted during this Phase I ESA, we ***have not*** discovered items that would be considered as "recognized environmental conditions" (RECs) or "historical recognized environmental conditions" (HRECs) in accordance with the current ASTM 1527-13 Phase I ESA methodology. Please see Sections 8.0, 9.0, and 10.0 of this Report for more details.

## 2.0 INTRODUCTION AND PURPOSE

This Phase I ESA, which was performed by ECS in accordance with the current ASTM 1527-13 standard, was requested and authorized by Mr. Wyeth Friday, the purchaser of this Phase I ESA. The "user" of this Phase I ESA has been identified as Mr. Wyeth Friday with the City of Billings.

### 2.1 Purpose

The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the general processes of the American Society for Testing and Materials (ASTM) standard E 1527-13, which is the current "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process", the presence or likely presence of any hazardous substances or petroleum products, or what is also commonly known as "Recognized Environmental Conditions" (RECs), into structures on the properties or into the ground, groundwater, or surface water of the properties. A Phase I ESA does not include sampling or testing of any materials. Items or issues that are out-of-scope for a Phase I ESA, and therefore are typically not identified or investigated, are: asbestos containing materials, building materials; radon; lead-based paint; lead in drinking water; wetlands; regulatory compliance; cultural and historic resources; industrial hygiene; health and safety; ecological resources; endangered species; indoor air quality; biological agents; and mold.

### 2.2 Detailed Scope-of-Services

This Phase I ESA included a review of environmental and historical records that were readily and publicly available for the subject properties and surrounding area. The information that was reviewed from these environmental and historical sources and records was obtained within a reasonable time and with reasonable costs as per the ASTM 1527-13 standards for this Phase I ESA. Sources of environmental and historical information and records are from a variety of federal, state, and local agencies. A site reconnaissance was performed by a qualified environmental professional of ECS in order to identify the presence or likely presence of hazardous substances or petroleum products (RECs). During the site reconnaissance, the properties were visually inspected, as well as adjacent properties.

The current use of the properties, past uses of the properties, current uses of adjoining properties, past uses of adjoining properties, current or past uses of the surrounding area, and geologic, hydro-geologic, hydrologic, and topographic conditions has been documented to the fullest extent. Interviews with available present and past owners and occupants of the subject properties have been conducted in order to ascertain any presence or likely presence of hazardous substances or petroleum products (RECs) in connection with the properties, or surrounding area. Interviews with available local governmental officials have been attempted and/or conducted in order to ascertain the presence or likely presence of hazardous substances or petroleum products (RECs) in connection with the properties, or surrounding area.

### 2.3 Significant Assumptions

For the performance of this Phase I ESA there were no “significant assumptions” made or implied by ECS or the “user”.

### 2.4 Limitations and Exceptions

This Phase I ESA was conducted to assess the possibility of hazardous substance contamination and/or petroleum contamination (RECs) resulting from past and current uses of the site and adjacent properties to the subject properties. As a result, this assessment does not identify or investigate the presence of the following, unless they were the express concern of others in the reports and literature reviewed or were specifically a part of the scope of work:

- Naturally occurring toxic substances in the subsurface soils, rocks, and water, or the toxicity of on-site flora.
- Toxicity of substances common in current habitable environments, such as stored household products, building materials, and/or consumables.
- Contaminants or contaminant concentrations that are not a concern now, but may be by future regulatory standards.

ECS is unable to predict events which may occur after our site visit that result in site contamination, such as "midnight" dumping or accidental spillage, and as such there is no investigation which is thorough enough to absolutely exclude the presence of hazardous materials and/or petroleum products (RECs) at the site, as per the methods and standards included in ASTM 1527-13. Therefore, if none are identified as part of this investigation, such a conclusion should not be construed as a guaranteed absence of such materials, but merely the results of the investigation.

ECS has performed the services for this project in accordance with our agreement and understandings with Mr. Wyeth Friday and this report is solely for the use of Mr. Wyeth Friday and the City of Billings legal counsel. Any reliance on this report by a third party without the express written consent of ECS and Mr. Wyeth Friday is prohibited. Should any information contained in this report, or any part of this report, be used by a third party, this shall be at the third party's sole risk.

ECS, despite the use of reasonable care while conducting this Phase I ESA, may have failed to identify regulatory violations or the presence of hazardous waste or underground tanks. ECS assumes no responsibility for conditions which we did not investigate or for conditions not generally recognized as environmentally unacceptable at the time this report was prepared.

### 2.5 Special Terms and Conditions

For the performance of this Phase I ESA there were no "special terms and conditions" made or implied for, or by, ECS and/or the "users". A listing of common acronyms used within Phase I ESA reports is included below.

| | |
|---|---|
| AAI | All appropriate inquiry |
| ASTM | American Society for Testing Materials |
| AUL | Activity and use limitations |
| CERCLA | Comprehensive Environmental Response, Compensation and Liability Act |
| CERCLIS | Comprehensive Environmental Response Compensation and Liability Information System |
| CFR | Code of Federal Regulations |
| EPA | Environmental Protection Agency |
| EPCRA | Emergency Planning and Community Right to Know Act |
| ERNS | Emergency Response Notification System |
| ESA | Environmental Site Assessment |
| FOIA | Freedom of Information Act |
| FR | Federal Register |
| ICs | Institutional Controls |
| LLPs | Landowner liability protections |
| LUST | Leaking underground storage tank |
| MSDS | Material Safety Data Sheet |
| NCP | National Contingency Plan |
| NFRAP | No further remediation action planned |
| NPDES | National Pollutant Discharge Elimination System |
| NPL | National Priorities List |
| PCBs | Polychlorinated biphenyls |
| PRP | Potentially Responsible Party |
| RCRA | Resource Conservation and Recovery Act |
| REC | Recognized Environmental Condition |
| SARA | Superfund Amendments and Reauthorization Act |
| TSDF | Treatment, Storage, or Disposal Facility |
| USC | United States Code |
| USGS | United States Geological Survey |
| UST | Underground storage tank |

### 2.6 User Reliance

For the performance of this Phase I ESA the "user reliance" of this Phase I ESA is contingent upon the scope of the ASTM 1527-13 Phase I ESA methodology and standards. The "user" of this Phase I ESA, which has been identified as Mr. Wyeth Friday with the City of Billings, may use this report upon which to base decision(s) of either purchasing the subject properties and/or to sell/lease the subject properties.

# 3.0 SITE DESCRIPTION

## 3.1 Location and Legal Description

The properties, known as the Popelka Enterprises, LLC properties Billings, MT (sites or subject properties), consists of undeveloped land and comprise an aggregate land mass (three parcels) of 10.14 acres (Figure 1, see Section 16.1 of Appendices). The subject properties are located in Yellowstone County Montana and were confirmed by ECS through records research on-line on June 4, 2018 using the Yellowstone County Clerk and Recorders Office and the State of Montana Cadastral web-sites. Please see Section 16.4 of the Appendices for copies of the properties' description and other property information. In general, the subject properties are located in a developed area within the city of Billings, MT. ECS personnel reviewed publicly available information, on-line, at the Yellowstone County Clerk and Recorders Office and the State of Montana Cadastral web-sites on June 4, 2018, with the records currently on file available for public review, which indicated that the description of the subject properties are correct and that the subject properties are currently owned by Popelka Enterprises, LLC of PO Box 50126 Billings, MT 59105-0126.

**COORDINATES**

Latitude (North): 45.7564500 - 45° 45' 23.22''
Longitude (West): 108.5385020 - 108° 32' 18.60''
Universal Transverse Mercator: Zone 12
UTM X (Meters): 691438.2
UTM Y (Meters): 5069717.0
Elevation: 3155 ft. above sea level

## 3.2 Site and Vicinity General Characteristics

The sites are located in the south-central area of Billings, MT with commercial and residential properties developments located in the surrounding area. The subject properties are located near (northwest) the intersection of Commerce Way and King Ave. East Billings, MT 59101. The adjacent properties to these sites are commercial businesses on the east and south sides with City of Billings land (Amend Park) to the north and west of the sites. City of Billings services (water, sewer, etc.) run adjacent to these sites and possibly under/through the sites. The subject properties have vehicular access at the south and east boundaries and can be accessed via foot traffic from all directions (Figure 2, see Section 16.2 of Appendices). Through investigation of records and professional knowledge of the area, the hydrology and soils of the sites demonstrate ground water flow towards the east-northeast with a sandy loam, clay, and some alluvial gravel soils throughout.

## 3.3 Current Use of the Properties

The current use of these sites have been determined through historical research, a sites reconnaissance, and is presently the location of vacant lots with no businesses operating at the subject properties.

## 3.4 Descriptions of Structures, Roads, Other Improvements on the Site

The subject properties are located in the south-central area of Billings, MT in a developed, urban area. The sites appear to have been originally developed as agricultural land. Per the Historical Topo Maps and Sanborn Maps obtained by ECS, there have been very little improvements made to these sites. According to the Historical Topo Maps, the Suburban Ditch (small irrigation ditch) was present and ran through these sites prior to 1956. The Sanborn Maps resulted in an "unmapped property" for these sites and therefore were not relevant for this Phase I ESA. The sites currently consist of a vegetated surface throughout with an irrigation ditch running from the southwest to the northeast.

### 3.5 Current Uses of Adjoining Properties

The current uses of adjoining properties have been determined through research of the historical databases and a site reconnaissance. To the south and southeast of the sites and immediately adjacent are the location of three fast-food restaurants, a commercial hotel, and a gas station. To the west and north of the sites and immediately adjacent is the location the City of Billings Amend Park. To the east of the sites and immediately adjacent is the location of an auto body shop and just east of that is South Billings Blvd. and residential homes.

The term "adjoining properties," as defined by the ASTM 1527-13 Standard, means properties which border or are contiguous or partially contiguous with the properties, or would be so but for a street, road, or other public thoroughfare separating them.

### 3.6 Review of Aerial Photographs

Aerial photographs of the site and surrounding area were available for the years of 1946, 1951, 1953, 1969, 1975, 1981, 1991, 1996, 2006, 2009, 2013 and 2017 (EDR Aerial Photo Decade Report #5351859.5). From the 1946 aerial photograph, the subject properties appears to have been developed as an above-ground storage tank (AST) site with one large AST located at the subject properties and two additional, large ASTs located just south and immediately adjacent to the sites. These three (3) ASTs had unknown type(s) of materials stored in them. No additional information on these three ASTs was readily available to ECS, LLC for this Phase I ESA. There was agricultural development surrounding the sites in this 1946 photograph along with sparse residential development. In the 1951 aerial photo, the three ASTs appear to have been demolished and removed from the sites. The 1953 and 1969 aerial photos show little change to the sites and increased residential development to the northeast and west of the sites. The I-90 Interstate Highway was constructed just south of the sites between 1953 and 1969. The aerial photograph from 1969 shows what appears to be a commercial or agricultural building immediately adjacent to and east of these subject properties. In the 1975 through 1996 aerial photos, the subject properties appear unchanged and the surrounding area shows further commercial and residential development with a new commercial building just east of the sites. The 1975 and 1981 aerial photos are fairly pixelated and therefore do not provide sufficient detail to comment further. During the period of 1975 through 1996, the surrounding area to the subject properties continued to show further commercial and residential development. The 2006 aerial photograph shows the Holiday Gas Station to the southeast of the sites and the Conoco Gas Station to the south of the sites along with infill of commercial development surrounding the sites. The City of Billings Amend Park appears in the 2006 aerial immediately north and west of the sites developed from agricultural land. The sites remain apparently unchanged in the 2009 through 2017 aerial photos with commercial development immediately south of subject properties.

## 4.0 USER PROVIDED INFORMATION

Certain user provided information for the performance of this Phase I ESA has been included, described, and identified herein.

### 4.1 Title Records

ECS determined the properties address/location by description from Mr. Wyeth Friday which ECS used to research the legal description of the site through the Yellowstone County Clerk and Recorders Office and the State of Montana Cadastral web-sites. Copies of properties information for the subject properties are contained in Section 16.4 of the Appendices, and were obtained by ECS representatives from the Yellowstone County Clerk and Recorders Office and the State of Montana Cadastral web-sites. The documents researched indicate that the subject properties are currently owned by Popelka Enterprises, LLC of Billings, MT 59105.

### 4.2 Environmental Liens or Activity and Use Limitations

There are no records, or any other indications, of any environmental liens or activity and use limitations (AULs) with regards to the subject properties.

### 4.3 Specialized Knowledge

There were no items of specialized knowledge of the subject properties that were forwarded to ECS other than what may be presented or referenced within this Phase I ESA report.

### 4.4 Commonly Known or Reasonably Ascertainable Information

All reasonable efforts, as described in the ASTM 1527-13 methodology, for obtaining any and all commonly known or reasonably ascertainable information regarding the subject properties was made by ECS for the purpose of completing this Phase I ESA. Any and all of the commonly known or reasonably ascertainable information regarding the subject properties has been described, identified, and documented within this Phase I ESA.

### 4.5 Valuation Reduction for Environmental Issues

ECS does not participate in the valuation of subject properties, however the "user" of this Phase I ESA report may be able to use certain information contained within, depending upon the specific information, to negotiate and obtain a reduction in the valuation of subject properties with relation to specific RECs and environmental issues. Unless otherwise specified in this section, ECS has not assisted with a valuation reduction for environmental issues (RECs) for the subject properties, however this does not preclude the "user" to use the information presented in this Phase I ESA to negotiate a valuation reduction by and/or on the "user's" own behalf.

### 4.6 Owner, Properties Manager, and Occupant Information

The subject properties are reportedly owned by Popelka Enterprises, LLC of Billings, MT 59105 and presently is the location of vacant lots with no occupants.

### 4.7 Reason for Performing Phase I

The reason for performing this Phase I ESA is to provide adequate documentation and assurance, in accordance with the ASTM Method E 1527-13, for Mr. Wyeth Friday of the City of Billings and their legal counsel, of the subject properties conditions, as determined by the performance of a Phase I ESA, for the ultimate purpose of purchase, sale, and/or lease of this properties and to provide the "user(s)" with Landowner Liability Protection (LLP) as is defined in the ASTM 1527-13 standard and in this report.

## 5.0 RECORDS REVIEW

### .1 Standard Environmental Record Sources

Sources of information and records from federal, state, and local agencies typically available for review include, but may not be limited to the following:

- NPL (National Priorities List)
- Federal RCRA Generators List
- Delisted NPL (NPL Deletions)
- RCRIS-TSD (Resource Conservation and Recovery Information System - Treatment, Storage and Disposal Facilities)
- CERCLIS (Comprehensive Environmental Response, Compensation and Liability Information System)
- CERC-NFRAP (No Further Remedial Action Planned Sites)
- CORRACTS (RCRA Corrective Action Tracking System)
- RAATS (RCRA Administration Action Tracking System)
- RCRIS-SQG (Resource Conservation and Recovery Information System - Small Quantity Generators)
- RCRIS-LQG (Resource Conservation and Recovery Information System - Large Quantity Generators)
- HMIRS (Hazardous Materials Information Reporting System)
- PADS (PCB Activity Database System)
- ERNS (Emergency Response Notification System)
- FINDS (Facility Index System)
- TRIS (Toxic Chemical Release Inventory System)
- NPL Lien (NPL Liens)
- TSCA (Toxic Substances Control Act)
- MLTS (Material Licensing Tracking System)
- ROD (Record of Decision)
- CONSENT (Superfund (CERCLA) Consent Decrees))
- SHWS (State Hazardous Waste Sites)
- DEL SHWS (Deleted - State Hazardous Waste Sites)
- SWF/LF (Solid Waste Facilities List - Landfills)
- LUST (Reported Leaking Underground Storage Tanks)
- UST (Registered Underground Storage Tanks)
- Hist Auto (Historical Automotive)

According to the information contained within the Environmental Database (EDR Report #5351859.2s), which can be found in Section 16.5 of the Appendices, the databases (with these database sites possibly listed in more than one database) that were discovered (based on "plottable" sites) during the ASTM radius search are the following:

| ID | SITE NAME | ADDRESS | DATABASES | ELEV | DIST (mi) |
|---|---|---|---|---|---|
| 2 | AG EXPRESS TRUCK CO SUMP | 4811 KING AVE E, ON THE NW CORNER OF THE KING AVE | DEL SHWS,REM RPROGRAM,AST | Lower | 0.111 |
| 8 | MDOT MAINTENANCE FACILITY BILLINGS | 424 MOREY STREET | DEL SHWS,WQA,REM RPROGRAM | Higher | 0.285 |
| 11 | MOTOR POWER EQUIPMENT | 4941 MIDLAND RD | DEL SHWS,WQA,REM RPROGRAM | Higher | 0.451 |
| 17 | NORTHWEST PUMP & EQUIPMENT | 260 MOORE LANE | DEL SHWS,WQA,REM RPROGRAM | Higher | 0.599 |
| 10 | MAJESTIC HOMES INC #5051 | 5202 LAUREL RD | LUST | Higher | 0.431 |
| 1 | INDEPENDENT TRUCKERS SERVICE INC | 4811 KING AVE E | LUST,UST | Lower | 0.111 |
| 4 | HOLIDAY STATIONSTORE 108 | 790 S BILLINGS BLVD | LUST,UST | Lower | 0.127 |
| 9 | MDOT BILLINGS | 424 MOREY ST | LUST,UST | Higher | 0.285 |
| 12 | HUSKY TRAVEL CENTERS | 5002 LAUREL RD | LUST,UST | Higher | 0.453 |
| 13 | SUPERPUMPER INC 29 | 1 MACARTHUR AVE | LUST,UST | Higher | 0.459 |
| 15 | KMAY RADIO STATION | 5044 LAUREL RD | LUST,UST | Higher | 0.497 |
| 16 | CUMMINS ROCKY MOUNTAIN INC BILLINGS | 5151 MIDLAND RD | LUST,UST,RCRA-CESQG,DEL SHWS,WQA,REM RPROG | Higher | 0.543 |
| 5 | ROCKY MOUNTAIN AUTO BODY | 706 S BILLINGS BLVD | RCRA-CESQG | Lower | 0.136 |
| 7 | EXTENDED STAY AMERICA #7065 - BILLINGS | 4950 SOUTHGATE DR | RCRA-SQG | Higher | 0.234 |
| 18 | BILLINGS PCE GROUNDWATER | 1246 AND 715 CENTRAL AVE. | SHWS,REM RPROGRAM,INST CONTROL | Lower | 0.957 |
| 14 | BILLINGS SOLID WASTE DIVISION | 4848 MIDLAND RD | SWRCY | Higher | 0.48 |
| 3 | CONOMART SUPERSTORE 7 | 4903 SOUTHGATE DR | UST | Higher | 0.122 |
| 6 | AMERICA FAMILY RESTAURANT AND LOUNGE | 4910 SOUTHGATE DR | UST | Higher | 0.189 |

- **DEL SHWS, WQA, REM PROGRAM:** There are five (5) listing for this combination of categories that were reviewed by ECS with the listings showing a reported "No Further Action" and "De-Listed Date" for each, therefore, do not appear be RECs.

- **LUST / UST and UST:** There are ten (10) listings under these two data bases in combination with two (2) separate UST listings and eight (8) separate LUST/UST listings:
  - **UST only:** there are two (2) sites listed; ConoMart Superstore #7 and American Family Restaurant and Lounge. The American Family Restaurant shows a "Closed" status for its UST and the ConoMart Superstore #7 shows and "Open" status and is currently in use. It is worthy to note here that both of these USTs are estimated to be in a cross-gradient position compared to groundwater flow direction relative to the location of the subject properties. Also, these listings show no records with violations, therefore, are not of concern to this Phase I ESA.

- **LUST/UST:** There are eight (8) listings for this category as follows:
  - **Majestic Homes Inc. #5051 –** This listing is at a higher elevation than the subject properties and is orientated in a cross-gradient position relative to the estimated groundwater flow direction of east-northeast, and therefore does not appear to be a REC.
  - **Independent Truckers Service Inc –** This listing is at a lower elevation to and is located at a cross-gradient position relative to the estimated groundwater flow direction of east-northeast from the subject properties along with a "Date Resolved" of 12/4/1995 which combine to demonstrate no concern to this Phase I ESA.
  - **Holiday Station Store 108 –** This listing shows a "Date Resolved" of 7/29/2011 and is cross-gradient from a groundwater aspect therefore, does not appear to be a REC.
  - **MDOT Billings** - This listing shows a "Date Resolved" of 9/7/1994 is cross-gradient from estimated groundwater flow direction, therefore does not appear to be a REC.
  - **Huskey Travel Centers** - This listing is cross-gradient from estimated groundwater flow direction, therefore does not appear to be a REC.
  - **Superpumper Inc. 29** - This listing is cross-gradient from estimated groundwater flow direction, therefore does not appear to be a REC.
  - **KMAY Radio Station:** This listing shows a date resolved of 11/5/1997 and is down-gradient from estimated groundwater flow direction, therefore does appear to be a REC.
  - **Cummins Rocky Mountain Billings:** This listing shows a date resolved of 2/16/1994 and is the only LUST listed that is up-gradient from the subject properties. With historical nature of the LUST and the "Closed" status, this LUST does not appear to be a REC.

- **RCRA CESQG:** There are two listing under this category of mention:
  - **Cummins Rocky Mountain Billings: -** is listed under this category with a "No Violations Found" status and no other items of concern to this Phase I ESA, therefore does not appear to be a REC.
  - **Rocky Mountain Autobody: -** is listed under this category with a "No Violations Found" status and no other items of concern to this Phase I ESA, therefore does not appear to be a REC.

- **RCRA SQG:** There is one listing under this category of mention:
  - **Extended Stay America #7065 Billings: -** is listed under this category with a "No Violations Found" status and no other items of concern to this Phase I ESA, therefore does not appear to be a REC.

- **SHWS, INST CONTROL, REM R PROGRAM:** There is one listing under this category of mention:
  - **Billings PCE Groundwater:** This listing is of significance to mention here however is located down-gradient from a groundwater flow direction relative to the subject properties and therefore, does not appear to be a REC.

- **SWRCY:** There is one listing under this category of mention:
  - **Billings Solid Waste Division:** There are not items of concern listed of relevance to this Phase I ESA and therefore, does not appear to be a REC.

### 5.2 Additional Environmental Record Sources

There are no additional environmental record sources included in this Phase I ESA report other than what is referenced in other Sections. ECS researched the Montana Department of Environmental Quality (MDEQ) publicly available databases and re-confirmed the EDR database findings regarding the subject properties and surrounding area for the environmental information listed.

### 5.3 Physical Setting Source(s)

According to the topographical maps of the area and visual evaluation, the subject properties are relatively flat with a gradual gradient from the west-northwest to the east-southeast. The surrounding area within one mile of the subject properties has little elevation change with the Yellowstone River to the southwest, commercial, residential, and agricultural land in the areas surrounding the subject properties. From the topography of the area, it appears that the surface water and groundwater in the immediate vicinity of these subject properties flows toward the general direction of the east-northeast (the Site Map shows east-southeast) towards the Yellowstone River.

### 5.4 Historical Use Information on the Properties

According to the historical databases researched, the subject properties had been previously developed as an Aboveground Storage Tank (AST) facility by 1946 (oldest aerial photo and record of any sort available to ECS LLC). From 1951 through 2017, the subject properties remained essentially unchanged (vacant lots) and exist virtually the same today. The surrounding properties and area saw agricultural, commercial, residential, and City Park development during this same time period (1951-2017).

Sanborn maps were not available for the subject properties. A copy of the EDR Sanborn Report #5351859.3 is included in the Appendices.

The City Directory Report # 53518590 (attached in Appendices) was researched by ECS and includes listings from 1980 to 2014 for the properties near the sites. The addresses of the subject properties have not been formally named by the City of Billings or U.S. Postal Service. The addresses of 4811 (GD Eastlick Inc trucking company) and 4955 (Amend Dairy Queen) King Ave East listed in the 2014 and 201o City Directory listing are found to be the closest, known property listings relevant to this Phase I ESA. Previous to 2010, the address of 4811 King Ave. East showed multiple business listings including Hulcher Services, Inc., C&L Truck Repair Inc., Agricultural Express (trucking), and Independent Truckers Service back to the year of 1985. Previous to that, with only one additional time period of 1980, there appeared to be no relevant listings at or adjacent to the subject properties.

### 5.5 Historical Use Information on Adjoining Properties

According to the historical databases researched (EDR Sanborn Report #5351859.3, Historical Topo Map #5351859.8, and the Aerial Photo Decade Report #5351859.5 included in Appendices) there appears to have been development of adjoining properties to the subject properties starting from 1946 to 1969 and continued up to 2017 with various commercial business being developed immediately adjacent and surrounding the subject properties. By review of the historical records available to ECS for this Phase I ESA, none of the adjoining properties demonstrated apparent issues or instances of concern.

## 6.0 SITE RECONNAISSANCE

### 6.1 Methodology and Limiting Conditions

A site reconnaissance was performed on the subject properties by Mr. Jason Vollmer of ECS on July 12, 2018. There were no limiting conditions during the site reconnaissance. The methodology of the site reconnaissance was in accordance with good and acceptable practices performed for a Phase I ESA.

### 6.2 General Site Setting

Mr. Vollmer observed that the general site setting was in concert with the USGS topographic map and aerial map (i.e., Google Earth) that was reviewed prior to the site reconnaissance. The subject properties exist as the site of grassy, vacant lots with an irrigation ditch running through them (Figure 2, see Section 16.2 of Appendices) and are located in the south-central area of the city of Billings, MT. There are no buildings or structures at the sites. One debris pile (concrete pipe, trash, misc debris) was observed to be located near the NE corner of the subject properties. The entire surface area of the sites appear to consist of either vegetation or of bare ground. Some wind-blown, and human deposited debris was observed throughout the sites.

### 6.4 Interior Observations

There were no interior observations made as there are no buildings or structures located at these sites.

## 7.0 INTERVIEWS

### 7.1 Interview with Owner

ECS did conduct an interview with the owner of the subject properties, Mr. Robert Popelka on July 23, 2018 via email and the results of the interview can be found in Section 16.6 of the Appendices.

### 7.2 Interview with Site Managers

ECS did not conduct an interview with a Site Manager as there are none at this time.

### 7.3 Interviews with Occupants

ECS did not conduct an interview with an Occupant as there are none at this time.

### 7.4 Interviews with Local Government Officials

ECS did not conduct any interviews with any governmental officials.

### 7.5 Interviews with Other(s)

ECS did conduct an interview with the "user" of this Phase I ESA as per the ASTM 1527-13 methodology, with the "user" identified as Mr. Wyeth Friday (City of Billings) and the Billings Aquatics & Recreation Center Project on July 18, 2018 via email and the results of the interview can be found in Section 16.6 of the Appendices.

## 8.0 FINDINGS

ECS has performed the agreed upon scope of work directed by Mr. Wyeth Friday in conducting this Phase I ESA of the subject properties on behalf of Mr. Wyeth Friday (City of Billings) and the Billings Aquatics & Recreation Center Project. According to the information obtained during this Phase I ESA, and based on the scope of work, we find the following:

- The subject properties previously identified as the Popelka Enterprises, LLC Properties with the approximate address of Commerce Way & King Ave East Billings, MT 59101 also know with the following MT Properties Tax ID #s A35426, A35427, and A31139 - Popelka Subdivision, and are currently owned by Popelka Enterprises LLC.
- The subject properties consist of vacant lots.
- There are no businesses currently operating at the subject properties.

ECS ***has not*** found known or suspected "recognized" environmental conditions (RECs), "controlled" environmental condition (CREC), "historical" environmental conditions (HRECs), or "de minimus" condition related to the subject properties.

## 9.0 OPINION AND RECOMMENDATIONS

In our opinion, the subject properties showed no evidence of RECs, HRECs, or CRECs per the ASTM E 1527-13 methodology. Due to the finding that there are no RECs, ECS does not recommend any further investigative actions.

## 10.0 CONCLUSIONS

In conclusion, ECS has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 of the subject properties with the approximate address of Commerce Way and King Ave East Billings, MT 59101 also know with the following MT Properties Tax ID #s: A35426, A35427, and A31139. Any deviations, exceptions to, or deletions from this practice are described in Section 11.0 of this report.

This assessment performed by ECS ***has not*** found known or suspected "recognized" environmental conditions (RECs), "controlled" environmental condition (CREC), "historical" environmental conditions (HRECs), or "de minimus" condition related to the subject properties. ECS recommends no further investigations for this site.

## 11.0 DEVIATIONS

There were no deviations from the ASTM 1527-13 method when performing the Phase I ESA for these subject properties.

## 12.0 ADDITIONAL SERVICES

No additional services were provided by ECS for this Phase I ESA.

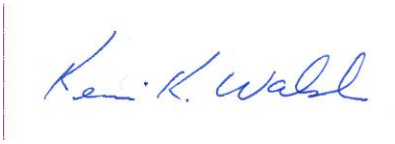
## 13.0 REFERENCES

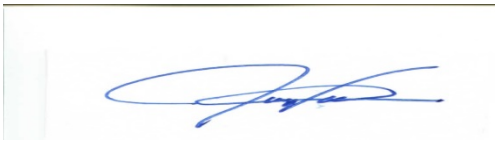
- EDR Radius Map Report #5351859.2s, July 3, 2018
- EDR Sanborn Map Report #5351859.3, July 3, 2018
- EDR Historical Topo Map Report # 5351859.8 dated July 3, 2018
- EDR Aerial Photo Decade Package #5351859.5, July 5, 2018
- EDR City Directory Search #5351859.10 dated July 5, 2018

## 14.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

This Phase I ESA report has been prepared solely for the use of Mr. Wyeth Friday, City of Billings Planning Division, and their legal counsel(s). It is to be regarded as strictly confidential to ECS and Mr. Wyeth Friday and the City of Billings Planning Division. Any use of this report, or portions of this report, by a third party, without the express written consent of ECS and Mr. Wyeth Friday (City of Billings Planning Division) is strictly prohibited. This report has been prepared by a qualified environmental professional of ECS, in general accordance with ASTM E 1527-13.

**ENVIRONMENTAL CONSULTING SERVICES, LLC**





Kevin K. Walsh
Senior Consultant
KKW/alv

Jason Vollmer
Consultant

Environmental Professional Statement:

"I, Kevin K. Walsh, declare that, to the best of my professional knowledge and belief, I meet the definition of "Environmental professionals" as defined in §312.10 of 40 CFR §312 and I have the specific qualifications based on education, training, and experience to assess a properties of the nature, history, and setting of the subject properties. I have developed and performed the "all appropriate inquires" (AAIs) in conformance with the standards and practices set forth in 40 C FR Part 312."

## 15.0 QUALIFICATION OF ENVIRONMENTAL PROFESSIONAL

ECS

**Environmental Consulting Services, LLC**

**2924 Tartan Road** **Phone: (406) 254-1741**

**Billings, MT 59101**

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**RESUME**
**KEVIN K. WALSH**

**SELECT EXPERIENCE**

Senior Consultant
Environmental Consulting Services, LLC
Billings, Montana

Mr. Walsh has been retained by Environmental Consulting Services, LLC (ECS) following the sale of the business to Mr. Vollmer. Mr. Walsh continues to provide expert consulting services in many environmental disciplines for the clients of ECS, as well as continuing to provide personalized service in both a timely and cost-effective manner that addresses the needs and concerns of ECS clients. Phase I and Phase II ESAs have continually been performed from 1997 to present

Partner/Consultant
Environmental Consulting Services, LLP
Billings, Montana

Mr. Walsh re-organized, in 1997, the prior Corporation to the present, and more effective, services company of Environmental Consulting Services, LLP (ECS). Mr. Walsh continues to provide expert consulting services in many environmental disciplines for the clients of ECS, as well as continuing to provide personalized service in both a timely and cost-effective manner that addresses the needs and concerns of ECS clients. Phase I and Phase II ESAs have continually been performed from 1997 to present.

President
Environmental Consulting Services, Inc.
Billings, Montana

Mr. Walsh was responsible for the initiation and development of the Environmental Consulting Services, Inc., office located in Billings, Montana in 1994. Mr. Walsh provided expert consulting services in many environmental disciplines for a wide variety of clients, while providing personalized services that addressed the needs and concerns of the clients. Phase I and Phase II ESAs have continually been performed from 1994 to 1997.

Manager, Air Quality Services
Huntingdon Chen-Northern, Inc.
Billings, Montana

Mr. Walsh was responsible for development of an Air Quality (AQ) Services program for the Huntingdon western region. AQ program services ranged from, and included, ambient air sampling, emissions sampling (stack testing), emissions estimations, permitting and modeling coordination, air sample analysis, and QA/QC methodology. Mr. Walsh was also active in, and routinely performed, Environmental Site Assessments (ESAs); Storm Water Pollution Prevention (SWPP) Plans, training and sampling; Waste Audits and sampling; Spill Prevention Control and Countermeasure (SPCC) Plans; Remedial Investigation (RI) reports for several LUST sites; and a variety of sampling activities (e.g. air, ground water, soils).

Environmental Coordinator
Stibnite Mine Inc.
Boise, Idaho

Mr. Walsh was responsible for all phases of environmental compliance, monitoring, training, reporting, and permitting. Mr. Walsh developed an amended Water Management Plan and Reclamation Plan, as well as coordinating an Environmental Impact Statement (EIS) for mine expansion. Mr. Walsh's permitting responsibilities included NPDES, stream alterations, waste rock disposal areas, water rights, land application, road use, and exploration activities. Mr. Walsh was also responsible for RCRA, and CERCLA activities, which entailed coordination and review of regulations as well as Preliminary Assessments (PAs) and Site Investigations (SIs). Mr. Walsh performed and directed response activities, and investigation and clean-up activities for two above ground storage tank (AST) diesel spills.

**Resume of Kevin K. Walsh** **Page 2 of 2**

Environmental Consultant
Helena, Montana

Mr. Walsh provided consulting services that specialized in air quality and meteorological field studies, air quality baseline and compliance monitoring, environmental assessments, and quality assurance requirements. These services were provided to a variety of clients in the states of Montana, Idaho, and South Dakota.

Environmental/Safety Coordinator
Bond Gold Richmond Hill Mine
Lead, South Dakota

Mr. Walsh was responsible for all phases of environmental and safety for compliance, monitoring, training, and reporting. Development and implementation of environmental monitoring, reclamation and safety programs. Mr. Walsh performed and directed specific activities regarding environmental disciplines inclusive of: air quality (AQ); water quality (WQ), both surface water and ground water; reclamation and revegetation; erosion controls and water management; and mining permit amendments. Mr. Walsh performed, and oversaw, all MSHA training and training requirements for all personnel on the project.

Environmental Research
Homestake Mining Company
Lead, South Dakota

Mr. Walsh performed research on industrialized wastewater treatment plants and pilot plants, inclusive of chemical assessments as well as performing bioassys and toxicity tests. Mr. Walsh coordinated and administered testing programs on which data was used to design and construct a "state of the art" biological wastewater treatment plant.

## EDUCATION

Bachelor of Science in Biology, 1977, University of North Dakota.

## SUPPLEMENTAL EDUCATION AND ASSOCIATIONS

40 Hour OSHA Hazardous Waste Trained, 1993
8 Hour OSHA Hazardous Waste Supervisor Trained, 1993
Air & Waste Management Association Member
Northwest Mining Association Member, 1991-93
Visible Emissions Evaluation Re-Certification (Method 9), 1993-2001
Emergency Medical Technician Certification (EMT) State of South Dakota, 1989
MSHA Instructors Certification, 1988
Cold Water Fisheries Short Course, (US Fish & Wildlife Service), 1982
Class II Wastewater Certification, State of South Dakota, 1982
Toxicity Testing Course, 1981
Assisted Teaching Botany Laboratory, University of North Dakota, 1977

## DOCUMENTS AUTHORED OR CO-AUTHORED

Title V Air Quality Operating Permit Applications
Air Quality Pre-Construction Permit Applications
Air Quality Section of an Environmental Impact Statement (EIS)
Quarterly and Annual Ambient Air Monitoring Reports
Quality Assurance Project Plans (QAPPs) for Air Quality Monitoring Sites
Storm Water Pollution Prevention (SWPP) Plans and Permit Applications
Spill Prevention Control and Countermeasure (SPCC) Plans
Spill Contingency Plans
Emergency Response Plans
Water Management Plans
Erosion Control Plans
Reclamation Plans
Environmental Site Assessments (Phase I and Phase II ESAs)
Land Application Plans
Landfill Closure Plan
Petroleum Hydrocarbon Spill Investigation and Clean-Up Plans
Remedial Investigation (RI) Work Plans for LUST Site's
Underground Storage Tank 30-Day Release Report
Health and Safety Plans
Safety Training Plans

ECS Environmental Consulting Services, LLC

2924 Tartan Road
Billings, MT 59101
http://www.enviroconsult.com

Phone: (406) 254-1741
Email: ecsinfo@enviroconsult.com

**Resume Jason A. Vollmer** Page 1 of 3

## PROFESSIONAL EXPERIENCE

**Environmental Consulting Services, LLC (ECS) – Owner/Consultant 2017-present**

- Acquired existing company in March of 2017 with a 24 year record of environmental consulting excellence. Retained previous owner, Kevin Walsh, as an employee and Senior Consultant. Together Mr. Walsh and Mr. Vollmer provide expert environmental consulting services for ECS clients along with hands-on training and education to ECS staff**.**

**Basin Transload, LLC - Business Manager 2014 to 2016**

- Managerial responsibility for all environmental compliance programs, policies, and reporting.
- Financial process and management responsibilities in the areas of budgeting, reporting, and continuous improvement initiatives to streamline response times to financial performance information.
- Field operational development role with staff oversight, inventory management program, purchasing program, and monthly financial review and response coordination.

**WEAVE MANAGEMENT GROUP, INC. – PRESIDENT 2013 to 2014**

- Managerial responsibility for all company environmental compliance programs, policies, and reporting.
- Responsible for management of seven organizations totaling 350 employees and encompassing three states with ten locations (these include Warren Transport, Quarry Services, & Environmental Materials).
- Responsible, in combination with company CEO and CFO, for all affiliated company day to day operations.
- Established new policy and procedure for administration of safety, financial, legal, IT, and HR areas of the affiliated businesses. Implemented new Microsoft Great Plains software system.

**Warren Transport, Inc. - General Manager 2010 to 2012**

- Managerial responsibility for all company environmental compliance programs, policies, and reporting.
- P&L responsibility for operations of regional transportation company.
- See information in Business Development role here from Feb 2008 through June 2010.
- Note duel, executive roles with Warren Transport and EMI.

**Environmental Materials, Inc. (EMI) - General Manager 2011 to 2012**

- P&L responsibility for operations of regional oil & gas services company.
- Primary – Oversight of staff marketing industrial by-products utilization and beneficial uses in the Oil &Gas industry with a keen knowledge of oil & gas drilling waste conditioning, disposal, and permitting.
- Previous to becoming company G.M., employed as the technical consultant for Environmental Materials from Feb 2008 through Feb 2012.

**Warren Transport, Inc. - Business Development Manager** **2008 to 2010**

- Responsible for growing regional transportation company.
- Accomplished growth goals via direct sales, contract origination and execution, and P.R. management.

**Headwaters Resources, Inc. - Technical Sales Representative** **1999 to 2008**

- Responsible for business development and materials contract management for a national coal fly ash sales company.
- Responsible for environmentally sound knowledge base of coal fly ash recycling and disposal along with coal-fired electrical generation practices.
- Lead negotiator in material source contract with PPL-MT in 2006.

**Precision Dental, Inc. - Dental Lab Technician** **1997 to 1999**

- Model and Die Technician.
- Trained and developed crown and bridge production skills. Placed as head of the gold crown department.

## EDUCATION, CERTIFICATIONS, ASSOCIATIONS

**Bachelor of Science - Chemistry** **1997**
Montana State University – Billings

## SUPPLEMENTAL EDUCATION AND ASSOCIATIONS

ASTM 1527-13 Phase I Certification July 2017
Current Board Member – Make-A-Wish Montana
24 Hour Hazwopper – 2015
CPR Certified - 2013
Past Member – North Dakota Petroleum Council (2 years)
Past member – Montana Contractors Association (9 years)
Past member – Montana Motor Carries Association (6 years)

## PUBLICATIONS

"Field Trials of 100% Fly Ash Concrete" Concrete International Sept 2005

## J. Vollmer ASTM E1527-13 Certification



ASTM INTERNATIONAL
Helping our world work better

# ASTM Training and E-Learning

Certificate of Completion

This is to certify that

**Jason Vollmer**

has completed the course
ASTM E1527 - Environmental Site Assessment for Commercial Real Estate

CEUs: 2.1

June 23, 2017

Katharine E. Morgan

**Katharine E. Morgan**
President

David von Glahn

**David von Glahn**
Director
ASTM Training and E-Learning

AMERICAN SOCIETY FOR TESTING AND MATERIALS · PENNSYLVANIA · INCORPORATED 1902

# 16.0 APPENDICES

## 16.1 Vicinity Map

## Vicinity Map

Popelka Enterprises, LLC Properties
YC Tax IDs:
A35426, A35427, & A31139
Billings, MT

ECS Project # 18-061

Environmental Consulting Services LLC

Popelka Enterprises, LLC Properties
Commerce Way & King Ave East
Billings, MT 59101

Amend Park

Commerce Way

King Ave E.

South Billings Blvd.

Google Earth

3000 ft

N

## 16.2 Site Map

## Site Map

Popelka Enterprises, LLC Properties
YC Tax IDs:
A35426, A35427, & A31139
Billings, MT

ECS Project # 18-081

Environmental Consulting Services LLC

ESTIMATED GROUNDWATER FLOW DIRECTION

City of Billings

Suburban Ditch

South Billings Blvd.

Popelka Enterprises, LLC

Stone St

City of Billings
Amend Park

A35427

Rocky Mountain
AutoBody

A35426

A31139

Commerce Way

Newman Ln

Murphy Ave

Ledgestone
Hotel

Dairy Queen

Popeyes

Taco Bell

Holiday Station

King Ave East

King Ave E

S Billings Blvd

BurgerKing

Conoco Gas Station

MacDonalds

Southgate Dr

Google Earth

N

400 ft

## 16.3 Site Photographs

View from SW corner of A35426 looking North

View from SW corner of A35426 looking Northeast

View from SW corner of A35426 looking East

View of Suburban Ditch entering A35426 from South.

View from NW corner of A35426 looking South

View from NW corner of A35426 looking Southeast

View from NW corner of A35426 looking East

View of Suburban Ditch – north side of A35426

View from North end of A35426 looking SW

View of Suburban Ditch gate on COB land

View of Bridge over Sub. Ditch just North of A35427

View of Suburban Ditch from Bridge looking West

View from NE corner of A35427 looking West

View from NE corner of A35427 looking Southwest

View from NE corner of A35427 looking South.

View of “east finger” of A35427 looking East.

View of concrete pipe on North end of A35427

View of debris pile on North end of A35427

View of debris on North end of A35427

View of debris pile on North end of A35427

View from East side of A311390 looking South

View from East side of A311390 looking West

View from East side of A311390 looking North

View from SE corner of A311390 looking North

View from SE corner of A311390 looking West

View from SE corner of A311390 looking Northwest

Small debris pile located on South edge of A35426

View of “south finger” of A35426 looking South.

## 16.4 Historical Research Documentation

## 16.5 Regulatory Records Documentation

**Popelka Enterprises LLC**
King Ave East and Commerce Way
Billings, MT 59101

Inquiry Number: 5351859.2s
July 03, 2018

# The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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**GEOCHECK ADDENDUM**

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***Thank you for your business.***
Please contact EDR at 1-800-352-0050
with any questions or comments.


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# EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

## TARGET PROPERTY INFORMATION

### ADDRESS

KING AVE EAST AND COMMERCE WAY
BILLINGS, MT 59101

### COORDINATES

| | |
|---|---|
| Latitude (North): | 45.7564500 - 45° 45' 23.22'' |
| Longitude (West): | 108.5385020 - 108° 32' 18.60'' |
| Universal Tranverse Mercator: | Zone 12 |
| UTM X (Meters): | 691438.2 |
| UTM Y (Meters): | 5069717.0 |
| Elevation: | 3155 ft. above sea level |

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

| | |
|---|---|
| Target Property Map: | 6057372 BILLINGS WEST, MT |
| Version Date: | 2014 |
| South Map: | 6057398 YEGEN, MT |
| Version Date: | 2014 |

### AERIAL PHOTOGRAPHY IN THIS REPORT

| | |
|---|---|
| Portions of Photo from: | 20150720 |
| Source: | USDA |

## MAPPED SITES SUMMARY

Target Property Address:
KING AVE EAST AND COMMERCE WAY
BILLINGS, MT 59101

Click on Map ID to see full detail.

| MAP ID | SITE NAME | ADDRESS | DATABASE ACRONYMS | RELATIVE ELEVATION | DIST (ft. & mi.) DIRECTION |
|---|---|---|---|---|---|
| A1 | INDEPENDENT TRUCKERS | 4811 KING AVE E | LUST, UST | Lower | 588, 0.111, SE |
| A2 | AG EXPRESS AKA INDEP | 4811 KING AVE E | AST, DEL SHWS, REM RPROGRAM | Lower | 588, 0.111, SE |
| 3 | CONOMART SUPERSTORE | 4903 SOUTHGATE DR | UST | Higher | 643, 0.122, SSE |
| 4 | HOLIDAY STATIONSTORE | 790 S BILLINGS BLVD | LUST, UST | Lower | 671, 0.127, ESE |
| 5 | ROCKY MOUNTAIN AUTO | 706 S BILLINGS BLVD | RCRA-CESQG | Lower | 716, 0.136, ENE |
| 6 | AMERICA FAMILY RESTA | 4910 SOUTHGATE DR | UST | Higher | 1000, 0.189, South |
| 7 | EXTENDED STAY AMERIC | 4950 SOUTHGATE DR | RCRA-SQG | Higher | 1234, 0.234, SSW |
| B8 | MDOT MAINTENANCE FAC | 424 MOREY STREET | DEL SHWS, REM RPROGRAM, WQA | Higher | 1505, 0.285, North |
| B9 | MDOT BILLINGS | 424 MOREY ST | LUST, UST | Higher | 1505, 0.285, North |
| 10 | MAJESTIC HOMES INC # | 5202 LAUREL RD | LUST | Higher | 2276, 0.431, WNW |
| 11 | MOTOR POWER EQUIPMEN | 4941 MIDLAND RD | DEL SHWS, REM RPROGRAM, WQA | Higher | 2381, 0.451, SSW |
| 12 | HUSKY TRAVEL CENTERS | 5002 LAUREL RD | LUST, UST | Higher | 2393, 0.453, North |
| 13 | SUPERPUMPER INC 29 | 1 MACARTHUR AVE | LUST, UST | Higher | 2422, 0.459, WNW |
| 14 | BILLINGS SOLID WASTE | 4848 MIDLAND RD | SWRCY | Higher | 2533, 0.480, South |
| 15 | KMAY RADIO STATION | 5044 LAUREL RD | LUST, UST | Higher | 2625, 0.497, North |
| 16 | CUMMINS ROCKY MOUNTA | 5151 MIDLAND RD | RCRA-CESQG, LUST, UST, DEL SHWS, REM RPROGRAM, WQA | Higher | 2865, 0.543, SSW |
| 17 | NORTHWEST PUMP & EQU | 260 MOORE LANE | DEL SHWS, REM RPROGRAM, WQA | Higher | 3165, 0.599, NNW |
| 18 | BILLINGS PCE GROUNDW | 1246 AND 715 CENTRAL | SHWS, INST CONTROL, REM RPROGRAM | Lower | 5055, 0.957, NNE |

# EXECUTIVE SUMMARY

## TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

## DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

## STANDARD ENVIRONMENTAL RECORDS

### *Federal NPL site list*

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

### *Federal Delisted NPL site list*

Delisted NPL ---------- National Priority List Deletions

### *Federal CERCLIS list*

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

### *Federal CERCLIS NFRAP site list*

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

### *Federal RCRA CORRACTS facilities list*

CORRACTS ---------- Corrective Action Report

### *Federal RCRA non-CORRACTS TSD facilities list*

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

### *Federal RCRA generators list*

RCRA-LQG ---------- RCRA - Large Quantity Generators

### *Federal institutional controls / engineering controls registries*

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

### *Federal ERNS list*

ERNS ---------- Emergency Response Notification System

***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF ---------- Solid Waste Management Facilities List

***State and tribal leaking storage tank lists***

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

***State and tribal registered storage tank lists***

FEMA UST ---------- Underground Storage Tank Listing
INDIAN UST ---------- Underground Storage Tanks on Indian Land

***State and tribal institutional control / engineering control registries***

INST CONTROL ---------- Response Action List

***State and tribal voluntary cleanup sites***

VCP ---------- Voluntary Cleanup & Redevelopment Act Registry
INDIAN VCP ---------- Voluntary Cleanup Priority Listing

***State and tribal Brownfields sites***

BROWNFIELDS ---------- Brownfields Site Listing

**ADDITIONAL ENVIRONMENTAL RECORDS**

***Local Brownfield lists***

US BROWNFIELDS ---------- A Listing of Brownfields Sites

***Local Lists of Landfill / Solid Waste Disposal Sites***

INDIAN ODI ---------- Report on the Status of Open Dumps on Indian Lands
ODI ---------- Open Dump Inventory
DEBRIS REGION 9 ---------- Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ---------- Open Dumps on Indian Land

***Local Lists of Hazardous waste / Contaminated Sites***

US HIST CDL ---------- Delisted National Clandestine Laboratory Register
CDL ---------- Clandestine Drug Labs
HIST CDL ---------- Clandestine Drug Lab Listing
US CDL ---------- National Clandestine Laboratory Register

***Local Land Records***

LIENS 2 ---------- CERCLA Lien Information

***Records of Emergency Release Reports***

HMIRS ---------- Hazardous Materials Information Reporting System

SPILLS Hazardous Material Spills Report

***Other Ascertainable Records***

RCRA NonGen / NLR RCRA - Non Generators / No Longer Regulated
FUDS Formerly Used Defense Sites
DOD Department of Defense Sites
SCRD DRYCLEANERS State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR Financial Assurance Information
EPA WATCH LIST EPA WATCH LIST
2020 COR ACTION 2020 Corrective Action Program List
TSCA Toxic Substances Control Act
TRIS Toxic Chemical Release Inventory System
SSTS Section 7 Tracking Systems
ROD Records Of Decision
RMP Risk Management Plans
RAATS RCRA Administrative Action Tracking System
PRP Potentially Responsible Parties
PADS PCB Activity Database System
ICIS Integrated Compliance Information System
FTTS FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS Material Licensing Tracking System
COAL ASH DOE Steam-Electric Plant Operation Data
COAL ASH EPA Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER PCB Transformer Registration Database
RADINFO Radiation Information Database
HIST FTTS FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS Incident and Accident Data
CONSENT Superfund (CERCLA) Consent Decrees
INDIAN RESERV Indian Reservations
FUSRAP Formerly Utilized Sites Remedial Action Program
UMTRA Uranium Mill Tailings Sites
LEAD SMELTERS Lead Smelter Sites
US AIRS Aerometric Information Retrieval System Facility Subsystem
US MINES Mines Master Index File
ABANDONED MINES Abandoned Mines
FINDS Facility Index System/Facility Registry System
ECHO Enforcement & Compliance History Information
DOCKET HWC Hazardous Waste Compliance Docket Listing
UXO Unexploded Ordnance Sites
FUELS PROGRAM EPA Fuels Program Registered Listing
MINES Abandoned and Inactive Mines Database
AIRS Emissions Inventory Listing
ASBESTOS ASBESTOS
COAL ASH Coal Ash Disposal Site Listing
DRYCLEANERS Drycleaner Facility Listing
Financial Assurance Financial Assurance Information Listing
REM RPROGRAM Remediation Response Site Database

**EDR HIGH RISK HISTORICAL RECORDS**

***EDR Exclusive Records***

EDR MGP EDR Proprietary Manufactured Gas Plants

# EXECUTIVE SUMMARY

## EDR RECOVERED GOVERNMENT ARCHIVES

### *Exclusive Recovered Govt. Archives*

RGA HWS ..... Recovered Government Archive State Hazardous Waste Facilities List
RGA LUST ..... Recovered Government Archive Leaking Underground Storage Tank

## SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

## STANDARD ENVIRONMENTAL RECORDS

### *Federal RCRA generators list*

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| EXTENDED STAY AMERIC | 4950 SOUTHGATE DR | SSW 1/8 - 1/4 (0.234 mi.) | 7 | 12 |

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 03/01/2018 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ROCKY MOUNTAIN AUTO | 706 S BILLINGS BLVD | ENE 1/8 - 1/4 (0.136 mi.) | 5 | 10 |

# EXECUTIVE SUMMARY

***State- and tribal - equivalent NPL***

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environmental Quality's Non-NPL Sites for Montana.

A review of the SHWS list, as provided by EDR, and dated 02/28/2018 has revealed that there is 1 SHWS site within approximately 1 mile of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***BILLINGS PCE GROUNDW*** | ***1246 AND 715 CENTRAL*** | ***NNE 1/2 - 1 (0.957 mi.)*** | ***18*** | ***23*** |

***State and tribal leaking storage tank lists***

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Quality's Leaking Underground Storage Tank List for Montana.

A review of the LUST list, as provided by EDR, and dated 04/03/2018 has revealed that there are 7 LUST sites within approximately 0.5 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***MDOT BILLINGS*** Facility Id: 5609501 | ***424 MOREY ST*** | ***N 1/4 - 1/2 (0.285 mi.)*** | ***B9*** | ***15*** |
| MAJESTIC HOMES INC # Facility Id: 9995162 | 5202 LAUREL RD | WNW 1/4 - 1/2 (0.431 mi.) | 10 | 16 |
| ***HUSKY TRAVEL CENTERS*** Facility Id: 5608594 | ***5002 LAUREL RD*** | ***N 1/4 - 1/2 (0.453 mi.)*** | ***12*** | ***17*** |
| ***SUPERPUMPER INC 29*** Facility Id: 5605550 | ***1 MACARTHUR AVE*** | ***WNW 1/4 - 1/2 (0.459 mi.)*** | ***13*** | ***17*** |
| ***KMAY RADIO STATION*** Facility Id: 5613683 | ***5044 LAUREL RD*** | ***N 1/4 - 1/2 (0.497 mi.)*** | ***15*** | ***18*** |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***INDEPENDENT TRUCKERS*** Facility Id: 5602970 | ***4811 KING AVE E*** | ***SE 0 - 1/8 (0.111 mi.)*** | ***A1*** | ***8*** |
| ***HOLIDAY STATIONSTORE*** Facility Id: 5613994 | ***790 S BILLINGS BLVD*** | ***ESE 1/8 - 1/4 (0.127 mi.)*** | ***4*** | ***10*** |

***State and tribal registered storage tank lists***

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Quality's Statewide UST List.

A review of the UST list, as provided by EDR, has revealed that there are 4 UST sites within

approximately 0.25 miles of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| CONOMART SUPERSTORE | 4903 SOUTHGATE DR | SSE 0 - 1/8 (0.122 mi.) | 3 | 9 |
| Database: UST, Date of Government Version: 03/30/2018<br>Open or Closed?: OPEN<br>Facility Id: 5613808 | | | | |
| AMERICA FAMILY RESTA | 4910 SOUTHGATE DR | S 1/8 - 1/4 (0.189 mi.) | 6 | 12 |
| Database: UST, Date of Government Version: 03/30/2018<br>Open or Closed?: CLOSE<br>Facility Id: 5613781 | | | | |

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***INDEPENDENT TRUCKERS*** | ***4811 KING AVE E*** | ***SE 0 - 1/8 (0.111 mi.)*** | ***A1*** | ***8*** |
| Database: UST, Date of Government Version: 03/30/2018<br>Open or Closed?: CLOSE<br>Facility Id: 5602970 | | | | |
| ***HOLIDAY STATIONSTORE*** | ***790 S BILLINGS BLVD*** | ***ESE 1/8 - 1/4 (0.127 mi.)*** | ***4*** | ***10*** |
| Database: UST, Date of Government Version: 03/30/2018<br>Open or Closed?: OPEN<br>Facility Id: 5613994 | | | | |

AST: A listing of AST site locations that have applied for assistance from the fund. The Board and the Petroleum Tank Release Cleanup Fund (Fund) were established by the 1989 Montana Legislature to provide adequate financial resources and effective procedures through which tank owners and operators may undertake, and be reimbursed for, cleanup of petroleum contamination and payment to third parties for damages caused by releases from petroleum storage tanks; to assist tank owners and operators in meeting financial assurance requirements under state and federal law governing operation of petroleum storage tanks; to assist in protecting public health and safety and the environment by providing cleanup of petroleum tank releases; and to provide tank owners with incentives to improve petroleum storage tank facilities in order to minimize the likelihood of accidental releases.

A review of the AST list, as provided by EDR, and dated 05/07/2018 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

| Lower Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***AG EXPRESS AKA INDEP*** | ***4811 KING AVE E*** | ***SE 0 - 1/8 (0.111 mi.)*** | ***A2*** | ***8*** |
| Facility Id: 5602970 | | | | |

**ADDITIONAL ENVIRONMENTAL RECORDS**

***Local Lists of Landfill / Solid Waste Disposal Sites***

SWRCY: A listing of recycling center locations.

A review of the SWRCY list, as provided by EDR, and dated 01/17/2017 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

# EXECUTIVE SUMMARY

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| BILLINGS SOLID WASTE | 4848 MIDLAND RD | S 1/4 - 1/2 (0.480 mi.) | 14 | 18 |

***Local Lists of Hazardous waste / Contaminated Sites***

DEL SHWS: A list of sites that have been delisted from the CECRA Priority List.

A review of the DEL SHWS list, as provided by EDR, and dated 02/28/2018 has revealed that there are 5 DEL SHWS sites within approximately 1 mile of the target property.

| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***MDOT MAINTENANCE FAC*** | ***424 MOREY STREET*** | ***N 1/4 - 1/2 (0.285 mi.)*** | ***B8*** | ***14*** |
| ***MOTOR POWER EQUIPMEN*** | ***4941 MIDLAND RD*** | ***SSW 1/4 - 1/2 (0.451 mi.)*** | ***11*** | ***16*** |
| ***CUMMINS ROCKY MOUNTA*** | ***5151 MIDLAND RD*** | ***SSW 1/2 - 1 (0.543 mi.)*** | ***16*** | ***19*** |
| ***NORTHWEST PUMP & EQU*** | ***260 MOORE LANE*** | ***NNW 1/2 - 1 (0.599 mi.)*** | ***17*** | ***22*** |
| **Lower Elevation** | **Address** | **Direction / Distance** | **Map ID** | **Page** |
| ***AG EXPRESS AKA INDEP*** | ***4811 KING AVE E*** | ***SE 0 - 1/8 (0.111 mi.)*** | ***A2*** | ***8*** |

***Other Ascertainable Records***

WQA: Sites regulated under the Montana Water Quality Act (WQA) are addressed by the Groundwater Remediation Program. These sites typically require long-term soil, surface water, and/or groundwater remediation and and monitoring. This program addresses sites that are not addressed by the Leaking Underground Storage Tank Program, CECRA Program, Permitting and Compliance Division, or other state authorities.

A review of the WQA list, as provided by EDR, and dated 02/28/2018 has revealed that there are 2 WQA sites within approximately 0.5 miles of the target property.

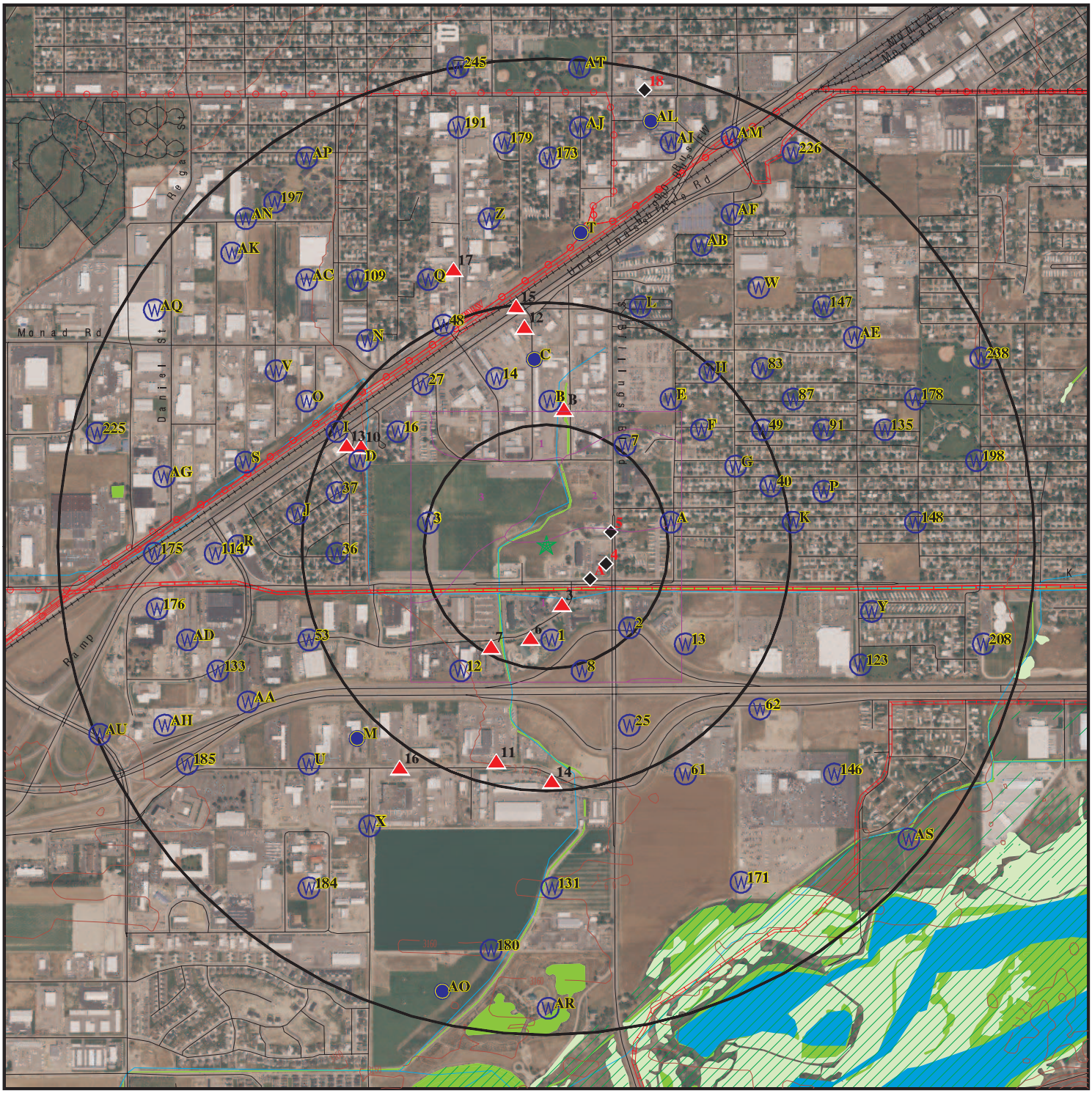
| Equal/Higher Elevation | Address | Direction / Distance | Map ID | Page |
|---|---|---|---|---|
| ***MDOT MAINTENANCE FAC*** | ***424 MOREY STREET*** | ***N 1/4 - 1/2 (0.285 mi.)*** | ***B8*** | ***14*** |
| ***MOTOR POWER EQUIPMEN*** | ***4941 MIDLAND RD*** | ***SSW 1/4 - 1/2 (0.451 mi.)*** | ***11*** | ***16*** |

# EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 6 records.

| Site Name | Database(s) |
|---|---|
| COFFMAN'S POST AND POLE | SEMS-ARCHIVE |
| COFFMAN LUMBER & TREATMENT CO., IN | SEMS-ARCHIVE |
| WALKER LANDFILL MIDLAND OLEARY | SWF/LF |
| CONOCO LAND TREATMENT UNIT | SWF/LF |
| SHEPHERD LANDFILL (CONDITIONAL) | SWF/LF |
| LOBO CONSTRUCTION LANDFILL | SWF/LF |

# OVERVIEW MAP - 5351859.2S




- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Upgradient Area

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

| | | | |
|---|---|---|---|
| SITE NAME: | Popelka Enterprises LLC | CLIENT: | Environmental Consulting Services, LLC |
| ADDRESS: | King Ave East and Commerce Way<br>Billings MT 59101 | CONTACT: | Jason Vollmer |
| LAT/LONG: | 45.75645 / 108.538502 | INQUIRY #: | 5351859.2s |
| | | DATE: | July 03, 2018 1:34 pm |

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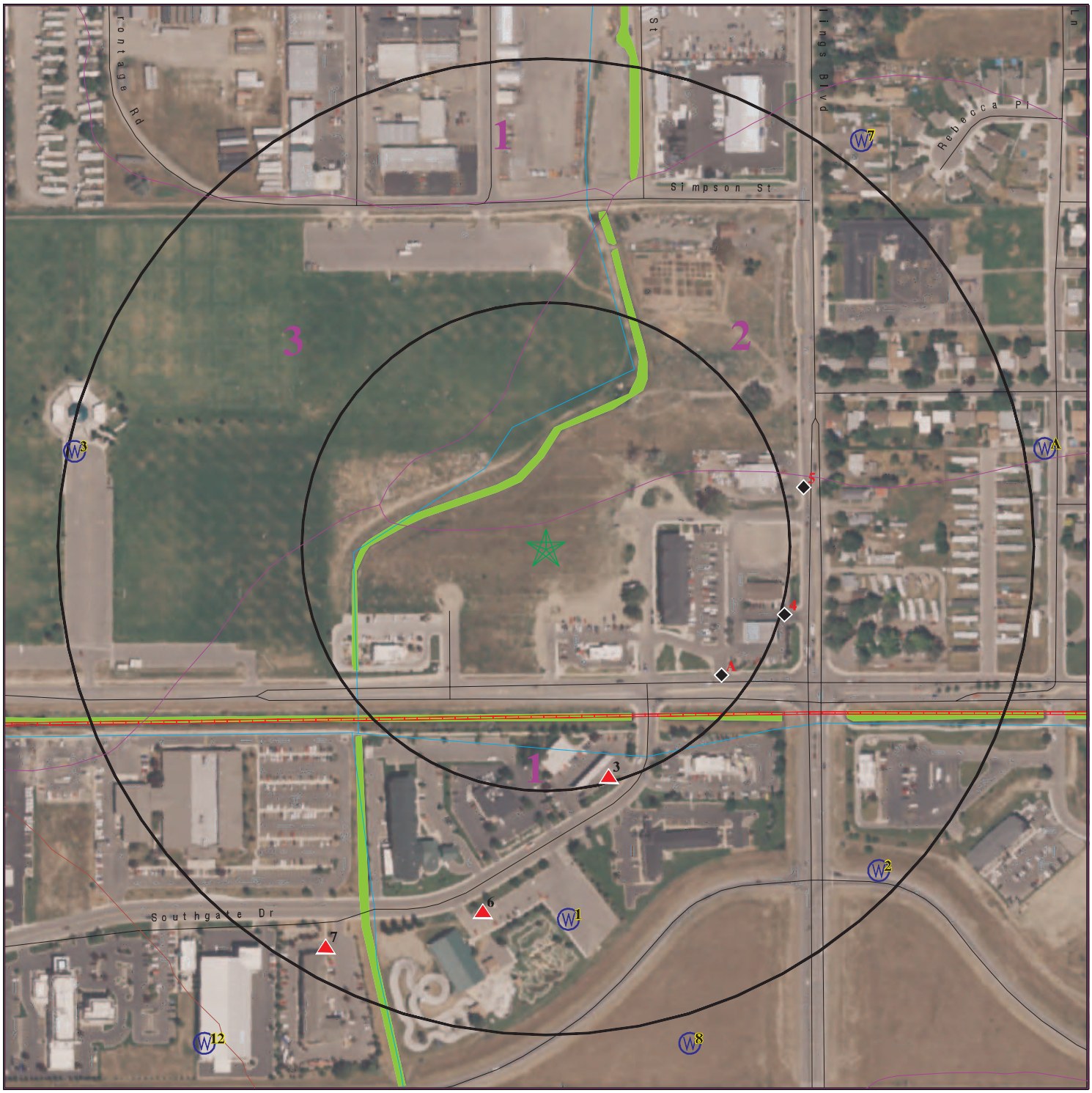
# DETAIL MAP - 5351859.2S




0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

| | | | |
|---|---|---|---|
| SITE NAME: | Popelka Enterprises LLC | CLIENT: | Environmental Consulting Services, LLC |
| ADDRESS: | King Ave East and Commerce Way<br>Billings MT 59101 | CONTACT: | Jason Vollmer |
| LAT/LONG: | 45.75645 / 108.538502 | INQUIRY #: | 5351859.2s |
| | | DATE: | July 03, 2018 1:37 pm |

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# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| **STANDARD ENVIRONMENTAL RECORDS** | | | | | | | | |
| ***Federal NPL site list*** | | | | | | | | |
| NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| Proposed NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| NPL LIENS | TP | | NR | NR | NR | NR | NR | 0 |
| ***Federal Delisted NPL site list*** | | | | | | | | |
| Delisted NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| ***Federal CERCLIS list*** | | | | | | | | |
| FEDERAL FACILITY | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| SEMS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal CERCLIS NFRAP site list*** | | | | | | | | |
| SEMS-ARCHIVE | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal RCRA CORRACTS facilities list*** | | | | | | | | |
| CORRACTS | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| ***Federal RCRA non-CORRACTS TSD facilities list*** | | | | | | | | |
| RCRA-TSDF | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal RCRA generators list*** | | | | | | | | |
| RCRA-LQG | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| RCRA-SQG | 0.250 | | 0 | 1 | NR | NR | NR | 1 |
| RCRA-CESQG | 0.250 | | 0 | 1 | NR | NR | NR | 1 |
| ***Federal institutional controls / engineering controls registries*** | | | | | | | | |
| LUCIS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US ENG CONTROLS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US INST CONTROL | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Federal ERNS list*** | | | | | | | | |
| ERNS | TP | | NR | NR | NR | NR | NR | 0 |
| ***State- and tribal - equivalent NPL*** | | | | | | | | |
| SHWS | 1.000 | | 0 | 0 | 0 | 1 | NR | 1 |
| ***State and tribal landfill and/or solid waste disposal site lists*** | | | | | | | | |
| SWF/LF | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***State and tribal leaking storage tank lists*** | | | | | | | | |
| LUST | 0.500 | | 1 | 1 | 5 | NR | NR | 7 |
| INDIAN LUST | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***State and tribal registered storage tank lists*** | | | | | | | | |
| FEMA UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |

# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| UST | 0.250 | | 2 | 2 | NR | NR | NR | 4 |
| AST | 0.250 | | 1 | 0 | NR | NR | NR | 1 |
| INDIAN UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| ***State and tribal institutional control / engineering control registries*** | | | | | | | | |
| INST CONTROL | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***State and tribal voluntary cleanup sites*** | | | | | | | | |
| VCP | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| INDIAN VCP | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***State and tribal Brownfields sites*** | | | | | | | | |
| BROWNFIELDS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| **ADDITIONAL ENVIRONMENTAL RECORDS** | | | | | | | | |
| ***Local Brownfield lists*** | | | | | | | | |
| US BROWNFIELDS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Local Lists of Landfill / Solid Waste Disposal Sites*** | | | | | | | | |
| SWRCY | 0.500 | | 0 | 0 | 1 | NR | NR | 1 |
| INDIAN ODI | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ODI | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| DEBRIS REGION 9 | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| IHS OPEN DUMPS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ***Local Lists of Hazardous waste / Contaminated Sites*** | | | | | | | | |
| US HIST CDL | TP | | NR | NR | NR | NR | NR | 0 |
| CDL | TP | | NR | NR | NR | NR | NR | 0 |
| HIST CDL | TP | | NR | NR | NR | NR | NR | 0 |
| DEL SHWS | 1.000 | | 1 | 0 | 2 | 2 | NR | 5 |
| US CDL | TP | | NR | NR | NR | NR | NR | 0 |
| ***Local Land Records*** | | | | | | | | |
| LIENS 2 | TP | | NR | NR | NR | NR | NR | 0 |
| ***Records of Emergency Release Reports*** | | | | | | | | |
| HMIRS | TP | | NR | NR | NR | NR | NR | 0 |
| SPILLS | TP | | NR | NR | NR | NR | NR | 0 |
| ***Other Ascertainable Records*** | | | | | | | | |
| RCRA NonGen / NLR | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| FUDS | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| DOD | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| SCRD DRYCLEANERS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US FIN ASSUR | TP | | NR | NR | NR | NR | NR | 0 |
| EPA WATCH LIST | TP | | NR | NR | NR | NR | NR | 0 |

# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| 2020 COR ACTION | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| TSCA | TP | | NR | NR | NR | NR | NR | 0 |
| TRIS | TP | | NR | NR | NR | NR | NR | 0 |
| SSTS | TP | | NR | NR | NR | NR | NR | 0 |
| ROD | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| RMP | TP | | NR | NR | NR | NR | NR | 0 |
| RAATS | TP | | NR | NR | NR | NR | NR | 0 |
| PRP | TP | | NR | NR | NR | NR | NR | 0 |
| PADS | TP | | NR | NR | NR | NR | NR | 0 |
| ICIS | TP | | NR | NR | NR | NR | NR | 0 |
| FTTS | TP | | NR | NR | NR | NR | NR | 0 |
| MLTS | TP | | NR | NR | NR | NR | NR | 0 |
| COAL ASH DOE | TP | | NR | NR | NR | NR | NR | 0 |
| COAL ASH EPA | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| PCB TRANSFORMER | TP | | NR | NR | NR | NR | NR | 0 |
| RADINFO | TP | | NR | NR | NR | NR | NR | 0 |
| HIST FTTS | TP | | NR | NR | NR | NR | NR | 0 |
| DOT OPS | TP | | NR | NR | NR | NR | NR | 0 |
| CONSENT | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| INDIAN RESERV | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| FUSRAP | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| UMTRA | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| LEAD SMELTERS | TP | | NR | NR | NR | NR | NR | 0 |
| US AIRS | TP | | NR | NR | NR | NR | NR | 0 |
| US MINES | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| ABANDONED MINES | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| FINDS | TP | | NR | NR | NR | NR | NR | 0 |
| ECHO | TP | | NR | NR | NR | NR | NR | 0 |
| DOCKET HWC | TP | | NR | NR | NR | NR | NR | 0 |
| UXO | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| FUELS PROGRAM | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| MINES | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| AIRS | TP | | NR | NR | NR | NR | NR | 0 |
| ASBESTOS | TP | | NR | NR | NR | NR | NR | 0 |
| COAL ASH | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| DRYCLEANERS | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| Financial Assurance | TP | | NR | NR | NR | NR | NR | 0 |
| REM RPROGRAM | TP | | NR | NR | NR | NR | NR | 0 |
| WQA | 0.500 | | 0 | 0 | 2 | NR | NR | 2 |
| **EDR HIGH RISK HISTORICAL RECORDS** | | | | | | | | |
| ***EDR Exclusive Records*** | | | | | | | | |
| EDR MGP | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| **EDR RECOVERED GOVERNMENT ARCHIVES** | | | | | | | | |
| ***Exclusive Recovered Govt. Archives*** | | | | | | | | |
| RGA HWS | TP | | NR | NR | NR | NR | NR | 0 |

# MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|---|---|---|---|---|---|---|---|
| RGA LUST | TP | | NR | NR | NR | NR | NR | 0 |
| - Totals -- | | 0 | 5 | 5 | 10 | 3 | 0 | 23 |

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

**A1**
**SE**
**< 1/8**
**0.111 mi.**
**588 ft.**

**INDEPENDENT TRUCKERS SERVICE INC**
**4811 KING AVE E**
**BILLINGS, MT**

**LUST** **U001118476**
**UST** **N/A**

**Site 1 of 2 in cluster A**

**Relative:**
**Lower**

**Actual:**
**3154 ft.**

LUST:

| | |
|---|---|
| Facility ID: | 5602970 |
| Federally Regulated: | Yes |
| Release ID: | 1400 |
| Date of Release: | 10/01/1992 |
| **Transfer Agency Lead:** | **Not reported** |
| **Transfer Date:** | **Not reported** |
| EPA Lead: | Not reported |
| Date Resolved: | 12/04/1995 |
| Latitude: | 45.755424 |
| Longitude: | -108.532989 |
| Lat/Long Method: | Address Match, Exact Z4 USPS |

Detail as of 06/16/2014:

| | |
|---|---|
| Priority: | Not reported |
| DEQ Project Manager: | Smith, Monte (2335) |

UST:

| | |
|---|---|
| Facility ID: | 5602970 |
| Active Tanks: | Not reported |
| Inactive Tanks: | 1 |
| Open/Closed?: | CLOSE |

---

**A2**
**SE**
**< 1/8**
**0.111 mi.**
**588 ft.**

**AG EXPRESS AKA INDEPENDENT TRUCKER SERVICE**
**4811 KING AVE E**
**BILLINGS, MT 59101**

**AST** **1007867702**
**DEL SHWS** **N/A**
**REM RPROGRAM**

**Site 2 of 2 in cluster A**

**Relative:**
**Lower**

**Actual:**
**3154 ft.**

AST:

| | |
|---|---|
| Facility Id: | 5602970 |
| Facility Tank Type: | Not reported |
| Release Tank Type: | AST |
| Tank Category: | Large Tank |
| Tank Info: | Not reported |
| Latitude: | 45.755424 |
| Longitude: | -108.532989 |

DELETED HWS:

| | |
|---|---|
| Site: | AGEB |
| Program: | WQB |
| Ranking Code: | NFA |
| Delisted Date: | 12/30/1993 |
| Retrived Date: | 01/31/2018 |
| Program Date: | 8/11/1992 |
| Listed: | 8/11/1992 |
| Referred Date: | None |

REM RPROGRAM:

| | |
|---|---|
| Site ID: | AGEB |
| Lat/Long: | 45.755920 / -108.53663 |
| Program: | WQB |
| Alias Names: | Not reported |

**AG EXPRESS AKA INDEPENDENT TRUCKER SERVICE (Continued)** **1007867702**

| | |
|---|---|
| Operation: | Not reported |
| Location: | 4811 King Ave E, on the NW corner of the King Ave E, S. Billing Blvd intersection |
| Township: | 1S |
| Range: | 26E |
| P Section: | 8 |
| LL Coment: | LL verified 1/19/16 using site file. |
| Delisted Date: | 12/30/1993 |
| Petition Date: | Not reported |
| Agreement Date: | Not reported |
| Name: | MDEQ STAFF |
| Phone Work: | (406) 444-6444 |
| EMail: | Not reported |
| Retrieve Date Site Summary: | 01/31/2018 |
| Site Summary: | 1/19/2016 Ag Express was formerly a truck servicing facility. Service operations included truck lubrication, oil changes, engine repair, and parts degreasing. Material used include cleaning solvents, oil grease and hydraulic fluids. Site soils and gro |

Detail As Of March 2013:

| | |
|---|---|
| Start Date: | 08/18/1992 |
| End Date: | 08/18/1992 |
| Report Date: | Not reported |
| Description: | Notice of Violation Letter - Entire site |
| Purpose: | Require cleanup |

Program:

| | |
|---|---|
| Program: | WQB |
| Program Date: | 08/11/1992 |
| Listed Date: | 08/11/1992 |
| DeListed Date: | 12/30/1993 |
| State Rank: | No further action |
| Referred: | Not reported |

| | |
|---|---|
| Program: | WQB |
| Program Date: | 08/11/1992 |
| Listed Date: | 08/11/1992 |
| DeListed Date: | 12/30/1993 |
| State Rank: | No further action |
| Referred: | Not reported |

---

**3** **CONOMART SUPERSTORE 7** **UST** **U003364266**
**SSE** **4903 SOUTHGATE DR** **N/A**
**< 1/8** **BILLINGS, MT**
**0.122 mi.**
**643 ft.**

**Relative:**
**Higher**

**Actual:**
**3155 ft.**

UST:

| | |
|---|---|
| Facility ID: | 5613808 |
| Active Tanks: | 3 |
| Inactive Tanks: | Not reported |
| Open/Closed?: | OPEN |

**4**
**ESE**
**1/8-1/4**
**0.127 mi.**
**671 ft.**

**HOLIDAY STATIONSTORE 108**
**790 S BILLINGS BLVD**
**BILLINGS, MT**

**LUST** **U003748974**
**UST** **N/A**

**Relative:**
**Lower**

**Actual:**
**3154 ft.**

LUST:

| | |
|---|---|
| Facility ID: | 5613994 |
| Federally Regulated: | Yes |
| Release ID: | 3991 |
| Date of Release: | 11/16/2000 |
| **Transfer Agency Lead:** | **Not reported** |
| **Transfer Date:** | **Not reported** |
| EPA Lead: | Not reported |
| Date Resolved: | 07/29/2011 |
| Latitude: | 45.75578 |
| Longitude: | -108.5365 |
| Lat/Long Method: | Navigation - Quality GPS |

Detail as of 06/16/2014:

| | |
|---|---|
| Priority: | 5.0 - Pending Closure |
| DEQ Project Manager: | Stremcha, Marla (17451) |

UST:

| | |
|---|---|
| Facility ID: | 5613994 |
| Active Tanks: | 4 |
| Inactive Tanks: | 1 |
| Open/Closed?: | OPEN |

---

**5**
**ENE**
**1/8-1/4**
**0.136 mi.**
**716 ft.**

**ROCKY MOUNTAIN AUTO BODY**
**706 S BILLINGS BLVD**
**BILLINGS, MT 59101**

**RCRA-CESQG** **1012182966**
**MTD986070779**

**Relative:**
**Lower**

**Actual:**
**3154 ft.**

RCRA-CESQG:

| | |
|---|---|
| Date form received by agency: | 08/12/1998 |
| Facility name: | ROCKY MOUNTAIN AUTO BODY |
| Facility address: | 706 S BILLINGS BLVD<br>BILLINGS, MT 59101 |
| EPA ID: | MTD986070779 |
| Mailing address: | S BILLINGS BLVD<br>BILLINGS, MT 59101 |
| Contact: | Not reported |
| Contact address: | Not reported<br>Not reported |
| Contact country: | Not reported |
| Contact telephone: | Not reported |
| Contact email: | Not reported |
| EPA Region: | 08 |
| Land type: | Private |
| Classification: | Conditionally Exempt Small Quantity Generator |
| Description: | Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting |

**ROCKY MOUNTAIN AUTO BODY (Continued)** **1012182966**

from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

| | |
|---|---|
| Owner/operator name: | JAY BURNS |
| Owner/operator address: | 706 S BILLINGS BLVD<br>BILLINGS, MT 59101 |
| Owner/operator country: | Not reported |
| Owner/operator telephone: | 406-256-3629 |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Private |
| Owner/Operator Type: | Owner |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |

Handler Activities Summary:

| | |
|---|---|
| U.S. importer of hazardous waste: | No |
| Mixed waste (haz. and radioactive): | No |
| Recycler of hazardous waste: | No |
| Transporter of hazardous waste: | No |
| Treater, storer or disposer of HW: | No |
| Underground injection activity: | No |
| On-site burner exemption: | No |
| Furnace exemption: | No |
| Used oil fuel burner: | No |
| Used oil processor: | No |
| User oil refiner: | No |
| Used oil fuel marketer to burner: | No |
| Used oil Specification marketer: | No |
| Used oil transfer facility: | No |
| Used oil transporter: | No |

Historical Generators:

| | |
|---|---|
| Date form received by agency: | 11/29/1991 |
| Site name: | ROCKY MOUNTAIN AUTO BODY |
| Classification: | Not a generator, verified |

| | |
|---|---|
| . Waste code: | D001 |
| . Waste name: | IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE. |
| . Waste code: | D006 |
| . Waste name: | CADMIUM |
| . Waste code: | D007 |

**ROCKY MOUNTAIN AUTO BODY (Continued)** **1012182966**

. Waste name: CHROMIUM

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

Evaluation Action Summary:
Evaluation date: 08/05/1998
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 07/21/1994
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

---

**6 South 1/8-1/4 0.189 mi. 1000 ft.** **AMERICA FAMILY RESTAURANT AND LOUNGE** **UST** **U003364265**
**4910 SOUTHGATE DR** **N/A**
**BILLINGS, MT**

**Relative: Higher**
**Actual: 3156 ft.**

UST:
Facility ID: 5613781
Active Tanks: Not reported
Inactive Tanks: 1
Open/Closed?: CLOSE

---

**7 SSW 1/8-1/4 0.234 mi. 1234 ft.** **EXTENDED STAY AMERICA #7065 - BILLINGS** **RCRA-SQG** **1023678076**
**4950 SOUTHGATE DR** **MTR000209783**
**BILLINGS, MT 59101**

**Relative: Higher**
**Actual: 3157 ft.**

RCRA-SQG:
Date form received by agency: 02/13/2017
Facility name: EXTENDED STAY AMERICA #7065 - BILLINGS
Facility address: 4950 SOUTHGATE DR
BILLINGS, MT 59101
EPA ID: MTR000209783
Mailing address: SOUTHGATE DR
BILLINGS, MT 59101
Contact: TROY MCINNIS
Contact address: SOUTHGATE DR
BILLINGS, MT 59101
Contact country: US
Contact telephone: 406-245-3980

**EXTENDED STAY AMERICA #7065 - BILLINGS (Continued)** **1023678076**

Contact email: BIL@EXTENDEDSTAY.COM
EPA Region: 08
Land type: Private
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: EXTENDED STAY AMERICA #7065 - BILLINGS
Owner/operator address: SOUTHGATE DR
BILLINGS, MT 59101
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: ESA P PORTFOLIO LLC
Owner/operator address: N COMMUNITY HOUSE RD STE 100
CHARLOTTE, NC 28277
Owner/operator country: US
Owner/operator telephone: 800-804-3724
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF

**EXTENDED STAY AMERICA #7065 - BILLINGS (Continued)** **1023678076**

LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

Violation Status: No violations found

Evaluation Action Summary:
Evaluation date: 02/13/2017
Evaluation: NON-FINANCIAL RECORD REVIEW
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

---

**B8** **MDOT MAINTENANCE FACILITY BILLINGS** **DEL SHWS** **S102966721**
**North** **424 MOREY STREET** **REM RPROGRAM** **N/A**
**1/4-1/2** **BILLINGS, MT** **WQA**
**0.285 mi.**
**1505 ft.** **Site 1 of 2 in cluster B**

**Relative: Higher**
**Actual: 3155 ft.**

DELETED HWS:
Site: DOTB
Program: WQA
Ranking Code: NFA
Delisted Date: 11/27/1996
Retrived Date: 01/31/2018
Program Date: None
Listed: 9/1/1996
Referred Date: None

REM RPROGRAM:
Site ID: DOTB
Lat/Long: 45.761629 / -108.53758
Program: WQA
Alias Names: Not reported
Operation: Not reported
Location: 424 Morey Street
Township: 1S
Range: 26E
P Section: 8
LL Coment: Location verified 5/5/15 by S. Trahan using DEQ data mapping tool
Delisted Date: 11/27/1996
Petition Date: Not reported
Agreement Date: Not reported
Name: Catherine Fry
Phone Work: (406) 444-6426
EMail: kry@mt.gov
Retrieve Date Site Summary: 01/31/2018
Site Summary: Not reported

Detail As Of March 2013:
Start Date: 09/01/1996
End Date: 11/27/1996

**MDOT MAINTENANCE FACILITY BILLINGS (Continued)** **S102966721**

Report Date: Not reported
Description: Notice Letter - Historic hydrocarbon contamination - Entire Site
Purpose: Cleanup required. 11-27-96.

Program:
Program: WQA
Program Date: Not reported
Listed Date: 09/01/1996
DeListed Date: 11/27/1996
State Rank: No further action
Referred: Not reported

MT WQA:
Site: DOTB
Alternate Name: Not reported
Latitude: 45.761629
Longitude: -108.53758
Program: WQA

---

**B9 North 1/4-1/2 0.285 mi. 1505 ft.** **MDOT BILLINGS** **LUST U003364204**
**424 MOREY ST** **UST N/A**
**BILLINGS, MT**

**Site 2 of 2 in cluster B**

**Relative: Higher**

**Actual: 3155 ft.**

LUST:
Facility ID: 5609501
Federally Regulated: Yes
Release ID: 1791
Date of Release: 08/12/1993
**Transfer Agency Lead: Not reported**
**Transfer Date: Not reported**
EPA Lead: Not reported
Date Resolved: 09/07/1994
Latitude: 45.761552
Longitude: -108.537692
Lat/Long Method: Address Match, Exact Z4 USPS

Detail as of 06/16/2014:
Priority: Not reported
DEQ Project Manager: Smith, Monte (2335)

UST:
Facility ID: 5609501
Active Tanks: 2
Inactive Tanks: 5
Open/Closed?: OPEN

**10**
**WNW**
**1/4-1/2**
**0.431 mi.**
**2276 ft.**

**MAJESTIC HOMES INC #5051**
**5202 LAUREL RD**
**BILLINGS, MT**

**LUST** **S118671656**
**N/A**

**Relative:**
**Higher**

**Actual:**
**3161 ft.**

LUST:

| | |
|---|---|
| Facility ID: | 9995162 |
| Federally Regulated: | No |
| Release ID: | 5051 |
| Date of Release: | 04/30/2015 |
| **Transfer Agency Lead:** | **Not reported** |
| **Transfer Date:** | **Not reported** |
| EPA Lead: | Not reported |
| Date Resolved: | Not reported |
| Latitude: | 45.7596 |
| Longitude: | -108.5463 |
| Lat/Long Method: | Map Interpolation High Quality |

---

**11**
**SSW**
**1/4-1/2**
**0.451 mi.**
**2381 ft.**

**MOTOR POWER EQUIPMENT**
**4941 MIDLAND RD**
**BILLINGS, MT**

**DEL SHWS** **S113804447**
**REM RPROGRAM** **N/A**
**WQA**

**Relative:**
**Higher**

**Actual:**
**3160 ft.**

DELETED HWS:

| | |
|---|---|
| Site: | MPEB |
| Program: | WQA |
| Ranking Code: | REF |
| Delisted Date: | 10/27/1992 |
| Retrived Date: | 01/31/2018 |
| Program Date: | 3/8/1991 |
| Listed: | 3/8/1991 |
| Referred Date: | None |

REM RPROGRAM:

| | |
|---|---|
| Site ID: | MPEB |
| Lat/Long: | 45.750444 / -108.54161 |
| Program: | WQA |
| Alias Names: | Not reported |
| Operation: | Not reported |
| Location: | 4941 Midland Rd |
| Township: | 1S |
| Range: | 26E |
| P Section: | 17 |
| LL Coment: | Updated 5/5/15 by S. Trahan using Google Maps & DEQ Data Mapping Tool |
| Delisted Date: | 10/27/1992 |
| Petition Date: | Not reported |
| Agreement Date: | Not reported |
| Name: | MDEQ STAFF |
| Phone Work: | (406) 444-6444 |
| EMail: | Not reported |
| Retrieve Date Site Summary: | 01/31/2018 |
| Site Summary: | Not reported |

MT WQA:

| | |
|---|---|
| Site: | MPEB |
| Alternate Name: | Not reported |

**MOTOR POWER EQUIPMENT (Continued)** **S113804447**

Latitude: 45.750444
Longitude: -108.54161
Program: WQA

---

**12**
**North**
**1/4-1/2**
**0.453 mi.**
**2393 ft.**

**HUSKY TRAVEL CENTERS** **LUST U001881124**
**5002 LAUREL RD** **UST N/A**
**BILLINGS, MT**

**Relative:**
**Higher**

**Actual:**
**3155 ft.**

LUST:
Facility ID: 5608594
Federally Regulated: Yes
Release ID: 106
Date of Release: 10/03/1989
**Transfer Agency Lead: Not reported**
**Transfer Date: Not reported**
EPA Lead: Not reported
Date Resolved: Not reported
Latitude: 45.763652
Longitude: -108.539192
Lat/Long Method: Address Match, Exact Z4 USPS

Detail as of 06/16/2014:
Priority: 2.0 - Medium Priority Characterization
DEQ Project Manager: Pool Billings, LUST (24472)

UST:
Facility ID: 5608594
Active Tanks: Not reported
Inactive Tanks: 4
Open/Closed?: CLOSE

---

**13**
**WNW**
**1/4-1/2**
**0.459 mi.**
**2422 ft.**

**SUPERPUMPER INC 29** **LUST U001881074**
**1 MACARTHUR AVE** **UST N/A**
**BILLINGS, MT**

**Relative:**
**Higher**

**Actual:**
**3163 ft.**

LUST:
Facility ID: 5605550
Federally Regulated: Yes
Release ID: 523
Date of Release: 11/13/1990
**Transfer Agency Lead: Not reported**
**Transfer Date: Not reported**
EPA Lead: Not reported
Date Resolved: Not reported
Latitude: 45.758952
Longitude: -108.547693
Lat/Long Method: Address Match, Exact Z4 USPS

Detail as of 06/16/2014:
Priority: 1.2 - High priority Remediation - FP
DEQ Project Manager: Stremcha, Marla (17451)

**SUPERPUMPER INC 29 (Continued)** **U001881074**

UST:
Facility ID: 5605550
Active Tanks: Not reported
Inactive Tanks: 10
Open/Closed?: CLOSE

---

**14**
**South**
**1/4-1/2**
**0.480 mi.**
**2533 ft.**

**BILLINGS SOLID WASTE DIVISION** **SWRCY** **S110596626**
**4848 MIDLAND RD** **N/A**
**BILLINGS, MT**

**Relative:**
**Higher**

**Actual:**
**3160 ft.**

SWRCY:
Cardboard: Not reported
Newspaper: Yes
Magzines: Not reported
Off Paper: Not reported
Aluminum Cans: Yes
Steel Cans: Not reported
#1 and 2 Plastic: Not reported
Yard Waste: Not reported
material Accepted: Not reported
Hours of Operation: Not reported

---

**15**
**North**
**1/4-1/2**
**0.497 mi.**
**2625 ft.**

**KMAY RADIO STATION** **LUST** **U003092835**
**5044 LAUREL RD** **UST** **N/A**
**BILLINGS, MT**

**Relative:**
**Higher**

**Actual:**
**3155 ft.**

LUST:
Facility ID: 5613683
Federally Regulated: Yes
Release ID: 2755
Date of Release: 09/28/1995
**Transfer Agency Lead: Not reported**
**Transfer Date: Not reported**
EPA Lead: Not reported
Date Resolved: 11/05/1997
Latitude: 45.762427778
Longitude: -108.54219111
Lat/Long Method: Address Match, Exact ESRI ARC

Detail as of 06/16/2014:
Priority: Not reported
DEQ Project Manager: Smith, Monte (2335)

UST:
Facility ID: 5613683
Active Tanks: Not reported
Inactive Tanks: 1
Open/Closed?: CLOSE

**16 SSW 1/2-1 0.543 mi. 2865 ft.**

**Relative: Higher**

**Actual: 3163 ft.**

**CUMMINS ROCKY MOUNTAIN INC BILLINGS**
**5151 MIDLAND RD**
**BILLINGS, MT 59101**

**Database(s):** RCRA-CESQG, LUST, UST, DEL SHWS, REM RPROGRAM, WQA

**EDR ID Number:** 1000955259
**EPA ID Number:** MT0000889543

RCRA-CESQG:

| | |
|---|---|
| Date form received by agency: | 10/20/1994 |
| Facility name: | CUMMINS ROCKY MOUNTAIN INC BILLINGS |
| Facility address: | 5151 MIDLAND RD<br>BILLINGS, MT 59101 |
| EPA ID: | MT0000889543 |
| Mailing address: | PO BOX 30377<br>BILLINGS, MT 59107 |
| Contact: | JOE RAPP |
| Contact address: | 58TH AVE<br>COMMERCE CITY, CO 80022 |
| Contact country: | US |
| Contact telephone: | 303-287-0201 |
| Contact email: | Not reported |
| EPA Region: | 08 |
| Land type: | Private |
| Classification: | Conditionally Exempt Small Quantity Generator |
| Description: | Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste |

Owner/Operator Summary:

| | |
|---|---|
| Owner/operator name: | JOHN B DUNN |
| Owner/operator address: | 5521 E HAWTHORNE CIRCLE<br>GREENWOOD VILLAGE, CO 80121 |
| Owner/operator country: | Not reported |
| Owner/operator telephone: | 303-287-0201 |
| Owner/operator email: | Not reported |
| Owner/operator fax: | Not reported |
| Owner/operator extension: | Not reported |
| Legal status: | Private |
| Owner/Operator Type: | Owner |
| Owner/Op start date: | Not reported |
| Owner/Op end date: | Not reported |

Handler Activities Summary:

| | |
|---|---|
| U.S. importer of hazardous waste: | No |
| Mixed waste (haz. and radioactive): | No |
| Recycler of hazardous waste: | No |
| Transporter of hazardous waste: | No |

**CUMMINS ROCKY MOUNTAIN INC BILLINGS (Continued)** **1000955259**

Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: D001
. Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

. Waste code: D002
. Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

. Waste code: F001
. Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE, AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

Evaluation Action Summary:
Evaluation date: 08/06/1998
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 04/11/1995
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

LUST:
Facility ID: 5607508

**CUMMINS ROCKY MOUNTAIN INC BILLINGS (Continued)** **1000955259**

Federally Regulated: Yes
Release ID: 1206
Date of Release: 05/21/1992
**Transfer Agency Lead: Not reported**
**Transfer Date: Not reported**
EPA Lead: Not reported
Date Resolved: 02/16/1994
Latitude: 45.7503
Longitude: -108.545263
Lat/Long Method: Address Match, Exact Z4 USPS

Detail as of 06/16/2014:
Priority: Not reported
DEQ Project Manager: Smith, Monte (2335)

UST:
Facility ID: 5607508
Active Tanks: Not reported
Inactive Tanks: 2
Open/Closed?: CLOSE

DELETED HWS:
Site: CRMB
Program: WQA
Ranking Code: NFA
Delisted Date: 5/1/2008
Retrived Date: 01/31/2018
Program Date: 3/1/2007
Listed: 3/1/2007
Referred Date: None

REM RPROGRAM:
Site ID: CRMB
Lat/Long: 45.750570 / -108.54510
Program: WQA
Alias Names: Not reported
Operation: Not reported
Location: 5151 Midland Road
Township: 1S
Range: 26E
P Section: 17
LL Coment: Updated 5/5/15 by S. Trahan using Topofinder
Delisted Date: 05/01/2008
Petition Date: Not reported
Agreement Date: Not reported
Name: Laura Alvey
Phone Work: (406) 444-0212
EMail: lalvey@mt.gov
Retrieve Date Site Summary: 01/31/2018
Site Summary: Site Summary Cummins Rocky Mountain property in Billings, Montana Late updated: May 1, 2008 The Montana Department of Environmental Quality (DEQ) Enforcement Division referred the Cummins Rocky Mountain, LLC (CRM) site to DEQ's Groundwater Remediati

Detail As Of March 2013:
Start Date: 04/03/2007
End Date: Not reported

**CUMMINS ROCKY MOUNTAIN INC BILLINGS (Continued)** **1000955259**

Report Date: 02/02/2007
Description: Notice of Violation Letter - contaminated soil threatens groundwater - Entire Site
Purpose: Not reported

Program:
Program: WQA
Program Date: 03/01/2007
Listed Date: 03/01/2007
DeListed Date: 05/01/2008
State Rank: No further action
Referred: Not reported

MT WQA:
Site: CRMB
Alternate Name: Not reported
Latitude: 45.750570
Longitude: -108.54510
Program: WQA

---

**17 NNW 1/2-1 0.599 mi. 3165 ft.** **NORTHWEST PUMP & EQUIPMENT** **DEL SHWS S111099243**
**260 MOORE LANE** **REM RPROGRAM N/A**
**BILLINGS, MT** **WQA**

**Relative: Higher**
**Actual: 3157 ft.**

DELETED HWS:
Site: NWPE
Program: WQA
Ranking Code: NFA
Delisted Date: 4/6/1999
Retrived Date: 01/31/2018
Program Date: None
Listed: 3/17/1999
Referred Date: None

REM RPROGRAM:
Site ID: NWPE
Lat/Long: 45.764690 / -108.54262
Program: WQA
Alias Names: Not reported
Operation: Not reported
Location: 260 Moore Lane
Township: 1S
Range: 26E
P Section: 8
LL Coment: updated by L Alvey based on address in file
Delisted Date: 04/06/1999
Petition Date: Not reported
Agreement Date: Not reported
Name: MDEQ STAFF
Phone Work: (406) 444-6444
EMail: Not reported
Retrieve Date Site Summary: 01/31/2018
Site Summary: Not reported

**NORTHWEST PUMP & EQUIPMENT (Continued)** **S111099243**

Detail As Of March 2013:
Start Date: 03/17/1999
End Date: 04/06/1999
Report Date: Not reported
Description: Notice Letter - Lead, chromium, and waste oil from sump - Entire Site
Purpose: Sump sludge/cobbles excavated. 04-06-99. ENF ID # 2335. CVID # 3096.

Program:
Program: WQA
Program Date: Not reported
Listed Date: 03/17/1999
DeListed Date: 04/06/1999
State Rank: No further action
Referred: Not reported

MT WQA:
Site: NWPE
Alternate Name: Not reported
Latitude: 45.764690
Longitude: -108.54262
Program: WQA

---

**18** **BILLINGS PCE GROUNDWATER** **SHWS** **S107982282**
**NNE** **1246 AND 715 CENTRAL AVE.** **INST CONTROL** **N/A**
**1/2-1** **BILLINGS, MT** **REM RPROGRAM**
**0.957 mi.**
**5055 ft.**

**Relative:**
**Lower**

**Actual:**
**3151 ft.**

SHWS:
Site: BPCE
Program: CECRA
Alias Names: Not reported
Latitude: 45.770125
Longitude: -108.53441

INST CONTROL:
Site Code: BPCE
Media Aff: Soils
Contaminant: VOCs
Facility Type: Restrictive Covenant
Alias Name: Not reported
Latitude: 45.77012
Longitude: -108.5344
IC Coverage: Billings Laundry Company
IC Start Date: 4/18/2014
IC End: None
Comments: IC prohibits residential use of structures without EPA-approved vapor intrusion mitigation measures, and prohibits construction of new structures without EPA-approved vapor intrusion mitigation measures.

Site Code: BPCE
Media Aff: Groundwater
Contaminant: VOCs
Facility Type: Restrictive Covenant
Alias Name: Not reported

**BILLINGS PCE GROUNDWATER (Continued)** **S107982282**

| | |
|---|---|
| Latitude: | 45.77012 |
| Longitude: | -108.5344 |
| IC Coverage: | Billings Laundry Company |
| IC Start Date: | 4/18/2014 |
| IC End: | None |
| Comments: | IC prohibits residential use of structures without EPA-approved vapor intrusion mitigation measures, and prohibits construction of new structures without EPA-approved vapor intrusion mitigation measures. |
| Site Code: | BPCE |
| Media Aff: | Air, Indoor |
| Contaminant: | VOCs |
| Facility Type: | Restrictive Covenant |
| Alias Name: | Not reported |
| Latitude: | 45.77012 |
| Longitude: | -108.5344 |
| IC Coverage: | Billings Laundry Company |
| IC Start Date: | 4/18/2014 |
| IC End: | None |
| Comments: | IC prohibits residential use of structures without EPA-approved vapor intrusion mitigation measures, and prohibits construction of new structures without EPA-approved vapor intrusion mitigation measures. |

REM RPROGRAM:

| | |
|---|---|
| Site ID: | BPCE |
| Lat/Long: | 45.770125 / -108.53441 |
| Program: | CECRA |
| Alias Names: | Not reported |
| Operation: | Operated from 1965 (est.) |
| Location: | 1246 and 715 Central Ave. |
| Township: | 1S |
| Range: | 26E |
| P Section: | 4 |
| LL Coment: | Updated 5/5/15 by S. Trahan using DEQ data mapping tool. LL is for 715 Central. |
| Delisted Date: | Not reported |
| Petition Date: | Not reported |
| Agreement Date: | Not reported |
| Name: | Mike Gipson |
| Phone Work: | (406) 444-6422 |
| EMail: | Mgipson@mt.gov |
| Retrieve Date Site Summary: | 01/31/2018 |
| Site Summary: | December 2017 The Billings PCE Groundwater Facility is includes a 500-acre plume of groundwater contamination underlying the southeast portion of Billings. The plume appears to have multiple sources. Based on current information, tetrachloroethylen |

Detail As Of March 2013:

| | |
|---|---|
| Start Date: | 02/12/1993 |
| End Date: | 02/12/1993 |
| Report Date: | Not reported |
| Description: | CERCLA Discovery - CERCLA Discovery - Entire Site |
| Purpose: | To evaluate the extent of contamination at the site, potential pathways and receptors, and the sites potential for inclusion on the NPL. |

Contaminant:

| | |
|---|---|
| Sphere: | Soils |

**BILLINGS PCE GROUNDWATER (Continued)** **S107982282**

| | |
|---|---|
| Contaminant: | VOCs |
| Observed: | Yes |
| Low Depth: | 15 |
| Matieral Volume: | 240 yd3 |
| Receptor: | Onsite workers |
| Distance: | 0 |
| Area Impacted: | 24 yd2 |
| Remark: | Contaminated soils from a former french drain and the connection of the building drain to the city storm sewer at Big Sky Linen. |

| | |
|---|---|
| Sphere: | Groundwater |
| Contaminant: | BTEX; Volatile |
| Observed: | Yes |
| Low Depth: | 25 |
| Matieral Volume: | 200,000,000 ft3 |
| Receptor: | Domestic irrigation wells |
| Distance: | 120 |
| Area Impacted: | 500 ac |
| Remark: | PCE up to 5200 ppb, TCE up to 493 ppb, total BTEXs up to 20,150 ppb found in domestic irrigation wells or in monitoring wells at UST sites in or near the PCE/TCE plume. Low levels of other VOCs detected in some wells.Plume is estimated to begin near the former Central Ave. Cleaners building and continue beyond Pepsi. |

Program:

| | |
|---|---|
| Program: | CECRA |
| Program Date: | 04/06/1993 |
| Listed Date: | 11/13/1992 |
| DeListed Date: | Not reported |
| State Rank: | High priority |
| Referred: | Not reported |

| | |
|---|---|
| Program: | CERCLA |
| Program Date: | 02/12/1993 |
| Listed Date: | 02/12/1993 |
| DeListed Date: | Not reported |
| State Rank: | Not reported |
| Referred: | Not reported |

Count: 6 records. ORPHAN SUMMARY

| City | EDR ID | Site Name | Site Address | Zip | Database(s) |
|---|---|---|---|---|---|
| BILLINGS | 1004654792 | COFFMAN'S POST AND POLE | 5 FRONTAGE ROAD | 59101 | SEMS-ARCHIVE |
| BILLINGS | 1003877510 | COFFMAN LUMBER & TREATMENT CO., IN | LAUREL ROAD | 59101 | SEMS-ARCHIVE |
| BILLINGS | S119100481 | WALKER LANDFILL MIDLAND OLEARY | LOCATED AT THE INTERSECTION OF | | SWF/LF |
| BILLINGS | S119100218 | CONOCO LAND TREATMENT UNIT | LOCATED 16 MILES NORTH OF BILL | | SWF/LF |
| BILLINGS | S119100406 | SHEPHERD LANDFILL (CONDITIONAL) | 10 MILES NORTH OF BILLINGS ON | | SWF/LF |
| BILLINGS | S119100297 | LOBO CONSTRUCTION LANDFILL | NUMEROUS LOCATIONS WITHIN THE | | SWF/LF |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

**STANDARD ENVIRONMENTAL RECORDS**

***Federal NPL site list***

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

***Federal Delisted NPL site list***

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

***Federal CERCLIS list***

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016
Date Data Arrived at EDR: 01/05/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 92

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/06/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 05/18/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Quarterly

***Federal CERCLIS NFRAP site list***

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 05/18/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Quarterly

***Federal RCRA CORRACTS facilities list***

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

***Federal RCRA non-CORRACTS TSD facilities list***

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

***Federal RCRA generators list***

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

***Federal institutional controls / engineering controls registries***

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/16/2018
Date Data Arrived at EDR: 02/22/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 78

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/09/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

***Federal ERNS list***

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 03/19/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

***State- and tribal - equivalent NPL***

SHWS: CECRA (Non-NPL) Priority Sites List

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 03/30/2018
Date Made Active in Reports: 05/24/2018
Number of Days to Update: 55

Source: Department of Environmental Quality
Telephone: 406-444-1420
Last EDR Contact: 06/12/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF: Solid Waste Management Facilities List

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 04/05/2018
Date Data Arrived at EDR: 04/17/2018
Date Made Active in Reports: 05/29/2018
Number of Days to Update: 42

Source: Department of Environmental Quality
Telephone: 406-444-5294
Last EDR Contact: 04/12/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

***State and tribal leaking storage tank lists***

LUST: Leaking Underground Storage Tank List for Montana

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 04/03/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 05/29/2018
Number of Days to Update: 48

Source: Department of Environmental Quality
Telephone: 406-444-5970
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 01/06/2018
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/12/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/16/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/24/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/12/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

***State and tribal registered storage tank lists***

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Varies

UNREG UST: Non Regulated UST Facility Listing
Unregulated tanks

Date of Government Version: 02/10/2018
Date Data Arrived at EDR: 03/08/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 106
Source: Department of Environmental Quality
Telephone: 406-444-3840
Last EDR Contact: 03/08/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Varies

UST: Statewide UST Underground Storage Tank List
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 03/30/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 05/24/2018
Number of Days to Update: 43
Source: Department of Environmental Quality
Telephone: 406-444-5970
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Quarterly

AST: Above Ground Storage Tanks
A listing of AST site locations that have applied for assistance from the fund. The Board and the Petroleum Tank Release Cleanup Fund (Fund) were established by the 1989 Montana Legislature to provide adequate financial resources and effective procedures through which tank owners and operators may undertake, and be reimbursed for, cleanup of petroleum contamination and payment to third parties for damages caused by releases from petroleum storage tanks; to assist tank owners and operators in meeting financial assurance requirements under state and federal law governing operation of petroleum storage tanks; to assist in protecting public health and safety and the environment by providing cleanup of petroleum tank releases; and to provide tank owners with incentives to improve petroleum storage tank facilities in order to minimize the likelihood of accidental releases.

Date of Government Version: 05/07/2018
Date Data Arrived at EDR: 05/09/2018
Date Made Active in Reports: 05/29/2018
Number of Days to Update: 20
Source: Department of Environmental Quality
Telephone: 406-841-5092
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80
Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 01/13/2018
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/24/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/16/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/24/2017
Date Data Arrived at EDR: 07/27/2017
Date Made Active in Reports: 12/08/2017
Number of Days to Update: 134

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/12/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

***State and tribal institutional control / engineering control registries***

INST CONTROL: Response Action List
Response Action Sites that have institutional controls in place.

Date of Government Version: 12/04/2017
Date Data Arrived at EDR: 12/06/2017
Date Made Active in Reports: 01/11/2018
Number of Days to Update: 36

Source: Department of Environmental Quality
Telephone: 406-444-2544
Last EDR Contact: 06/08/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

***State and tribal voluntary cleanup sites***

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Varies

VCP: Voluntary Cleanup & Redevelopment Act Registry
Sites involved in the Voluntary Cleanup & Redevelopment program.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 03/30/2018
Date Made Active in Reports: 05/24/2018
Number of Days to Update: 55

Source: Department of Environmental Quality
Telephone: 406-444-1420
Last EDR Contact: 06/12/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

***State and tribal Brownfields sites***

BROWNFIELDS: Brownfields Site Listing
The Environmental Protection Agency (EPA) defines brownfields as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 03/08/2018
Date Made Active in Reports: 05/24/2018
Number of Days to Update: 77

Source: Department of Environmental Quality
Telephone: 406-841-5070
Last EDR Contact: 06/12/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**ADDITIONAL ENVIRONMENTAL RECORDS**

***Local Brownfield lists***

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/19/2018
Date Data Arrived at EDR: 03/21/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/20/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Semi-Annually

***Local Lists of Landfill / Solid Waste Disposal Sites***

SWRCY: Recycling Facilities

A listing of recycling center locations.

Date of Government Version: 01/17/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 10/06/2017
Number of Days to Update: 164

Source: Department of Environmental Quality
Telephone: 406-841-5200
Last EDR Contact: 04/20/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/30/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176
Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 05/04/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

***Local Lists of Hazardous waste / Contaminated Sites***

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs
Clandestine drug lab locations.

Date of Government Version: 03/05/2018
Date Data Arrived at EDR: 03/08/2018
Date Made Active in Reports: 04/23/2018
Number of Days to Update: 46
Source: Department of Environmental Quality
Telephone: 406-444-2544
Last EDR Contact: 06/05/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

HIST CDL: Clandestine Drug Lab Listing
A listing of clandestine drug lab locations. This listing includes fields and records that the CDL listing does not. It is no longer updated by the state.

Date of Government Version: 07/05/2006
Date Data Arrived at EDR: 10/24/2006
Date Made Active in Reports: 11/07/2006
Number of Days to Update: 14
Source: Department of Environmental Quality
Telephone: 406-444-5286
Last EDR Contact: 01/02/2008
Next Scheduled EDR Contact: 03/31/2008
Data Release Frequency: No Update Planned

DEL SHWS: Delisted List of CECRA Sites
A list of sites that have been delisted from the CECRA Priority List.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 03/30/2018
Date Made Active in Reports: 05/24/2018
Number of Days to Update: 55
Source: Department of Environmental Quality
Telephone: 406-444-1420
Last EDR Contact: 06/12/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

***Local Land Records***

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Semi-Annually

***Records of Emergency Release Reports***

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

SPILLS: Hazardous Material Spills Report

Reported spills or hazardous material spills or releases

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 04/17/2018
Date Made Active in Reports: 05/29/2018
Number of Days to Update: 42

Source: Department of Environmental Quality
Telephone: 406-431-0014
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

***Other Ascertainable Records***

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/28/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/15/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/22/2018
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/27/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/08/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/09/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/08/2017
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/20/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2017
Date Data Arrived at EDR: 06/09/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 126

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 04/09/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Quarterly

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 06/07/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/04/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 04/27/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 04/03/2018
Date Data Arrived at EDR: 04/05/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 04/05/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 03/31/2018
Date Data Arrived at EDR: 04/16/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 74

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/28/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016
Date Data Arrived at EDR: 12/27/2016
Date Made Active in Reports: 02/17/2017
Number of Days to Update: 52

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 05/13/2018
Date Data Arrived at EDR: 05/30/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 30

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/03/2018
Date Data Arrived at EDR: 05/31/2018
Date Made Active in Reports: 06/29/2018
Number of Days to Update: 29

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 87

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/20/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/21/2018
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 28

Source: EPA
Telephone: (303) 312-6312
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2016
Date Data Arrived at EDR: 10/31/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 73

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 02/25/2018
Date Data Arrived at EDR: 03/17/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 01/04/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 06/01/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/21/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 30

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/23/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Quarterly

ABANDONED MINES: Abandoned and Inactive Mines Database

Mine locations and attributes from the Montana Bureau of Mines and Geology (MBMG) Abandoned and Inactive Mines database. This data was compiled by MBMG using the U.S. Bureau of Mines MILS database as a basis. The information was updated during the USDA Forest Service (Region 1) and U.S. Bureau of Land Management mine inventory (conducted from 1992 to 2002). The coordinates and legal descriptions come from sources of varying accuracy. The attributes included here are a subset of those available from the MBMG database.

Date of Government Version: 01/17/2014
Date Data Arrived at EDR: 09/16/2015
Date Made Active in Reports: 11/11/2015
Number of Days to Update: 56

Source: Bureau of Mines and Geology
Telephone: 406-496-4606
Last EDR Contact: 06/08/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

AIRS: Emissions Inventory Listing
Emissions inventory information.

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 05/29/2018
Number of Days to Update: 34

Source: Department of Environmental Quality
Telephone: 406-444-2742
Last EDR Contact: 06/22/2018
Next Scheduled EDR Contact: 10/08/2018
Data Release Frequency: Annually

ASBESTOS: Asbestos Notification Listing
Asbestos notification sites

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 05/29/2018
Number of Days to Update: 48

Source: Department of Environmental Quality
Telephone: 406-444-6762
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Site Listing
A listing of coal ash disposal site locations.

Date of Government Version: 11/16/2015
Date Data Arrived at EDR: 11/17/2015
Date Made Active in Reports: 01/19/2016
Number of Days to Update: 63

Source: Department of Environmental Quality
Telephone: 406-444-1808
Last EDR Contact: 04/12/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner facilities
A listing of drycleaner facility locations.

Date of Government Version: 10/16/2015
Date Data Arrived at EDR: 12/19/2017
Date Made Active in Reports: 01/11/2018
Number of Days to Update: 23

Source: Department of Environmental Quality
Telephone: 406-841-5251
Last EDR Contact: 06/07/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: No Update Planned

Financial Assurance: Financial Assurance Information Listing
Financial Assurance information.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 04/23/2018
Number of Days to Update: 41

Source: Department of Environmental Quality
Telephone: 406-444-2876
Last EDR Contact: 06/07/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Annually

REM RPROGRAM: Remediation Response Site Database
A listing of sites included in the Remediation Response Site Database.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 03/30/2018
Date Made Active in Reports: 05/24/2018
Number of Days to Update: 55

Source: Department of Environmental Quality
Telephone: 406-444-0474
Last EDR Contact: 06/12/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

WQA: WQA Site Ranking List
Sites regulated under the Montana Water Quality Act (WQA) are addressed by the Groundwater Remediation Program. These sites typically require long-term soil, surface water, and/or groundwater remediation and monitoring. This program addresses sites that are not addressed by the Leaking Underground Storage Tank Program, CECRA Program, Permitting and Compliance Division, or other state authorities.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 03/30/2018
Date Made Active in Reports: 05/24/2018
Number of Days to Update: 55

Source: Department of Environmental Quality
Telephone: 406-841-5062
Last EDR Contact: 06/12/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

**EDR HIGH RISK HISTORICAL RECORDS**

***EDR Exclusive Records***

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

**EDR RECOVERED GOVERNMENT ARCHIVES**

***Exclusive Recovered Govt. Archives***

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Montana.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/08/2014
Number of Days to Update: 191

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Montana.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/03/2014
Number of Days to Update: 186

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

**OTHER DATABASE(S)**

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 04/30/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Quarterly

Oil/Gas Pipelines

Source: PennWell Corporation

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data

Source: PennWell Corporation

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Daycare Facility List

Source: Department of Public Health & Human Services
Telephone: 406-444-1742

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland and Riparian Framework
Source: Natural Heritage Program
Telephone: 406-444-0915

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

**STREET AND ADDRESS INFORMATION**

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# GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

**TARGET PROPERTY ADDRESS**

POPELKA ENTERPRISES LLC
KING AVE EAST AND COMMERCE WAY
BILLINGS, MT 59101

**TARGET PROPERTY COORDINATES**

| | |
|---|---|
| Latitude (North): | 45.75645 - 45° 45' 23.22'' |
| Longitude (West): | 108.538502 - 108° 32' 18.61'' |
| Universal Tranverse Mercator: | Zone 12 |
| UTM X (Meters): | 691438.2 |
| UTM Y (Meters): | 5069717.0 |
| Elevation: | 3155 ft. above sea level |

**USGS TOPOGRAPHIC MAP**

| | |
|---|---|
| Target Property Map: | 6057372 BILLINGS WEST, MT |
| Version Date: | 2014 |
| | |
| South Map: | 6057398 YEGEN, MT |
| Version Date: | 2014 |

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**GROUNDWATER FLOW DIRECTION INFORMATION**

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

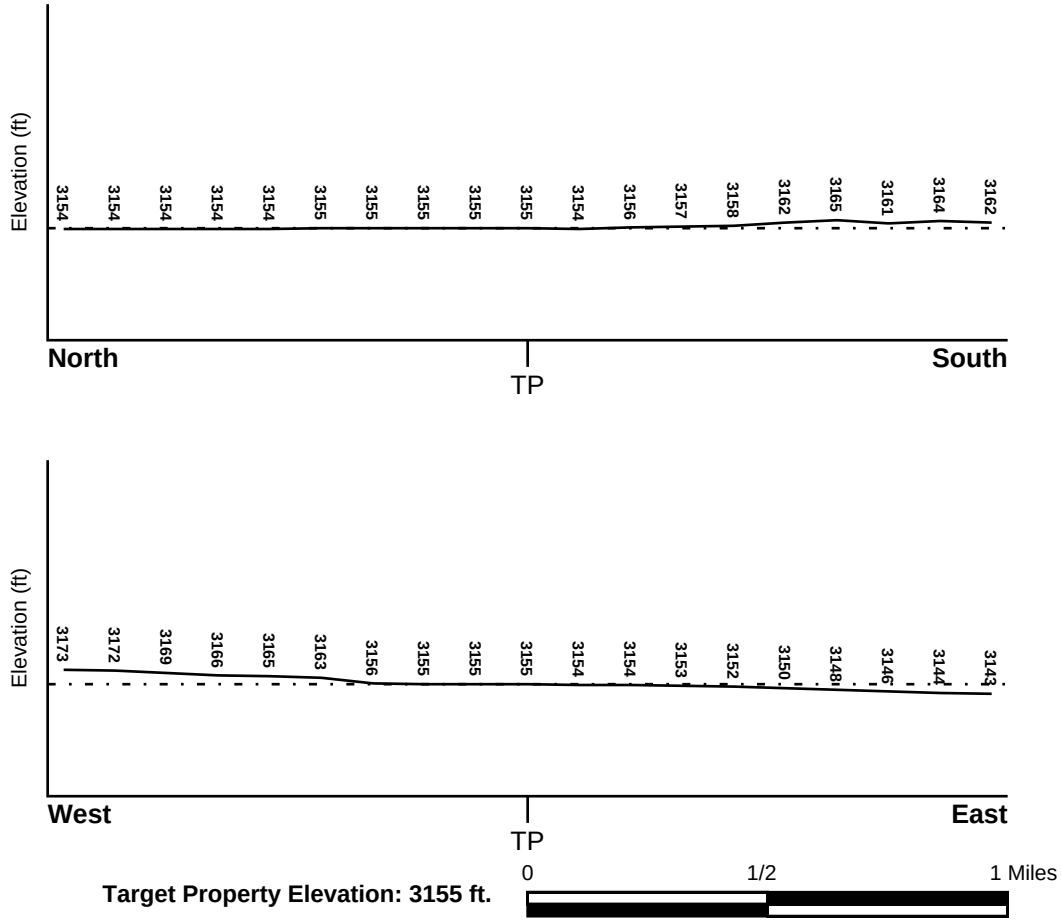
**TOPOGRAPHIC INFORMATION**

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

**TARGET PROPERTY TOPOGRAPHY**

General Topographic Gradient: General East

**SURROUNDING TOPOGRAPHY: ELEVATION PROFILES**




Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**HYDROLOGIC INFORMATION**

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

**FEMA FLOOD ZONE**

| Flood Plain Panel at Target Property | FEMA Source Type |
|---|---|
| 30111C1270E | FEMA FIRM Flood data |

| Additional Panels in search area: | FEMA Source Type |
|---|---|
| 30111C1460E | FEMA FIRM Flood data |

**NATIONAL WETLAND INVENTORY**

| NWI Quad at Target Property | NWI Electronic Data Coverage |
|---|---|
| NOT AVAILABLE | YES - refer to the Overview Map and Detail Map |

**HYDROGEOLOGIC INFORMATION**

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

**AQUIFLOW®**

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

| MAP ID | LOCATION FROM TP | GENERAL DIRECTION GROUNDWATER FLOW |
|---|---|---|
| Not Reported | | |

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**GROUNDWATER FLOW VELOCITY INFORMATION**

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

**GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY**

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

**ROCK STRATIGRAPHIC UNIT**

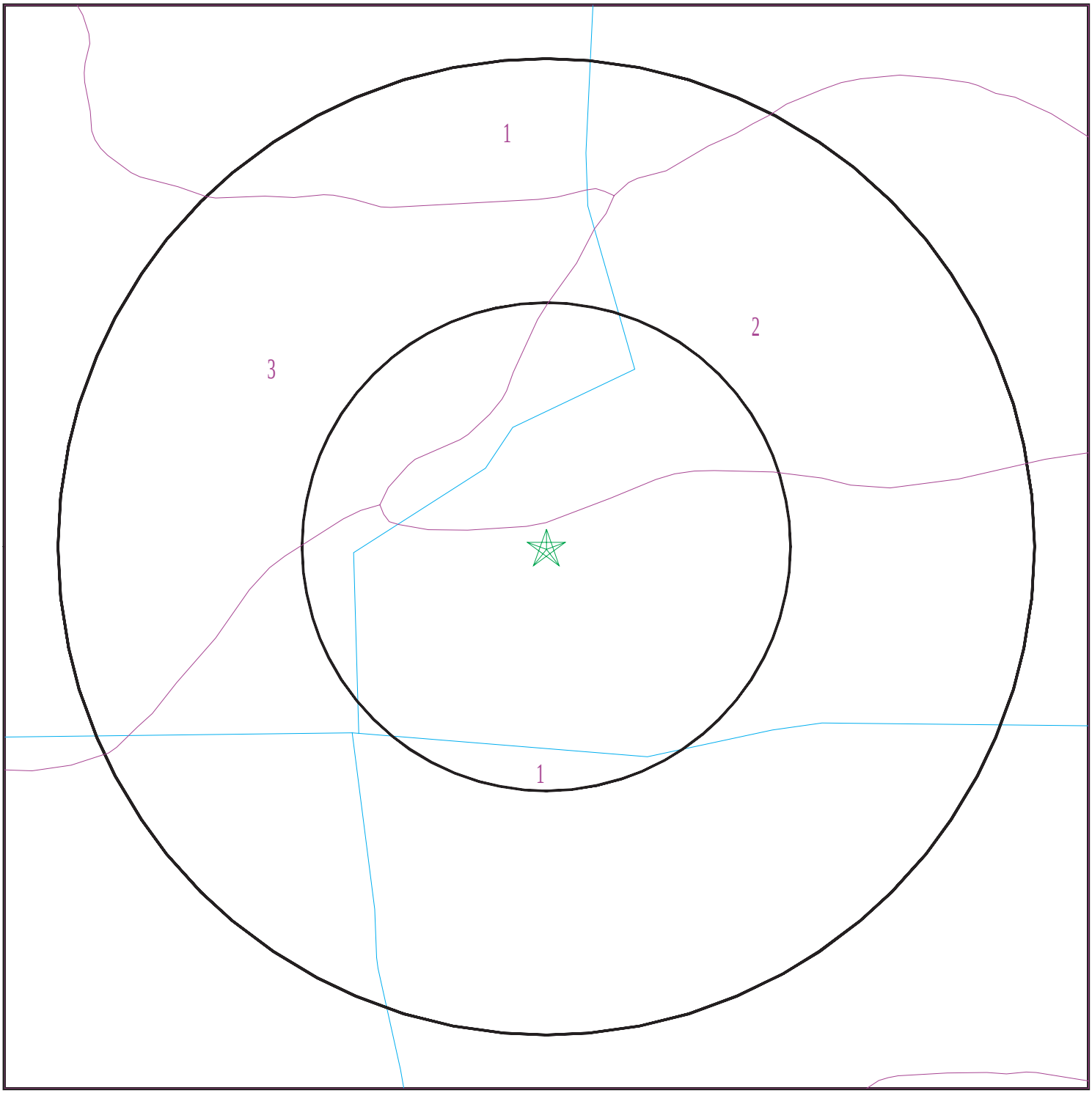
| | |
|---|---|
| Era: | Mesozoic |
| System: | Cretaceous |
| Series: | Austin and Eagle Ford Groups |
| Code: | uK2 *(decoded above as Era, System & Series)* |

**GEOLOGIC AGE IDENTIFICATION**

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

# SSURGO SOIL MAP - 5351859.2s




Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

| | | | |
|---|---|---|---|
| SITE NAME: | Popelka Enterprises LLC | CLIENT: | Environmental Consulting Services, LLC |
| ADDRESS: | King Ave East and Commerce Way<br>Billings MT 59101 | CONTACT: | Jason Vollmer |
| LAT/LONG: | 45.75645 / 108.538502 | INQUIRY #: | 5351859.2s |
| | | DATE: | July 03, 2018 1:38 pm |

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# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY**

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

---

**Soil Map ID: 1**

Soil Component Name: LOHMILLER

Soil Surface Texture:
Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

| Soil Layer Information | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Boundary | | | Classification | | Saturated hydraulic conductivity micro m/sec | Soil Reaction (pH) |
| Layer | Upper | Lower | Soil Texture Class | AASHTO Group | Unified Soil | | |
| 1 | 0 inches | 9 inches | | Not reported | Not reported | Max: 1.4<br>Min: 0.42 | Max: 8.4<br>Min: 6.6 |
| 2 | 9 inches | 42 inches | | Not reported | Not reported | Max: 1.4<br>Min: 0.42 | Max: 8.4<br>Min: 7.4 |
| 3 | 42 inches | 59 inches | | Not reported | Not reported | Max: 1.4<br>Min: 0.42 | Max: 9 Min:<br>7.9 |

---

**Soil Map ID: 2**

Soil Component Name: KEISER

Soil Surface Texture:
Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

| Soil Layer Information | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Boundary | | | Classification | | Saturated hydraulic conductivity micro m/sec | Soil Reaction (pH) |
| Layer | Upper | Lower | Soil Texture Class | AASHTO Group | Unified Soil | | |
| 1 | 0 inches | 3 inches | | Not reported | Not reported | Max: 4<br>Min: 1.4 | Max: 7.3<br>Min: 6.6 |
| 2 | 3 inches | 9 inches | | Not reported | Not reported | Max: 4<br>Min: 1.4 | Max: 7.3<br>Min: 6.6 |
| 3 | 9 inches | 22 inches | | Not reported | Not reported | Max: 4<br>Min: 1.4 | Max: 9 Min: 7.9 |
| 4 | 22 inches | 59 inches | | Not reported | Not reported | Max: 4<br>Min: 1.4 | Max: 9 Min: 8.5 |

---

**Soil Map ID: 3**

Soil Component Name: HESPER

Soil Surface Texture:

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

| Soil Layer Information | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Boundary | | | Classification | | Saturated hydraulic conductivity micro m/sec | Soil Reaction (pH) |
| Layer | Upper | Lower | Soil Texture Class | AASHTO Group | Unified Soil | | |
| 1 | 0 inches | 1 inches | | Not reported | Not reported | Max: 4<br>Min: 1.4 | Max: 7.3<br>Min: 6.6 |

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

| Soil Layer Information | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Boundary | | | Classification | | Saturated hydraulic conductivity micro m/sec | Soil Reaction (pH) |
| Layer | Upper | Lower | Soil Texture Class | AASHTO Group | Unified Soil | | |
| 2 | 1 inches | 12 inches | | Not reported | Not reported | Max: 4<br>Min: 1.4 | Max: 7.3<br>Min: 6.6 |
| 3 | 12 inches | 16 inches | | Not reported | Not reported | Max: 4<br>Min: 1.4 | Max: 7.8<br>Min: 7.4 |
| 4 | 16 inches | 44 inches | | Not reported | Not reported | Max: 4<br>Min: 1.4 | Max: 8.4<br>Min: 7.9 |
| 5 | 44 inches | 59 inches | | Not reported | Not reported | Max: 14<br>Min: 4 | Max: 9 Min: 7.9 |

**LOCAL / REGIONAL WATER AGENCY RECORDS**

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

**WELL SEARCH DISTANCE INFORMATION**

| DATABASE | SEARCH DISTANCE (miles) |
|---|---|
| Federal USGS | 1.000 |
| Federal FRDS PWS | Nearest PWS within 1 mile |
| State Database | 1.000 |

**FEDERAL USGS WELL INFORMATION**

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| C15 | USGS40000704919 | 1/4 - 1/2 Mile North |
| M63 | USGS40000704818 | 1/2 - 1 Mile SW |
| T98 | USGS40000704973 | 1/2 - 1 Mile North |
| AL207 | USGS40000705006 | 1/2 - 1 Mile NNE |
| AO209 | USGS40000704748 | 1/2 - 1 Mile SSW |

**FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION**

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| No PWS System Found | | |

Note: PWS System location is not always the same as well location.

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**STATE DATABASE WELL INFORMATION**

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| 1 | MTG500000126723 | 1/8 - 1/4 Mile South |
| 2 | MTG500000088815 | 1/8 - 1/4 Mile SE |
| 3 | MTG500000119111 | 1/8 - 1/4 Mile WNW |
| A4 | MTG500000088798 | 1/4 - 1/2 Mile East |
| A5 | MTG500000074750 | 1/4 - 1/2 Mile East |
| A6 | MTG500000204036 | 1/4 - 1/2 Mile East |
| 7 | MTG500000134227 | 1/4 - 1/2 Mile NE |
| 8 | MTG500000125723 | 1/4 - 1/2 Mile SSE |
| B9 | MTG500000101856 | 1/4 - 1/2 Mile North |
| B10 | MTG500000101008 | 1/4 - 1/2 Mile North |
| B11 | MTG500000101855 | 1/4 - 1/2 Mile North |
| 12 | MTG500000138551 | 1/4 - 1/2 Mile SW |
| 13 | MTG500000130020 | 1/4 - 1/2 Mile SE |
| 14 | MTG500000095989 | 1/4 - 1/2 Mile NNW |
| 16 | MTG500000197659 | 1/4 - 1/2 Mile NW |
| D17 | MTG500000234313 | 1/4 - 1/2 Mile WNW |
| C18 | MTG500000095531 | 1/4 - 1/2 Mile North |
| E19 | MTG500000155437 | 1/4 - 1/2 Mile NE |
| E20 | MTG500000076705 | 1/4 - 1/2 Mile NE |
| E21 | MTG500000074565 | 1/4 - 1/2 Mile NE |
| E22 | MTG500000075080 | 1/4 - 1/2 Mile NE |
| F23 | MTG500000113043 | 1/4 - 1/2 Mile NE |
| F24 | MTG500000076706 | 1/4 - 1/2 Mile NE |
| 25 | MTG500000074765 | 1/4 - 1/2 Mile SSE |
| G26 | MTG500000205165 | 1/4 - 1/2 Mile ENE |
| 27 | MTD500000001370 | 1/4 - 1/2 Mile NW |
| G28 | MTG500000075077 | 1/4 - 1/2 Mile ENE |
| G29 | MTG500000075078 | 1/4 - 1/2 Mile ENE |
| G30 | MTG500000074564 | 1/4 - 1/2 Mile ENE |
| G31 | MTG500000074748 | 1/4 - 1/2 Mile ENE |
| G32 | MTG500000076704 | 1/4 - 1/2 Mile ENE |
| G33 | MTG500000078392 | 1/4 - 1/2 Mile ENE |
| G34 | MTG500000078391 | 1/4 - 1/2 Mile ENE |
| G35 | MTG500000076886 | 1/4 - 1/2 Mile ENE |
| 36 | MTG500000075075 | 1/4 - 1/2 Mile West |
| 37 | MTG500000076766 | 1/4 - 1/2 Mile WNW |
| D38 | MTG500000225858 | 1/4 - 1/2 Mile WNW |
| G39 | MTG500000076771 | 1/4 - 1/2 Mile ENE |
| 40 | MTG500000218568 | 1/4 - 1/2 Mile ENE |
| H41 | MTG500000074900 | 1/4 - 1/2 Mile NE |
| I42 | MTG500000017391 | 1/4 - 1/2 Mile WNW |
| I43 | MTG500000016970 | 1/4 - 1/2 Mile WNW |
| I44 | MTG500000096600 | 1/4 - 1/2 Mile WNW |
| J45 | MTG500000078388 | 1/4 - 1/2 Mile West |
| J46 | MTG500000078387 | 1/4 - 1/2 Mile West |
| H47 | MTG500000230072 | 1/4 - 1/2 Mile NE |
| 48 | MTG500000095988 | 1/2 - 1 Mile NNW |
| 49 | MTG500000075079 | 1/2 - 1 Mile ENE |
| K50 | MTG500000183195 | 1/2 - 1 Mile East |
| K51 | MTG500000088799 | 1/2 - 1 Mile East |
| K52 | MTG500000077044 | 1/2 - 1 Mile East |
| 53 | MTG500000148240 | 1/2 - 1 Mile WSW |

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**STATE DATABASE WELL INFORMATION**

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| J54 | MTG500000181247 | 1/2 - 1 Mile West |
| J55 | MTG500000182117 | 1/2 - 1 Mile West |
| J56 | MTG500000182187 | 1/2 - 1 Mile West |
| L57 | MTG500000128133 | 1/2 - 1 Mile NNE |
| L58 | MTG500000113142 | 1/2 - 1 Mile NNE |
| L59 | MTG500000112922 | 1/2 - 1 Mile NNE |
| L60 | MTG500000113108 | 1/2 - 1 Mile NNE |
| 61 | MTG500000174314 | 1/2 - 1 Mile SSE |
| 62 | MTG500000078515 | 1/2 - 1 Mile SE |
| M64 | MTG500000212172 | 1/2 - 1 Mile SW |
| N65 | MTG500000075072 | 1/2 - 1 Mile NW |
| N66 | MTG500000075071 | 1/2 - 1 Mile NW |
| N67 | MTG500000074638 | 1/2 - 1 Mile NW |
| N68 | MTG500000076697 | 1/2 - 1 Mile NW |
| N69 | MTG500000186711 | 1/2 - 1 Mile NW |
| N70 | MTG500000181796 | 1/2 - 1 Mile NW |
| N71 | MTG500000140861 | 1/2 - 1 Mile NW |
| O72 | MTG500000176231 | 1/2 - 1 Mile WNW |
| O73 | MTG500000176230 | 1/2 - 1 Mile WNW |
| O74 | MTG500000176611 | 1/2 - 1 Mile WNW |
| O75 | MTG500000180699 | 1/2 - 1 Mile WNW |
| O76 | MTG500000177459 | 1/2 - 1 Mile WNW |
| O77 | MTG500000175276 | 1/2 - 1 Mile WNW |
| O78 | MTG500000175104 | 1/2 - 1 Mile WNW |
| O79 | MTG500000175103 | 1/2 - 1 Mile WNW |
| O80 | MTG500000175367 | 1/2 - 1 Mile WNW |
| O81 | MTG500000175300 | 1/2 - 1 Mile WNW |
| O82 | MTG500000175299 | 1/2 - 1 Mile WNW |
| 83 | MTG500000076887 | 1/2 - 1 Mile NE |
| P84 | MTG500000076888 | 1/2 - 1 Mile ENE |
| P85 | MTG500000099100 | 1/2 - 1 Mile ENE |
| P86 | MTG500000088800 | 1/2 - 1 Mile ENE |
| 87 | MTG500000076769 | 1/2 - 1 Mile ENE |
| Q88 | MTG500000088703 | 1/2 - 1 Mile NNW |
| Q89 | MTG500000088702 | 1/2 - 1 Mile NNW |
| R90 | MTG500000107059 | 1/2 - 1 Mile West |
| 91 | MTG500000074749 | 1/2 - 1 Mile ENE |
| R92 | MTG500000105316 | 1/2 - 1 Mile West |
| R93 | MTG500000105337 | 1/2 - 1 Mile West |
| S94 | MTG500000074560 | 1/2 - 1 Mile WNW |
| S95 | MTG500000074641 | 1/2 - 1 Mile WNW |
| S96 | MTG500000075073 | 1/2 - 1 Mile WNW |
| T97 | MTG500000212286 | 1/2 - 1 Mile North |
| U99 | MTG500000130758 | 1/2 - 1 Mile SW |
| U100 | MTG500000130393 | 1/2 - 1 Mile SW |
| U101 | MTG500000130933 | 1/2 - 1 Mile SW |
| U102 | MTG500000130932 | 1/2 - 1 Mile SW |
| V103 | MTG500000076764 | 1/2 - 1 Mile WNW |
| V104 | MTG500000075074 | 1/2 - 1 Mile WNW |
| V105 | MTG500000076882 | 1/2 - 1 Mile WNW |
| V106 | MTG500000076765 | 1/2 - 1 Mile WNW |
| R107 | MTG500000107058 | 1/2 - 1 Mile West |

**STATE DATABASE WELL INFORMATION**

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| W108 | MTG500000076703 | 1/2 - 1 Mile NE |
| 109 | MTG500000218605 | 1/2 - 1 Mile NW |
| X110 | MTG500000128800 | 1/2 - 1 Mile SSW |
| X111 | MTG500000077038 | 1/2 - 1 Mile SSW |
| X112 | MTG500000128867 | 1/2 - 1 Mile SSW |
| X113 | MTG500000128820 | 1/2 - 1 Mile SSW |
| 114 | MTG500000017909 | 1/2 - 1 Mile West |
| Y115 | MTG500000074916 | 1/2 - 1 Mile ESE |
| Y116 | MTG500000076907 | 1/2 - 1 Mile ESE |
| Z117 | MTG500000074557 | 1/2 - 1 Mile North |
| Z118 | MTG500000105188 | 1/2 - 1 Mile North |
| Z119 | MTG500000105246 | 1/2 - 1 Mile North |
| Z120 | MTG500000105187 | 1/2 - 1 Mile North |
| Z121 | MTG500000076880 | 1/2 - 1 Mile North |
| Z122 | MTG500000105162 | 1/2 - 1 Mile North |
| 123 | MTG500000075247 | 1/2 - 1 Mile ESE |
| AA124 | MTG500000124108 | 1/2 - 1 Mile WSW |
| AA125 | MTG500000124136 | 1/2 - 1 Mile WSW |
| W126 | MTG500000189002 | 1/2 - 1 Mile NE |
| AB127 | MTG500000076885 | 1/2 - 1 Mile NNE |
| AB128 | MTG500000074747 | 1/2 - 1 Mile NNE |
| AB129 | MTG500000088797 | 1/2 - 1 Mile NNE |
| AB130 | MTG500000088796 | 1/2 - 1 Mile NNE |
| 131 | MTG500000145029 | 1/2 - 1 Mile South |
| W132 | MTG500000189187 | 1/2 - 1 Mile NE |
| 133 | MTG500000204525 | 1/2 - 1 Mile WSW |
| AC134 | MTG500000206257 | 1/2 - 1 Mile NW |
| 135 | MTG500000088802 | 1/2 - 1 Mile ENE |
| AC136 | MTG500000168317 | 1/2 - 1 Mile NW |
| AC137 | MTG500000168318 | 1/2 - 1 Mile NW |
| AC138 | MTG500000172906 | 1/2 - 1 Mile NW |
| AC139 | MTG500000019697 | 1/2 - 1 Mile NW |
| AC140 | MTG500000168006 | 1/2 - 1 Mile NW |
| AC141 | MTG500000168007 | 1/2 - 1 Mile NW |
| AC142 | MTG500000205952 | 1/2 - 1 Mile NW |
| AC143 | MTG500000206351 | 1/2 - 1 Mile NW |
| AC144 | MTG500000205782 | 1/2 - 1 Mile NW |
| AC145 | MTG500000205860 | 1/2 - 1 Mile NW |
| 146 | MTG500000163964 | 1/2 - 1 Mile SE |
| 147 | MTG500000074563 | 1/2 - 1 Mile NE |
| 148 | MTG500000074751 | 1/2 - 1 Mile East |
| AD149 | MTG500000183370 | 1/2 - 1 Mile WSW |
| AD150 | MTG500000183351 | 1/2 - 1 Mile WSW |
| AD151 | MTG500000183371 | 1/2 - 1 Mile WSW |
| AD152 | MTG500000183388 | 1/2 - 1 Mile WSW |
| AE153 | MTG500000075076 | 1/2 - 1 Mile NE |
| AE154 | MTG500000076701 | 1/2 - 1 Mile NE |
| AE155 | MTG500000076702 | 1/2 - 1 Mile NE |
| AE156 | MTG500000074561 | 1/2 - 1 Mile NE |
| AE157 | MTG500000074562 | 1/2 - 1 Mile NE |
| AE158 | MTG500000074745 | 1/2 - 1 Mile NE |
| AE159 | MTG500000076770 | 1/2 - 1 Mile NE |

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**STATE DATABASE WELL INFORMATION**

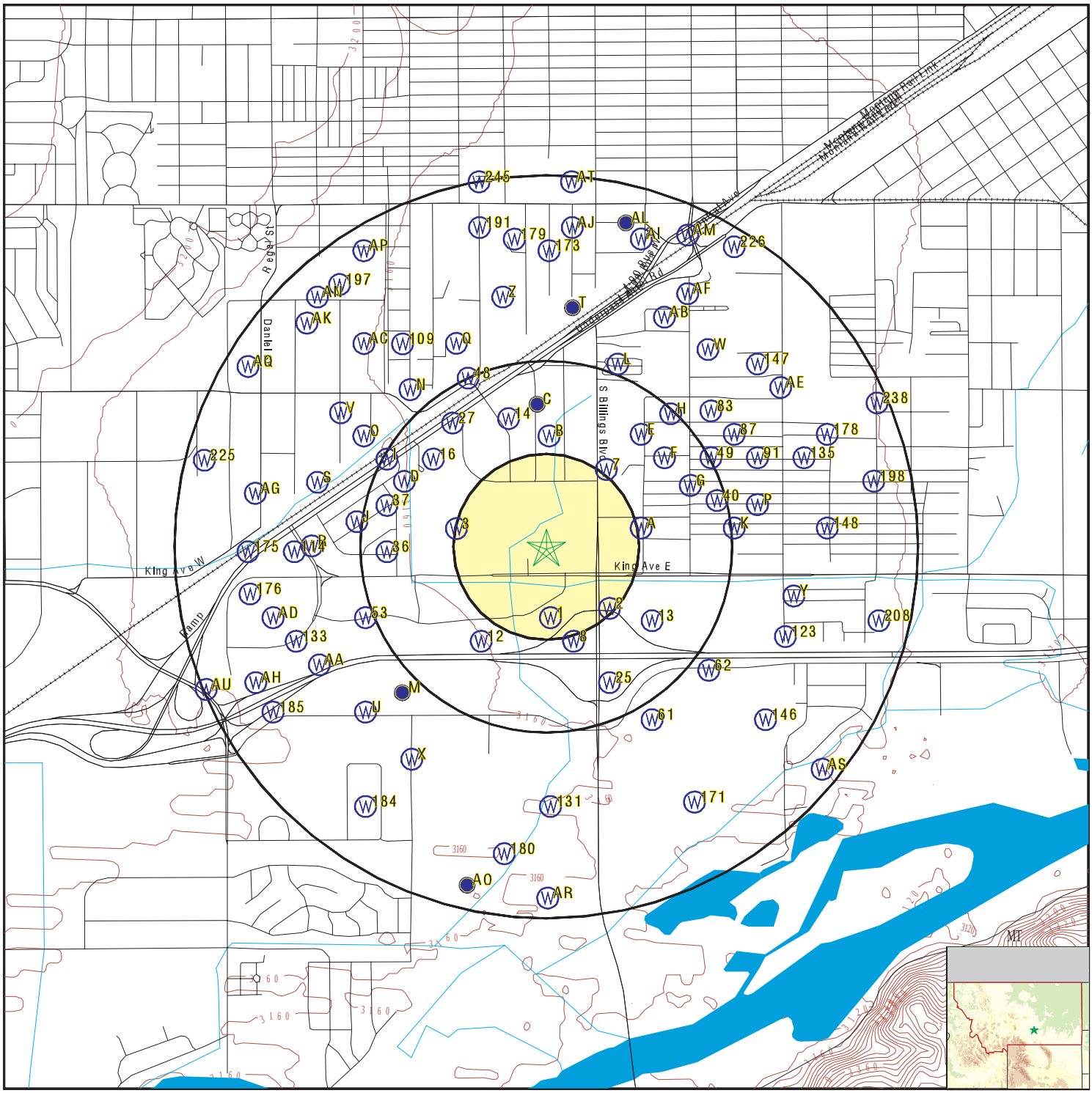
| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| AE160 | MTG500000088795 | 1/2 - 1 Mile NE |
| AE161 | MTG500000189800 | 1/2 - 1 Mile NE |
| AE162 | MTG500000194051 | 1/2 - 1 Mile NE |
| AE163 | MTG500000076883 | 1/2 - 1 Mile NE |
| AE164 | MTG500000076884 | 1/2 - 1 Mile NE |
| AE165 | MTG500000088793 | 1/2 - 1 Mile NE |
| AF166 | MTG500000105297 | 1/2 - 1 Mile NNE |
| AF167 | MTG500000105214 | 1/2 - 1 Mile NNE |
| AG168 | MTG500000203485 | 1/2 - 1 Mile West |
| AG169 | MTG500000199831 | 1/2 - 1 Mile West |
| AG170 | MTG500000199926 | 1/2 - 1 Mile West |
| 171 | MTG500000178978 | 1/2 - 1 Mile SSE |
| AG172 | MTG500000199789 | 1/2 - 1 Mile West |
| 173 | MTG500000097539 | 1/2 - 1 Mile North |
| AG174 | MTG500000200642 | 1/2 - 1 Mile WNW |
| 175 | MTG500000135671 | 1/2 - 1 Mile West |
| 176 | MTG500000088816 | 1/2 - 1 Mile West |
| AG177 | MTG500000200641 | 1/2 - 1 Mile West |
| 178 | MTG500000145553 | 1/2 - 1 Mile ENE |
| 179 | MTG500000074558 | 1/2 - 1 Mile North |
| 180 | MTG500000088817 | 1/2 - 1 Mile South |
| AH181 | MTG500000136367 | 1/2 - 1 Mile WSW |
| AI182 | MTG500000180311 | 1/2 - 1 Mile NNE |
| AI183 | MTG500000076768 | 1/2 - 1 Mile NNE |
| 184 | MTG500000183206 | 1/2 - 1 Mile SW |
| 185 | MTG500000074766 | 1/2 - 1 Mile WSW |
| AJ186 | MTG500000076698 | 1/2 - 1 Mile North |
| AJ187 | MTG500000095878 | 1/2 - 1 Mile North |
| AK188 | MTG500000105208 | 1/2 - 1 Mile NW |
| AK189 | MTG500000105262 | 1/2 - 1 Mile NW |
| AK190 | MTG500000105251 | 1/2 - 1 Mile NW |
| 191 | MTG500000076699 | 1/2 - 1 Mile NNW |
| AH192 | MTG500000134815 | 1/2 - 1 Mile WSW |
| AK193 | MTG500000106913 | 1/2 - 1 Mile NW |
| AK194 | MTG500000105292 | 1/2 - 1 Mile NW |
| AL195 | MTG500000095456 | 1/2 - 1 Mile NNE |
| AL196 | MTG500000095879 | 1/2 - 1 Mile NNE |
| 197 | MTG500000186689 | 1/2 - 1 Mile NW |
| 198 | MTG500000078393 | 1/2 - 1 Mile ENE |
| AI199 | MTG500000234263 | 1/2 - 1 Mile NNE |
| AM200 | MTG500000078390 | 1/2 - 1 Mile NNE |
| AN201 | MTG500000078385 | 1/2 - 1 Mile NW |
| AN202 | MTG500000078386 | 1/2 - 1 Mile NW |
| AN203 | MTG500000076763 | 1/2 - 1 Mile NW |
| AN204 | MTG500000074639 | 1/2 - 1 Mile NW |
| AN205 | MTG500000076762 | 1/2 - 1 Mile NW |
| AK206 | MTG500000157894 | 1/2 - 1 Mile NW |
| 208 | MTG500000176261 | 1/2 - 1 Mile ESE |
| AM210 | MTG500000076767 | 1/2 - 1 Mile NNE |
| AP211 | MTG500000074640 | 1/2 - 1 Mile NNW |
| AP212 | MTG500000074559 | 1/2 - 1 Mile NNW |
| AP213 | MTG500000088791 | 1/2 - 1 Mile NNW |

# GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

**STATE DATABASE WELL INFORMATION**

| MAP ID | WELL ID | LOCATION FROM TP |
|---|---|---|
| AP214 | MTG500000088792 | 1/2 - 1 Mile NNW |
| AP215 | MTG500000076700 | 1/2 - 1 Mile NNW |
| AP216 | MTG500000076881 | 1/2 - 1 Mile NNW |
| AO217 | MTG500000212173 | 1/2 - 1 Mile SSW |
| AQ218 | MTG500000146851 | 1/2 - 1 Mile WNW |
| AQ219 | MTG500000146734 | 1/2 - 1 Mile WNW |
| AQ220 | MTG500000146733 | 1/2 - 1 Mile WNW |
| AQ221 | MTG500000159019 | 1/2 - 1 Mile WNW |
| AQ222 | MTG500000159017 | 1/2 - 1 Mile WNW |
| AQ223 | MTG500000149466 | 1/2 - 1 Mile WNW |
| AR224 | MTG500000195631 | 1/2 - 1 Mile South |
| 225 | MTG500000164116 | 1/2 - 1 Mile WNW |
| 226 | MTG500000190499 | 1/2 - 1 Mile NNE |
| AR227 | MTG500000191327 | 1/2 - 1 Mile South |
| AS228 | MTG500000076971 | 1/2 - 1 Mile SE |
| AS229 | MTG500000077037 | 1/2 - 1 Mile SE |
| AS230 | MTG500000076970 | 1/2 - 1 Mile SE |
| AS231 | MTG500000074764 | 1/2 - 1 Mile SE |
| AS232 | MTG500000076969 | 1/2 - 1 Mile SE |
| AS233 | MTG500000088814 | 1/2 - 1 Mile SE |
| AS234 | MTG500000091028 | 1/2 - 1 Mile SE |
| AS235 | MTG500000078514 | 1/2 - 1 Mile SE |
| AS236 | MTG500000078512 | 1/2 - 1 Mile SE |
| AS237 | MTG500000078513 | 1/2 - 1 Mile SE |
| 238 | MTG500000227371 | 1/2 - 1 Mile ENE |
| AT239 | MTG500000074845 | 1/2 - 1 Mile North |
| AT240 | MTG500000076732 | 1/2 - 1 Mile North |
| AT241 | MTG500000074618 | 1/2 - 1 Mile North |
| AT242 | MTG500000074844 | 1/2 - 1 Mile North |
| AU243 | MTG500000181481 | 1/2 - 1 Mile WSW |
| AU244 | MTG500000182597 | 1/2 - 1 Mile WSW |
| 245 | MTG500000095038 | 1/2 - 1 Mile North |

# PHYSICAL SETTING SOURCE MAP - 5351859.2s




- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- Oil, gas or related wells

| | | | |
|---|---|---|---|
| SITE NAME: | Popelka Enterprises LLC | CLIENT: | Environmental Consulting Services, LLC |
| ADDRESS: | King Ave East and Commerce Way<br>Billings MT 59101 | CONTACT: | Jason Vollmer |
| | | INQUIRY #: | 5351859.2s |
| LAT/LONG: | 45.75645 / 108.538502 | DATE: | July 03, 2018 1:38 pm |

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# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

| | Database | EDR ID Number |
|---|---|---|
| **1**<br>**South**<br>**1/8 - 1/4 Mile**<br>**Higher** | **MT WELLS** | **MTG500000126723** |

| | | | |
|---|---|---|---|
| Mnumber: | 160977 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BILLINGS GEYSER PARK | | |
| Latitude: | 45.753688 | | |
| Longitude: | -108.538262 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | AA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 32 | | |
| Pwl: | 16 | | |
| Swl: | 12 | | |
| Recov wl: | 0 | | |
| Yield: | 85 | | |
| Test type: | AIR | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 05-DEC-95 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000126723 | | |

---

| | Database | EDR ID Number |
|---|---|---|
| **2**<br>**SE**<br>**1/8 - 1/4 Mile**<br>**Higher** | **MT WELLS** | **MTG500000088815** |

| | | | |
|---|---|---|---|
| Mnumber: | 94127 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MT DEPT OF HWYS * BILLINGS BLVD OVERPASS | | |
| Latitude: | 45.754049 | | |
| Longitude: | -108.534975 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | BBBC |
| County: | YELLOWSTONE | Type: | BOREHOLE |
| Tot dept: | 48 | | |
| Pwl: | 0 | | |
| Swl: | 7 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | SWANSON | Lic no: | Not Reported |
| Comp date: | 16-JUL-62 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000088815 | | |

---

**3**
**WNW** **MT WELLS** **MTG500000119111**
**1/8 - 1/4 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 151383 | | |
| Dnrc no: | 93009 | | |
| Site name: | CITY OF BILLINGS | | |
| Latitude: | 45.757158 | | |
| Longitude: | -108.543495 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | DC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 42 | | |
| Pwl: | 25.1 | | |
| Swl: | 17.16 | | |
| Recov wl: | 0 | | |
| Yield: | 125 | | |
| Test type: | AIR | | |
| Test dur: | 8 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | PRO PUMP & EQUIPMENT INC | Lic no: | WWC532 |
| Comp date: | 06-JUL-95 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000119111 | | |

---

**A4**
**East** **MT WELLS** **MTG500000088798**
**1/4 - 1/2 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 93991 | | |
| Dnrc no: | Not Reported | | |
| Site name: | NEWMAN SCHOOL * SCHOOL DIST. #2 | | |
| Latitude: | 45.757179 | | |
| Longitude: | -108.533217 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 37 | | |
| Pwl: | 27 | | |
| Swl: | 14 | | |
| Recov wl: | 0 | | |
| Yield: | 70 | | |
| Test type: | PUMP | | |
| Test dur: | 10 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | BILLINGS | Lic no: | WWC264 |
| Comp date: | 15-NOV-83 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000088798 | | |

---

**A5**
**East**
**1/4 - 1/2 Mile**
**Higher**

**MT WELLS** **MTG500000074750**

| | | | |
|---|---|---|---|
| Mnumber: | 93992 | | |
| Dnrc no: | Not Reported | | |
| Site name: | FOX ELMER E. | | |
| Latitude: | 45.757179 | | |
| Longitude: | -108.533217 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 13 | | |
| Swl: | 11 | | |
| Recov wl: | 0 | | |
| Yield: | 60 | | |
| Test type: | PUMP | | |
| Test dur: | 1 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | BEVEN DRILLING | Lic no: | WWC294 |
| Comp date: | 01-JUL-76 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074750 | | |

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**A6**
**East**
**1/4 - 1/2 Mile**
**Higher**

**MT WELLS** **MTG500000204036**

| | | | |
|---|---|---|---|
| Mnumber: | 266515 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BOOTH, SHAWNTEL AND ANGELA | | |
| Latitude: | 45.757179 | | |
| Longitude: | -108.533216 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 30 | | |
| Pwl: | 0 | | |
| Swl: | 15 | | |
| Recov wl: | 15 | | |
| Yield: | 30 | | |
| Test type: | AIR | | |
| Test dur: | 2 | | |
| Recov tm: | 1 | | |
| Drillset: | 30 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 22-APR-12 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000204036 | | |

---

**7**
**NE** **MT WELLS** **MTG500000134227**
**1/4 - 1/2 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 171435 | | |
| Dnrc no: | Not Reported | | |
| Site name: | CUNNINGHAM KIMI | | |
| Latitude: | 45.759462 | | |
| Longitude: | -108.535158 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CBCC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 35 | | |
| Pwl: | 0 | | |
| Swl: | 15.2 | | |
| Recov wl: | 0 | | |
| Yield: | 16 | | |
| Test type: | PUMP | | |
| Test dur: | 2 | | |
| Recov tm: | .25 | | |
| Drillset: | 0 | | |
| Who drill: | A-1 DRILLING/BILLINGS DRILLING | Lic no: | WWC532 |
| Comp date: | 29-MAY-98 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000134227 | | |

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**8**
**SSE** **MT WELLS** **MTG500000125723**
**1/4 - 1/2 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 160968 | | |
| Dnrc no: | Not Reported | | |
| Site name: | YES/KO LODGING | | |
| Latitude: | 45.752768 | | |
| Longitude: | -108.536976 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | AAD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 26 | | |
| Pwl: | 14 | | |
| Swl: | 13 | | |
| Recov wl: | 0 | | |
| Yield: | 35 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 04-APR-95 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000125723 | | |

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**B9**
**North**
**1/4 - 1/2 Mile**
**Higher**

**MT WELLS** **MTG500000101856**

| | | | |
|---|---|---|---|
| Mnumber: | 130218 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BILLINGS * BRC-3 | | |
| Latitude: | 45.760767 | | |
| Longitude: | -108.538341 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | DA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 0 | | |
| Swl: | 11 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CNI/KRUEGER/TADE | Lic no: | Not Reported |
| Comp date: | 01-SEP-92 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000101856 | | |

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**B10**
**North**
**1/4 - 1/2 Mile**
**Higher**

**MT WELLS** **MTG500000101008**

| | | | |
|---|---|---|---|
| Mnumber: | 130217 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BILLINGS * BRC-2 | | |
| Latitude: | 45.760767 | | |
| Longitude: | -108.538341 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | DA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 0 | | |
| Swl: | 12 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CNI/KRUEGER/TADE | Lic no: | Not Reported |
| Comp date: | 01-SEP-92 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000101008 | | |

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**B11**
**North**
**1/4 - 1/2 Mile**
**Higher**

**MT WELLS** **MTG500000101855**

| | | | |
|---|---|---|---|
| Mnumber: | 130216 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BILLINGS * BRC-1 | | |
| Latitude: | 45.760767 | | |
| Longitude: | -108.538341 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | DA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 10.5 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CNI/KRUEGER/TADE | Lic no: | Not Reported |
| Comp date: | 31-AUG-92 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000101855 | | |

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**12**
**SW**
**1/4 - 1/2 Mile**
**Higher**

**MT WELLS** **MTG500000138551**

| | | | |
|---|---|---|---|
| Mnumber: | 176729 | | |
| Dnrc no: | Not Reported | | |
| Site name: | ERCK LOU & RUBY | | |
| Latitude: | 45.752768 | | |
| Longitude: | -108.54212 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | ABD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 35 | | |
| Pwl: | 0 | | |
| Swl: | 10 | | |
| Recov wl: | 10 | | |
| Yield: | 34 | | |
| Test type: | AIR | | |
| Test dur: | 6 | | |
| Recov tm: | 1 | | |
| Drillset: | 35 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 11-OCT-99 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000138551 | | |

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**13**
**SE**
**1/4 - 1/2 Mile**
**Higher**

**MT WELLS** **MTG500000130020**

| | | | |
|---|---|---|---|
| Mnumber: | 165297 | | |
| Dnrc no: | 102223 | | |
| Site name: | BURGER KING | | |
| Latitude: | 45.753567 | | |
| Longitude: | -108.532609 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | BB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 34 | | |
| Pwl: | 16 | | |
| Swl: | 14 | | |
| Recov wl: | 0 | | |
| Yield: | 35 | | |
| Test type: | AIR | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 30-SEP-97 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000130020 | | |

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**14**
**NNW**
**1/4 - 1/2 Mile**
**Higher**

**MT WELLS** **MTG500000095989**

| | | | |
|---|---|---|---|
| Mnumber: | 122117 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BRAUN * 464 FOOTE ST. * MTG-003 | | |
| Latitude: | 45.761443 | | |
| Longitude: | -108.540595 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | DABCB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24.5 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | BRAUN | Lic no: | MWC154 |
| Comp date: | 09-MAR-90 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000095989 | | |

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**C15**
**North**
**1/4 - 1/2 Mile**
**Higher**

**FED USGS** **USGS40000704919**

| | | | |
|---|---|---|---|
| Org. Identifier: | USGS-MT | | |
| Formal name: | USGS Montana Water Science Center | | |
| Monloc Identifier: | USGS-454532108324301 | | |
| Monloc name: | 01S26E08DABA01 | | |
| Monloc type: | Well | | |
| Monloc desc: | Not Reported | | |
| Huc code: | 10070004 | Drainagearea value: | Not Reported |
| Drainagearea Units: | Not Reported | Contrib drainagearea: | Not Reported |
| Contrib drainagearea units: | Not Reported | Latitude: | 45.7618961 |
| Longitude: | -108.5390251 | Sourcemap scale: | 24000 |
| Horiz Acc measure: | 1 | Horiz Acc measure units: | seconds |
| Horiz Collection method: | Interpolated from map | | |
| Horiz coord refsys: | NAD83 | Vert measure val: | 3155 |
| Vert measure units: | feet | Vertacc measure val: | 5 |
| Vert accmeasure units: | feet | | |
| Vertcollection method: | Interpolated from topographic map | | |
| Vert coord refsys: | NGVD29 | Countrycode: | US |
| Aquifername: | Not Reported | | |
| Formation type: | Quaternary Alluvium | | |
| Aquifer type: | Not Reported | | |
| Construction date: | 196809 | Welldepth: | 24 |
| Welldepth units: | ft | Wellholedepth: | 24 |
| Wellholedepth units: | ft | | |

Ground-water levels, Number of Measurements: 20

| Date | Feet below Surface | Feet to Sealevel | Date | Feet below Surface | Feet to Sealevel |
|---|---|---|---|---|---|
| 1987-04-28 | | | | | |
| Note: The well was destroyed (no water level is recorded). | | | | | |
| 1986-04-02 | 13.82 | | 1985-03-27 | 14.04 | |
| 1984-04-10 | 13.90 | | 1982-05-13 | 14.85 | |
| 1981-07-20 | 11.85 | | 1969-08-01 | 10.02 | |
| 1969-07-01 | 11.50 | | 1969-06-05 | 11.55 | |
| 1969-05-08 | 13.62 | | 1969-04-23 | 13.75 | |
| 1969-04-01 | 13.65 | | 1969-03-14 | 13.65 | |
| 1969-02-03 | 13.50 | | 1969-01-16 | 13.34 | |
| 1968-12-03 | 12.70 | | 1968-11-06 | 12.15 | |
| 1968-10-23 | 11.45 | | 1968-10-22 | 10.93 | |
| 1968-10-02 | 21.30 | | | | |

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**16**
**NW**
**1/4 - 1/2 Mile**
**Higher**

**MT WELLS** **MTG500000197659**

| | | | |
|---|---|---|---|
| Mnumber: | 257184 | | |
| Dnrc no: | Not Reported | | |
| Site name: | RANDASH AUTO | | |
| Latitude: | 45.759864 | | |
| Longitude: | -108.544783 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | DBC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 37 | | |
| Pwl: | 0 | | |
| Swl: | 16.75 | | |
| Recov wl: | 0 | | |
| Yield: | 50 | | |
| Test type: | AIR | | |
| Test dur: | 1 | | |
| Recov tm: | 0 | | |
| Drillset: | 37 | | |
| Who drill: | MAYES DRILLING INC | Lic no: | WWC500 |
| Comp date: | 12-MAY-10 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000197659 | | |

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**D17**
**WNW** **MT WELLS** **MTG500000234313**
**1/4 - 1/2 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 705314 | | |
| Dnrc no: | Not Reported | | |
| Site name: | USGS | | |
| Latitude: | 45.7588 | | |
| Longitude: | -108.5452 | | |
| Geomethod: | UNKNOWN | Datum: | NAD27 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | DABA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | USGS | Lic no: | Not Reported |
| Comp date: | 01-SEP-68 | Pws id: | Not Reported |
| Gwsi id: | 454532108324301 | Data sour: | USGS |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000234313 | | |

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**C18**
**North** **MT WELLS** **MTG500000095531**
**1/4 - 1/2 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 122116 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BRAUN * FOLEY TRANS. BLDG. * MTG-003 | | |
| Latitude: | 45.76212 | | |
| Longitude: | -108.538985 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | DABA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24.5 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | BRAUN | Lic no: | MWC154 |
| Comp date: | 09-MAR-90 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000095531 | | |

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**E19**
**NE**
**1/4 - 1/2 Mile**
**Lower**

**MT WELLS** **MTG500000155437**

| | | | |
|---|---|---|---|
| Mnumber: | 200632 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BARISICH JUSTIN | | |
| Latitude: | 45.760831 | | |
| Longitude: | -108.533217 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 31 | | |
| Pwl: | 0 | | |
| Swl: | 15.5 | | |
| Recov wl: | 15.5 | | |
| Yield: | 35 | | |
| Test type: | AIR | | |
| Test dur: | 2 | | |
| Recov tm: | .5 | | |
| Drillset: | 30 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 17-SEP-02 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000155437 | | |

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**E20**
**NE**
**1/4 - 1/2 Mile**
**Lower**

**MT WELLS** **MTG500000076705**

| | | | |
|---|---|---|---|
| Mnumber: | 93988 | | |
| Dnrc no: | Not Reported | | |
| Site name: | SPALINGER ERNEST C. | | |
| Latitude: | 45.760831 | | |
| Longitude: | -108.533217 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24 | | |
| Pwl: | 0 | | |
| Swl: | 19 | | |
| Recov wl: | 0 | | |
| Yield: | 40 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 15-JUL-71 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076705 | | |

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**E21**
**NE**
**1/4 - 1/2 Mile**
**Lower**

**MT WELLS** **MTG500000074565**

| | | | |
|---|---|---|---|
| Mnumber: | 93987 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HALVORSON R.W. | | |
| Latitude: | 45.760831 | | |
| Longitude: | -108.533217 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 18 | | |
| Pwl: | 6 | | |
| Swl: | 8 | | |
| Recov wl: | 0 | | |
| Yield: | 6 | | |
| Test type: | OTHER | | |
| Test dur: | 12 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HALVORSON | Lic no: | Not Reported |
| Comp date: | 17-AUG-60 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074565 | | |

---

**E22**
**NE**
**1/4 - 1/2 Mile**
**Lower**

**MT WELLS** **MTG500000075080**

| | | | |
|---|---|---|---|
| Mnumber: | 93986 | | |
| Dnrc no: | Not Reported | | |
| Site name: | DUKART JACK A. | | |
| Latitude: | 45.760831 | | |
| Longitude: | -108.533217 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 0 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 25 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | DUKART | Lic no: | Not Reported |
| Comp date: | 25-JUN-73 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000075080 | | |

---

**F23**
**NE**
**1/4 - 1/2 Mile**
**Lower**

**MT WELLS** **MTG500000113043**

| | | | |
|---|---|---|---|
| Mnumber: | 144860 | | |
| Dnrc no: | Not Reported | | |
| Site name: | PUTTYN LEON | | |
| Latitude: | 45.759918 | | |
| Longitude: | -108.531923 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CBD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 33 | | |
| Pwl: | 14 | | |
| Swl: | 12 | | |
| Recov wl: | 0 | | |
| Yield: | 20 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 11-AUG-90 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000113043 | | |

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**F24**
**NE**
**1/4 - 1/2 Mile**
**Lower**

**MT WELLS** **MTG500000076706**

| | | | |
|---|---|---|---|
| Mnumber: | 93990 | | |
| Dnrc no: | Not Reported | | |
| Site name: | PETERSON GEORGE | | |
| Latitude: | 45.759918 | | |
| Longitude: | -108.531923 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CBD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 28 | | |
| Pwl: | 18 | | |
| Swl: | 10 | | |
| Recov wl: | 0 | | |
| Yield: | 30 | | |
| Test type: | PUMP | | |
| Test dur: | 5 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | LOCKE | Lic no: | WWC230 |
| Comp date: | 18-JUN-73 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076706 | | |

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**25**
**SSE** **MT WELLS** **MTG500000074765**
**1/4 - 1/2 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 94128 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MT DEPT OF HWYS * BILLINGS BLVD GR SEP. | | |
| Latitude: | 45.751156 | | |
| Longitude: | -108.534975 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | BCBB |
| County: | YELLOWSTONE | Type: | BOREHOLE |
| Tot dept: | 46 | | |
| Pwl: | 0 | | |
| Swl: | 8 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | ALBRECHT | Lic no: | Not Reported |
| Comp date: | 08-DEC-59 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074765 | | |

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**G26**
**ENE** **MT WELLS** **MTG500000205165**
**1/4 - 1/2 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 268682 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HOPKINS, TOM | | |
| Latitude: | 45.758266 | | |
| Longitude: | -108.53045 | | |
| Geomethod: | NAV-GPS | Datum: | WGS84 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | DC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 32 | | |
| Pwl: | 0 | | |
| Swl: | 17 | | |
| Recov wl: | 17 | | |
| Yield: | 35 | | |
| Test type: | AIR | | |
| Test dur: | 1 | | |
| Recov tm: | .5 | | |
| Drillset: | 31 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC659 |
| Comp date: | 24-JUL-12 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000205165 | | |

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**27**
**NW**
**1/4 - 1/2 Mile**
**Higher**

**MT WELLS** **MTD500000001370**

| | | | |
|---|---|---|---|
| Pwsid: | MT0004714 | Sourceid: | CC002 |
| Class: | C | Sourcetype: | SW |
| Primryname: | PEK'S MOBILE HOME COURT | | |
| Sourcename: | CONSECUTIVE CONNECTION | | |
| City: | BILLINGS | County: | YELLOWSTONE |
| Respopul: | 95 | | |
| Nrespopul: | 0 | | |
| Latdd: | 45.76127 | | |
| Longdd: | -108.54371 | | |
| Objectid: | 28680 | | |
| Site id: | MTD500000001370 | | |

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**G28**
**ENE**
**1/4 - 1/2 Mile**
**Lower**

**MT WELLS** **MTG500000075077**

| | | | |
|---|---|---|---|
| Mnumber: | 93975 | | |
| Dnrc no: | Not Reported | | |
| Site name: | RUPPERT GLENN H. | | |
| Latitude: | 45.759005 | | |
| Longitude: | -108.530628 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | C |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |

| | | | |
|---|---|---|---|
| Pwl: | 21 | | |
| Swl: | 11 | | |
| Recov wl: | 0 | | |
| Yield: | 30 | | |
| Test type: | PUMP | | |
| Test dur: | 5 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | RUPPERT | Lic no: | Not Reported |
| Comp date: | 01-MAY-71 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000075077 | | |

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**G29**
**ENE** **MT WELLS** **MTG500000075078**
**1/4 - 1/2 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93977 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WEEKS WILLIAM E SR. | | |
| Latitude: | 45.759005 | | |
| Longitude: | -108.530628 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | C |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 23 | | |
| Pwl: | 23 | | |
| Swl: | 12 | | |
| Recov wl: | 0 | | |
| Yield: | 200 | | |
| Test type: | OTHER | | |
| Test dur: | 6 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 01-AUG-64 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000075078 | | |

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**G30**
**ENE** **MT WELLS** **MTG500000074564**
**1/4 - 1/2 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93974 | | |
| Dnrc no: | Not Reported | | |
| Site name: | KING DON | | |
| Latitude: | 45.759005 | | |
| Longitude: | -108.530628 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | C |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 22 | | |

| | | | |
|---|---|---|---|
| Pwl: | 0 | | |
| Swl: | 12 | | |
| Recov wl: | 0 | | |
| Yield: | 40 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | MATHESON | Lic no: | WWC232 |
| Comp date: | 24-MAR-72 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074564 | | |

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**G31**
**ENE**
**1/4 - 1/2 Mile**
**Lower**

**MT WELLS** **MTG500000074748**

| | | | |
|---|---|---|---|
| Mnumber: | 93978 | | |
| Dnrc no: | 3096 | | |
| Site name: | NELSON NORMAN | | |
| Latitude: | 45.759005 | | |
| Longitude: | -108.530628 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | C |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24 | | |
| Pwl: | 0 | | |
| Swl: | 13 | | |
| Recov wl: | 0 | | |
| Yield: | 35 | | |
| Test type: | PUMP | | |
| Test dur: | 3.5 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | TIPPETS | Lic no: | Not Reported |
| Comp date: | 30-MAR-74 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074748 | | |

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**G32**
**ENE**
**1/4 - 1/2 Mile**
**Lower**

**MT WELLS** **MTG500000076704**

| | | | |
|---|---|---|---|
| Mnumber: | 93973 | | |
| Dnrc no: | Not Reported | | |
| Site name: | KERN BUD | | |
| Latitude: | 45.759005 | | |
| Longitude: | -108.530628 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | C |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 0 | | |

| | | | |
|---|---|---|---|
| Pwl: | 0 | | |
| Swl: | 8 | | |
| Recov wl: | 0 | | |
| Yield: | 50 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | KERN | Lic no: | Not Reported |
| Comp date: | 01-APR-72 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076704 | | |

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**G33**
**ENE**
**1/4 - 1/2 Mile**
**Lower**

**MT WELLS** **MTG500000078392**

| | | | |
|---|---|---|---|
| Mnumber: | 93980 | | |
| Dnrc no: | Not Reported | | |
| Site name: | CORN CHARLES O. | | |
| Latitude: | 45.759005 | | |
| Longitude: | -108.530628 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | C |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 22 | | |
| Pwl: | 14 | | |
| Swl: | 12 | | |
| Recov wl: | 0 | | |
| Yield: | 40 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | MATHESON | Lic no: | WWC232 |
| Comp date: | 28-MAR-72 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000078392 | | |

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**G34**
**ENE**
**1/4 - 1/2 Mile**
**Lower**

**MT WELLS** **MTG500000078391**

| | | | |
|---|---|---|---|
| Mnumber: | 93979 | | |
| Dnrc no: | Not Reported | | |
| Site name: | KERN DAN | | |
| Latitude: | 45.759005 | | |
| Longitude: | -108.530628 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | C |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 0 | | |

| | | | |
|---|---|---|---|
| Pwl: | 0 | | |
| Swl: | 8 | | |
| Recov wl: | 0 | | |
| Yield: | 50 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | KERN | Lic no: | Not Reported |
| Comp date: | 01-JUN-73 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000078391 | | |

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**G35**
**ENE** **MT WELLS** **MTG500000076886**
**1/4 - 1/2 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93976 | | |
| Dnrc no: | Not Reported | | |
| Site name: | POWELL MELVIN O. | | |
| Latitude: | 45.759005 | | |
| Longitude: | -108.530628 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | C |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 6 | | |
| Swl: | 6 | | |
| Recov wl: | 0 | | |
| Yield: | 10 | | |
| Test type: | PUMP | | |
| Test dur: | .5 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | POWELL | Lic no: | Not Reported |
| Comp date: | 01-JUN-61 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076886 | | |

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**36**
**West** **MT WELLS** **MTG500000075075**
**1/4 - 1/2 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 93950 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HELLOD SIGURD | | |
| Latitude: | 45.756255 | | |
| Longitude: | -108.54736 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CDD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 21 | | |

| | | | |
|---|---|---|---|
| Pwl: | 16 | | |
| Swl: | 14 | | |
| Recov wl: | 0 | | |
| Yield: | 15 | | |
| Test type: | PUMP | | |
| Test dur: | 8 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HELLOD | Lic no: | Not Reported |
| Comp date: | 27-JUN-73 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000075075 | | |

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**37**
**WNW** **MT WELLS** **MTG500000076766**
**1/4 - 1/2 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 93949 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HARDY DON | | |
| Latitude: | 45.75806 | | |
| Longitude: | -108.54736 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CDA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 25 | | |
| Swl: | 16 | | |
| Recov wl: | 0 | | |
| Yield: | 12 | | |
| Test type: | PUMP | | |
| Test dur: | 2 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 18-JUL-73 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076766 | | |

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**D38**
**WNW** **MT WELLS** **MTG500000225858**
**1/4 - 1/2 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 193935 | | |
| Dnrc no: | Not Reported | | |
| Site name: | EASY SHOPPE NO. 3 | | |
| Latitude: | 45.7593 | | |
| Longitude: | -108.5462 | | |
| Geomethod: | NAV-GPS | Datum: | NAD27 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | DB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |

| | | | |
|---|---|---|---|
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HANSEN ENVIRONMENTAL DRILLING | Lic no: | WWC230 |
| Comp date: | 06-DEC-01 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000225858 | | |

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**G39**
**ENE**
**1/4 - 1/2 Mile**
**Lower**

**MT WELLS** **MTG500000076771**

| | | | |
|---|---|---|---|
| Mnumber: | 93996 | | |
| Dnrc no: | Not Reported | | |
| Site name: | LEHMAN ARNOLD W. | | |
| Latitude: | 45.758092 | | |
| Longitude: | -108.529334 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CDB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 21 | | |
| Pwl: | 17 | | |
| Swl: | 11 | | |
| Recov wl: | 0 | | |
| Yield: | 40 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | WARD | Lic no: | WWC230 |
| Comp date: | 01-JUN-73 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076771 | | |

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**40**
**ENE**
**1/4 - 1/2 Mile**
**Lower**

**MT WELLS** **MTG500000218568**

| | | | |
|---|---|---|---|
| Mnumber: | 93604 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HERMAN E.H. | | |
| Latitude: | 45.7583 | | |
| Longitude: | -108.5283 | | |
| Geomethod: | MAP | Datum: | NAD27 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 1 | Tract: | CDBA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 21 | | |

| | | | |
|---|---|---|---|
| Pwl: | 0 | | |
| Swl: | 8 | | |
| Recov wl: | 0 | | |
| Yield: | 20 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | SCHINDLER | Lic no: | Not Reported |
| Comp date: | 16-JUN-72 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | GW2 |
| Wqdata: | N | Hydrograph: | Y |
| Site id: | MTG500000218568 | | |

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**H41**
**NE**
**1/4 - 1/2 Mile**
**Lower**

**MT WELLS** **MTG500000074900**

| | | | |
|---|---|---|---|
| Mnumber: | 93989 | | |
| Dnrc no: | Not Reported | | |
| Site name: | PEKOVICH GREG | | |
| Latitude: | 45.761744 | | |
| Longitude: | -108.531923 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CBA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 30 | | |
| Pwl: | 0 | | |
| Swl: | 14 | | |
| Recov wl: | 0 | | |
| Yield: | 30 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 28-MAY-89 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074900 | | |

---

**I42**
**WNW**
**1/4 - 1/2 Mile**
**Higher**

**MT WELLS** **MTG500000017391**

| | | | |
|---|---|---|---|
| Mnumber: | 27150 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BRAUN ENVIRONMENTAL * MW-2 | | |
| Latitude: | 45.759864 | | |
| Longitude: | -108.54736 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CAD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |

| | | | |
|---|---|---|---|
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | BRAUN | Lic no: | MWC154 |
| Comp date: | 07-MAR-91 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000017391 | | |

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**I43**
**WNW**
**1/4 - 1/2 Mile**
**Higher**

**MT WELLS** **MTG500000016970**

| | | | |
|---|---|---|---|
| Mnumber: | 27062 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BRAUN ENVIRONMENTAL * MW-1 | | |
| Latitude: | 45.759864 | | |
| Longitude: | -108.54736 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CAD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 19.9 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | BRAUN | Lic no: | MWC154 |
| Comp date: | 07-MAR-91 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000016970 | | |

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**I44**
**WNW**
**1/4 - 1/2 Mile**
**Higher**

**MT WELLS** **MTG500000096600**

| | | | |
|---|---|---|---|
| Mnumber: | 123469 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BRAUN ENVIRONMENTAL * MW-3 | | |
| Latitude: | 45.759864 | | |
| Longitude: | -108.54736 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CAD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |

| | | | |
|---|---|---|---|
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | BRAUN | Lic no: | MWC154 |
| Comp date: | 07-MAR-91 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000096600 | | |

---

**J45**
**West**
**1/4 - 1/2 Mile**
**Higher**

**MT WELLS** **MTG500000078388**

| | | | |
|---|---|---|---|
| Mnumber: | 93948 | | |
| Dnrc no: | Not Reported | | |
| Site name: | SIMPSON ORVIL L. | | |
| Latitude: | 45.757158 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 19 | | |
| Pwl: | 0 | | |
| Swl: | 12 | | |
| Recov wl: | 0 | | |
| Yield: | 25 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | SIMPSON | Lic no: | Not Reported |
| Comp date: | 01-JUN-66 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000078388 | | |

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**J46**
**West**
**1/4 - 1/2 Mile**
**Higher**

**MT WELLS** **MTG500000078387**

| | | | |
|---|---|---|---|
| Mnumber: | 93947 | | |
| Dnrc no: | Not Reported | | |
| Site name: | FRANCIS CARL R. JR. | | |
| Latitude: | 45.757158 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 0 | | |

| | | | |
|---|---|---|---|
| Pwl: | 25 | | |
| Swl: | 11 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | PUMP | | |
| Test dur: | 3 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 01-MAY-71 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000078387 | | |

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**H47**
**NE**
**1/4 - 1/2 Mile**
**Lower**

**MT WELLS** **MTG500000230072**

| | | | |
|---|---|---|---|
| Mnumber: | 274430 | | |
| Dnrc no: | Not Reported | | |
| Site name: | DONALDSON, DENNIS | | |
| Latitude: | 45.76157 | | |
| Longitude: | -108.530533 | | |
| Geomethod: | NAV-GPS | Datum: | NAD27 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 30 | | |
| Pwl: | 0 | | |
| Swl: | 12 | | |
| Recov wl: | 12 | | |
| Yield: | 30 | | |
| Test type: | AIR | | |
| Test dur: | 2 | | |
| Recov tm: | .5 | | |
| Drillset: | 30 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 19-JUL-13 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000230072 | | |

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**48**
**NNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000095988**

| | | | |
|---|---|---|---|
| Mnumber: | 122115 | | |
| Dnrc no: | Not Reported | | |
| Site name: | COUNTRY CORNER | | |
| Latitude: | 45.763022 | | |
| Longitude: | -108.54285 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | ACDC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24.5 | | |

| | | | |
|---|---|---|---|
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | BRAUN | Lic no: | MWC154 |
| Comp date: | 09-MAR-90 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000095988 | | |

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**49**
**ENE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000075079**

| | | | |
|---|---|---|---|
| Mnumber: | 93984 | | |
| Dnrc no: | Not Reported | | |
| Site name: | PALIN GEORGE | | |
| Latitude: | 45.759918 | | |
| Longitude: | -108.529334 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CAC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 23 | | |
| Pwl: | 23 | | |
| Swl: | 16 | | |
| Recov wl: | 0 | | |
| Yield: | 20 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | PALIN | Lic no: | Not Reported |
| Comp date: | 01-JUN-73 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000075079 | | |

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**K50**
**East**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000183195**

| | | | |
|---|---|---|---|
| Mnumber: | 235589 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BELL LEE | | |
| Latitude: | 45.757179 | | |
| Longitude: | -108.52804 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 27 | | |

| | | | |
|---|---|---|---|
| Pwl: | 0 | | |
| Swl: | 14 | | |
| Recov wl: | 14 | | |
| Yield: | 30 | | |
| Test type: | AIR | | |
| Test dur: | 1 | | |
| Recov tm: | .5 | | |
| Drillset: | 26 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWD36 |
| Comp date: | 18-MAR-07 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000183195 | | |

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**K51**
**East**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000088799**

| | | | |
|---|---|---|---|
| Mnumber: | 93993 | | |
| Dnrc no: | Not Reported | | |
| Site name: | LAM JAMES G. JR. | | |
| Latitude: | 45.757179 | | |
| Longitude: | -108.52804 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 22 | | |
| Pwl: | 21 | | |
| Swl: | 12 | | |
| Recov wl: | 0 | | |
| Yield: | 20 | | |
| Test type: | PUMP | | |
| Test dur: | 10 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | LAM | Lic no: | Not Reported |
| Comp date: | 01-JUN-73 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000088799 | | |

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**K52**
**East**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000077044**

| | | | |
|---|---|---|---|
| Mnumber: | 94187 | | |
| Dnrc no: | Not Reported | | |
| Site name: | KELLER EDWARD J. | | |
| Latitude: | 45.757179 | | |
| Longitude: | -108.52804 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 26 | | |

| | | | |
|---|---|---|---|
| Pwl: | 16 | | |
| Swl: | 11 | | |
| Recov wl: | 0 | | |
| Yield: | 40 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | WEED | Lic no: | WWC230 |
| Comp date: | 21-JUN-73 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000077044 | | |

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**53**
**WSW** **MT WELLS** **MTG500000148240**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 176730 | | |
| Dnrc no: | 110867 | | |
| Site name: | PAFFHAUSEN WAYNE | | |
| Latitude: | 45.753688 | | |
| Longitude: | -108.548551 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | BA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 29.75 | | |
| Pwl: | 17 | | |
| Swl: | 12 | | |
| Recov wl: | 12 | | |
| Yield: | 50 | | |
| Test type: | PUMP | | |
| Test dur: | 8 | | |
| Recov tm: | .25 | | |
| Drillset: | 0 | | |
| Who drill: | PRO PUMP & EQUIPMENT INC | Lic no: | WWC508 |
| Comp date: | 03-JUN-99 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000148240 | | |

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**J54**
**West** **MT WELLS** **MTG500000181247**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 234002 | | |
| Dnrc no: | Not Reported | | |
| Site name: | STOCKTON OIL CO.*MP-1A | | |
| Latitude: | 45.757609 | | |
| Longitude: | -108.549293 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CDBD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 21.5 | | |

| | | | |
|---|---|---|---|
| Pwl: | 0 | | |
| Swl: | 17 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | MWC417 |
| Comp date: | 25-JAN-07 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000181247 | | |

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**J55**
**West**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000182117**

| | | | |
|---|---|---|---|
| Mnumber: | 234003 | | |
| Dnrc no: | Not Reported | | |
| Site name: | STOCKTON OIL CO.*MW 2A | | |
| Latitude: | 45.757609 | | |
| Longitude: | -108.549293 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CDBD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 23 | | |
| Pwl: | 0 | | |
| Swl: | 17 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | MWC417 |
| Comp date: | 26-JAN-07 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000182117 | | |

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**J56**
**West**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000182187**

| | | | |
|---|---|---|---|
| Mnumber: | 234004 | | |
| Dnrc no: | Not Reported | | |
| Site name: | STOCKTON OIL CO.*MP-3A | | |
| Latitude: | 45.757609 | | |
| Longitude: | -108.549293 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CDBD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 23 | | |

| | | | |
|---|---|---|---|
| Pwl: | 0 | | |
| Swl: | 17 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | MWC417 |
| Comp date: | 26-JAN-07 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000182187 | | |

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**L57**
**NNE** **MT WELLS** **MTG500000128133**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 162938 | | |
| Dnrc no: | 101523 | | |
| Site name: | OLSON BOB | | |
| Latitude: | 45.763571 | | |
| Longitude: | -108.534511 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BCC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 30 | | |
| Pwl: | 15 | | |
| Swl: | 14 | | |
| Recov wl: | 0 | | |
| Yield: | 25 | | |
| Test type: | PUMP | | |
| Test dur: | 3 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 18-JUN-97 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000128133 | | |

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**L58**
**NNE** **MT WELLS** **MTG500000113142**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 144859 | | |
| Dnrc no: | Not Reported | | |
| Site name: | NOVAK BILL | | |
| Latitude: | 45.763571 | | |
| Longitude: | -108.534511 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BCC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |

| | | | |
|---|---|---|---|
| Pwl: | 0 | | |
| Swl: | 15 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | FOUR STAR DRILLING | Lic no: | WWC240 |
| Comp date: | 08-JUN-92 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000113142 | | |

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**L59**
**NNE** **MT WELLS** **MTG500000112922**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 144857 | | |
| Dnrc no: | Not Reported | | |
| Site name: | NOVAK BILL | | |
| Latitude: | 45.763571 | | |
| Longitude: | -108.534511 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BCC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 0 | | |
| Swl: | 15 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | FOUR STAR DRILLING | Lic no: | WWC240 |
| Comp date: | 08-JUN-92 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000112922 | | |

---

**L60**
**NNE** **MT WELLS** **MTG500000113108**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 144858 | | |
| Dnrc no: | Not Reported | | |
| Site name: | NOVAK BILL | | |
| Latitude: | 45.763571 | | |
| Longitude: | -108.534511 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BCC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |

| | | | |
|---|---|---|---|
| Pwl: | 0 | | |
| Swl: | 15 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | FOUR STAR DRILLING | Lic no: | WWC240 |
| Comp date: | 08-JUN-92 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000113108 | | |

---

**61**
**SSE** **MT WELLS** **MTG500000174314**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 222325 | | |
| Dnrc no: | Not Reported | | |
| Site name: | INTERSTATE DETROIT DIESEL | | |
| Latitude: | 45.74971 | | |
| Longitude: | -108.532609 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | BC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 30 | | |
| Pwl: | 0 | | |
| Swl: | 13 | | |
| Recov wl: | 13 | | |
| Yield: | 90 | | |
| Test type: | AIR | | |
| Test dur: | .5 | | |
| Recov tm: | .5 | | |
| Drillset: | 29 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 03-JUN-05 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000174314 | | |

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**62**
**SE** **MT WELLS** **MTG500000078515**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 94130 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MORTON LILLIAN | | |
| Latitude: | 45.751638 | | |
| Longitude: | -108.529454 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | B |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 29 | | |

| | | | |
|---|---|---|---|
| Pwl: | 20 | | |
| Swl: | 15 | | |
| Recov wl: | 0 | | |
| Yield: | 10 | | |
| Test type: | BAILER | | |
| Test dur: | .5 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | PAID | Lic no: | WWC170 |
| Comp date: | 05-MAY-70 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000078515 | | |

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**M63**
**SW**
**1/2 - 1 Mile**
**Higher**

**FED USGS** **USGS40000704818**

| | | | |
|---|---|---|---|
| Org. Identifier: | USGS-MT | | |
| Formal name: | USGS Montana Water Science Center | | |
| Monloc Identifier: | USGS-454503108324501 | | |
| Monloc name: | 01S26E17BDAA01 | | |
| Monloc type: | Well | | |
| Monloc desc: | Not Reported | | |
| Huc code: | 10070004 | Drainagearea value: | Not Reported |
| Drainagearea Units: | Not Reported | Contrib drainagearea: | Not Reported |
| Contrib drainagearea units: | Not Reported | Latitude: | 45.7507848 |
| Longitude: | -108.5465254 | Sourcemap scale: | Not Reported |
| Horiz Acc measure: | Unknown | Horiz Acc measure units: | Unknown |
| Horiz Collection method: | Interpolated from map | | |
| Horiz coord refsys: | NAD83 | Vert measure val: | 3163 |
| Vert measure units: | feet | Vertacc measure val: | 1 |
| Vert accmeasure units: | feet | | |
| Vertcollection method: | Interpolated from topographic map | | |
| Vert coord refsys: | NGVD29 | Countrycode: | US |
| Aquifername: | Not Reported | | |
| Formation type: | Quaternary Alluvium | | |
| Aquifer type: | Not Reported | | |
| Construction date: | 196806 | Welldepth: | 32 |
| Welldepth units: | ft | Wellholedepth: | Not Reported |
| Wellholedepth units: | Not Reported | | |

Ground-water levels, Number of Measurements: 1

| Date | Feet below Surface | Feet to Sealevel |
|---|---|---|
| 1978-08-24 | 11.50 | |

Note: The site had been pumped recently.

---

**M64**
**SW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000212172**

| | | | |
|---|---|---|---|
| Mnumber: | 6975 | | |
| Dnrc no: | Not Reported | | |
| Site name: | STUDER INC*BILLINGS MONT | | |
| Latitude: | 45.7508 | | |
| Longitude: | -108.5458 | | |
| Geomethod: | MAP | Datum: | NAD27 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | BDAA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 32 | | |
| Pwl: | 0 | | |
| Swl: | 11.5 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 30-DEC-99 | Pws id: | Not Reported |
| Gwsi id: | 454503108324501 | Data sour: | Not Reported |
| Wqdata: | Y | Hydrograph: | N |
| Site id: | MTG500000212172 | | |

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**N65**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000075072**

| | | | |
|---|---|---|---|
| Mnumber: | 93918 | | |
| Dnrc no: | Not Reported | | |
| Site name: | RATZLAFF W.H. | | |
| Latitude: | 45.762571 | | |
| Longitude: | -108.546072 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 0 | | |
| Swl: | 10 | | |
| Recov wl: | 0 | | |
| Yield: | 30 | | |
| Test type: | PUMP | | |
| Test dur: | 12 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | RATZLAFF | Lic no: | Not Reported |
| Comp date: | 11-JUN-74 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000075072 | | |

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**N66**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000075071**

| | | | |
|---|---|---|---|
| Mnumber: | 93916 | | |
| Dnrc no: | 18650 | | |
| Site name: | GINDER ED | | |
| Latitude: | 45.762571 | | |
| Longitude: | -108.546072 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 12 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | PUMP | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | KUCK | Lic no: | Not Reported |
| Comp date: | 25-APR-78 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000075071 | | |

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**N67**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000074638**

| | | | |
|---|---|---|---|
| Mnumber: | 93917 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BUERKLE LORIN | | |
| Latitude: | 45.762571 | | |
| Longitude: | -108.546072 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 23 | | |
| Pwl: | 20 | | |
| Swl: | 10 | | |
| Recov wl: | 0 | | |
| Yield: | 50 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | JUEL | Lic no: | Not Reported |
| Comp date: | 01-JUN-72 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074638 | | |

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**N68**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000076697**

| | | | |
|---|---|---|---|
| Mnumber: | 93920 | | |
| Dnrc no: | 27042 | | |
| Site name: | TERRIBILINI JOSEPH M | | |
| Latitude: | 45.762571 | | |
| Longitude: | -108.546072 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 22 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 26-JUL-79 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076697 | | |

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**N69**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000186711**

| | | | |
|---|---|---|---|
| Mnumber: | 241912 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WILLIAMS UIVLER | | |
| Latitude: | 45.762571 | | |
| Longitude: | -108.546072 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 26 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 15 | | |
| Test type: | BAILER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | WWC18 |
| Comp date: | 21-NOV-33 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000186711 | | |

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**N70**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000181796**

| | | | |
|---|---|---|---|
| Mnumber: | 231167 | | |
| Dnrc no: | Not Reported | | |
| Site name: | CCS*MW 8*06-2217 | | |
| Latitude: | 45.762571 | | |
| Longitude: | -108.546072 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | MWC154 |
| Comp date: | 24-OCT-06 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000181796 | | |

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**N71**
**NW** **MT WELLS** **MTG500000140861**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 176741 | | |
| Dnrc no: | Not Reported | | |
| Site name: | STATE OF MONTANA BILLING | | |
| Latitude: | 45.762571 | | |
| Longitude: | -108.546072 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | MT DEPT OF TRANSPORTATION | Lic no: | WWC312 |
| Comp date: | 17-MAR-99 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000140861 | | |

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**O72**
**WNW** **MT WELLS** **MTG500000176231**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 225973 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MCDEVITT AND ASSOC* MW-11 | | |
| Latitude: | 45.760767 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 22 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | WWC154 |
| Comp date: | 18-OCT-05 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000176231 | | |

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**O73**
**WNW** **MT WELLS** **MTG500000176230**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 225971 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MCDEVITT AND ASSOC* MW-9 | | |
| Latitude: | 45.760767 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 20-OCT-05 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000176230 | | |

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**O74**
**WNW** **MT WELLS** **MTG500000176611**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 225972 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MCDEVITT AND ASSOC*MW-8 | | |
| Latitude: | 45.760767 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | WWC154 |
| Comp date: | 20-OCT-05 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000176611 | | |

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**O75**
**WNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000180699**

| | | | |
|---|---|---|---|
| Mnumber: | 225964 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MCDEVITT AND ASSOC* MW-10 | | |
| Latitude: | 45.760767 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | WWC154 |
| Comp date: | 19-OCT-05 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000180699 | | |

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**O76**
**WNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000177459**

| | | | |
|---|---|---|---|
| Mnumber: | 225975 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MCDEVITT AND ASSOC* MW-12 | | |
| Latitude: | 45.760767 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 22 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | WWC154 |
| Comp date: | 18-OCT-05 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000177459 | | |

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**O77**
**WNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000175276**

| | | | |
|---|---|---|---|
| Mnumber: | 223267 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WAJAX LIMITED | | |
| Latitude: | 45.760767 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 13 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC | Lic no: | MWC344 |
| Comp date: | 22-DEC-05 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000175276 | | |

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**O78**
**WNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000175104**

| | | | |
|---|---|---|---|
| Mnumber: | 223266 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WAJAX LIMITED | | |
| Latitude: | 45.760767 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 13 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC | Lic no: | MWC344 |
| Comp date: | 22-DEC-05 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000175104 | | |

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**O79**
**WNW** **MT WELLS** **MTG500000175103**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 223262 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WAJAX LIMITED | | |
| Latitude: | 45.760767 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 13 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC | Lic no: | MWC344 |
| Comp date: | 21-DEC-05 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000175103 | | |

---

**O80**
**WNW** **MT WELLS** **MTG500000175367**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 223264 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WAJAX LIMITED | | |
| Latitude: | 45.760767 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 13 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC | Lic no: | MWC344 |
| Comp date: | 21-DEC-05 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000175367 | | |

---

**O81**
**WNW** **MT WELLS** **MTG500000175300**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 223265 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WAJAX LIMITED | | |
| Latitude: | 45.760767 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 13 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC | Lic no: | MWC344 |
| Comp date: | 22-DEC-05 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000175300 | | |

---

**O82**
**WNW** **MT WELLS** **MTG500000175299**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 223263 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WAJAX LIMITED | | |
| Latitude: | 45.760767 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 13 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC | Lic no: | MWC344 |
| Comp date: | 21-DEC-05 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000175299 | | |

---

**83**
**NE** **MT WELLS** **MTG500000076887**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93983 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MORSTEIN JOE & DOROTHY | | |
| Latitude: | 45.761744 | | |
| Longitude: | -108.529334 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CAB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 21 | | |
| Pwl: | 16 | | |
| Swl: | 11 | | |
| Recov wl: | 0 | | |
| Yield: | 30 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 01-JAN-55 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076887 | | |

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**P84**
**ENE** **MT WELLS** **MTG500000076888**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93994 | | |
| Dnrc no: | Not Reported | | |
| Site name: | CROWELL ROBERT G. | | |
| Latitude: | 45.758092 | | |
| Longitude: | -108.526745 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CDA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 22 | | |
| Pwl: | 10 | | |
| Swl: | 9 | | |
| Recov wl: | 0 | | |
| Yield: | 20 | | |
| Test type: | PUMP | | |
| Test dur: | 6 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CROWELL | Lic no: | Not Reported |
| Comp date: | 10-JUN-73 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076888 | | |

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**P85**
**ENE** **MT WELLS** **MTG500000099100**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 124889 | | |
| Dnrc no: | Not Reported | | |
| Site name: | YANE WALTER J | | |
| Latitude: | 45.758092 | | |
| Longitude: | -108.526745 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CDA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 32 | | |
| Pwl: | 22 | | |
| Swl: | 18 | | |
| Recov wl: | 0 | | |
| Yield: | 30 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 23-MAY-91 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000099100 | | |

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**P86**
**ENE** **MT WELLS** **MTG500000088800**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93995 | | |
| Dnrc no: | Not Reported | | |
| Site name: | KILWEIN LLOYD R. | | |
| Latitude: | 45.758092 | | |
| Longitude: | -108.526745 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CDA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 22 | | |
| Pwl: | 0 | | |
| Swl: | 13 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | KILMEIN | Lic no: | Not Reported |
| Comp date: | 09-JUN-73 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000088800 | | |

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**87**
**ENE** **MT WELLS** **MTG500000076769**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93981 | | |
| Dnrc no: | Not Reported | | |
| Site name: | GROVE JEAN | | |
| Latitude: | 45.760831 | | |
| Longitude: | -108.52804 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 21 | | |
| Pwl: | 19 | | |
| Swl: | 16 | | |
| Recov wl: | 0 | | |
| Yield: | 40 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 01-JAN-73 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076769 | | |

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**Q88**
**NNW** **MT WELLS** **MTG500000088703**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 93927 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WELLER F.A. | | |
| Latitude: | 45.764376 | | |
| Longitude: | -108.543495 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | AC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24 | | |
| Pwl: | 11 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 10 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 01-MAY-55 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000088703 | | |

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**Q89**
**NNW** **MT WELLS** **MTG500000088702**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 93925 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HOFFERBER BENJAMIN | | |
| Latitude: | 45.764376 | | |
| Longitude: | -108.543495 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | AC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 0 | | |
| Pwl: | 21 | | |
| Swl: | 7 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HOFFERBER | Lic no: | Not Reported |
| Comp date: | 01-JAN-58 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000088702 | | |

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**R90**
**West** **MT WELLS** **MTG500000107059**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 135273 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WEST PARKWAY TRUCK STOP * WP-6 | | |
| Latitude: | 45.756481 | | |
| Longitude: | -108.550903 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CDCBC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24 | | |
| Pwl: | 0 | | |
| Swl: | 16.5 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | Not Reported |
| Comp date: | 10-NOV-92 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000107059 | | |

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**91**
**ENE** **MT WELLS** **MTG500000074749**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93985 | | |
| Dnrc no: | Not Reported | | |
| Site name: | OSTERMILLER HERMAN | | |
| Latitude: | 45.759918 | | |
| Longitude: | -108.526745 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | CAD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24 | | |
| Pwl: | 0 | | |
| Swl: | 12 | | |
| Recov wl: | 0 | | |
| Yield: | 30 | | |
| Test type: | PUMP | | |
| Test dur: | 3 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | KUNTZ | Lic no: | Not Reported |
| Comp date: | 29-MAY-85 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074749 | | |

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**R92**
**West** **MT WELLS** **MTG500000105316**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 135272 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WEST PARKWAY TRUCK STOP * WP-4 | | |
| Latitude: | 45.75603 | | |
| Longitude: | -108.551548 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CCDDA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 19.5 | | |
| Pwl: | 0 | | |
| Swl: | 11.8 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | Not Reported |
| Comp date: | 12-SEP-91 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000105316 | | |

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**R93**
**West**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000105337**

| | | | |
|---|---|---|---|
| Mnumber: | 135270 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WEST PARKWAY TRUCK STOP * WP-5 | | |
| Latitude: | 45.756932 | | |
| Longitude: | -108.551548 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CCDAA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 26.5 | | |
| Pwl: | 0 | | |
| Swl: | 16.8 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | Not Reported |
| Comp date: | 09-NOV-92 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000105337 | | |

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**S94**
**WNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000074560**

| | | | |
|---|---|---|---|
| Mnumber: | 93940 | | |
| Dnrc no: | Not Reported | | |
| Site name: | RYAN GROCERY COMPANY | | |
| Latitude: | 45.758962 | | |
| Longitude: | -108.551226 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | C |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 35 | | |
| Pwl: | 0 | | |
| Swl: | 22 | | |
| Recov wl: | 0 | | |
| Yield: | 75 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 01-APR-56 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | GW4 |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074560 | | |

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**S95**
**WNW** **MT WELLS** **MTG500000074641**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 93942 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MIDLAND IMPLEMENT | | |
| Latitude: | 45.758962 | | |
| Longitude: | -108.551226 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | C |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 45 | | |
| Pwl: | 14 | | |
| Swl: | 11 | | |
| Recov wl: | 0 | | |
| Yield: | 45 | | |
| Test type: | PUMP | | |
| Test dur: | 1 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | DIGGER DRILLING | Lic no: | WWC440 |
| Comp date: | 23-AUG-84 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074641 | | |

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**S96**
**WNW** **MT WELLS** **MTG500000075073**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 93941 | | |
| Dnrc no: | Not Reported | | |
| Site name: | STIEF JOHN L. | | |
| Latitude: | 45.758962 | | |
| Longitude: | -108.551226 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | C |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 22 | | |
| Pwl: | 22 | | |
| Swl: | 15 | | |
| Recov wl: | 0 | | |
| Yield: | 30 | | |
| Test type: | PUMP | | |
| Test dur: | 10 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | STEF | Lic no: | Not Reported |
| Comp date: | 11-MAR-71 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | Not Reported |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000075073 | | |

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**T97**
**North**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000212286**

| | | | |
|---|---|---|---|
| Mnumber: | 6973 | | |
| Dnrc no: | Not Reported | | |
| Site name: | FLANIGAN M. MRS. *2.5 MI SE ROCKY MTN COLL | | |
| Latitude: | 45.7658 | | |
| Longitude: | -108.5363 | | |
| Geomethod: | UNKNOWN | Datum: | NAD27 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | A |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 0 | | |
| Pwl: | 0 | | |
| Swl: | 30 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 30-DEC-99 | Pws id: | Not Reported |
| Gwsi id: | 454557108321101 | Data sour: | Not Reported |
| Wqdata: | Y | Hydrograph: | N |
| Site id: | MTG500000212286 | | |

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**T98**
**North**
**1/2 - 1 Mile**
**Lower**

**FED USGS** **USGS40000704973**

| | | | |
|---|---|---|---|
| Org. Identifier: | USGS-MT | | |
| Formal name: | USGS Montana Water Science Center | | |
| Monloc Identifier: | USGS-454557108321101 | | |
| Monloc name: | 01S26E08A 01 | | |
| Monloc type: | Well | | |
| Monloc desc: | Not Reported | | |
| Huc code: | 10070004 | Drainagearea value: | Not Reported |
| Drainagearea Units: | Not Reported | Contrib drainagearea: | Not Reported |
| Contrib drainagearea units: | Not Reported | Latitude: | 45.7657851 |
| Longitude: | -108.5370806 | Sourcemap scale: | Not Reported |
| Horiz Acc measure: | 5 | Horiz Acc measure units: | seconds |
| Horiz Collection method: | Interpolated from map | | |
| Horiz coord refsys: | NAD83 | Vert measure val: | Not Reported |
| Vert measure units: | Not Reported | Vertacc measure val: | Not Reported |
| Vert accmeasure units: | Not Reported | | |
| Vertcollection method: | Not Reported | | |
| Vert coord refsys: | Not Reported | Countrycode: | US |
| Aquifername: | Not Reported | | |
| Formation type: | Not Reported | | |
| Aquifer type: | Not Reported | | |
| Construction date: | Not Reported | Welldepth: | 30 |
| Welldepth units: | ft | Wellholedepth: | Not Reported |
| Wellholedepth units: | Not Reported | | |

Ground-water levels, Number of Measurements: 0

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**U99**
**SW**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000130758**

| | | | |
|---|---|---|---|
| Mnumber: | 165970 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WAGGONERS TRUCKING * MW-2 | | |
| Latitude: | 45.750008 | | |
| Longitude: | -108.548551 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | BD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HANSEN ENVIRONMENTAL DRILLING | Lic no: | MWC230 |
| Comp date: | 21-JAN-98 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000130758 | | |

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

**U100**
**SW**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000130393**

| | | | |
|---|---|---|---|
| Mnumber: | 165972 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WAGGONERS TRUCKING * MW-4 | | |
| Latitude: | 45.750008 | | |
| Longitude: | -108.548551 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | BD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HANSEN ENVIRONMENTAL DRILLING | Lic no: | MWC230 |
| Comp date: | 22-JAN-98 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000130393 | | |

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**U101**
**SW**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000130933**

| | | | |
|---|---|---|---|
| Mnumber: | 165971 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WAGGONERS TRUCKING * MW-3 | | |
| Latitude: | 45.750008 | | |
| Longitude: | -108.548551 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | BD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 22 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HANSEN ENVIRONMENTAL DRILLING | Lic no: | MWC230 |
| Comp date: | 22-JAN-98 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000130933 | | |

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**U102**
**SW**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000130932**

| | | | |
|---|---|---|---|
| Mnumber: | 165969 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WAGGONERS TRUCKING * MW-1 | | |
| Latitude: | 45.750008 | | |
| Longitude: | -108.548551 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | BD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 23 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HANSEN ENVIRONMENTAL DRILLING | Lic no: | MWC230 |
| Comp date: | 21-JAN-98 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000130932 | | |

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**V103**
**WNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000076764**

| | | | |
|---|---|---|---|
| Mnumber: | 93945 | | |
| Dnrc no: | Not Reported | | |
| Site name: | UNITED PARCEL SERVICE * MW-7 | | |
| Latitude: | 45.761669 | | |
| Longitude: | -108.549937 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CAB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 29 | | |
| Pwl: | 0 | | |
| Swl: | 6 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | KRUEGER | Lic no: | Not Reported |
| Comp date: | 01-AUG-89 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076764 | | |

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**V104**
**WNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000075074**

| | | | |
|---|---|---|---|
| Mnumber: | 93943 | | |
| Dnrc no: | Not Reported | | |
| Site name: | UNITED PARCEL SERVICE * MW-5 | | |
| Latitude: | 45.761669 | | |
| Longitude: | -108.549937 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CAB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 31 | | |
| Pwl: | 0 | | |
| Swl: | 11 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | KRUEGER | Lic no: | Not Reported |
| Comp date: | 31-JUL-89 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000075074 | | |

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**V105**
**WNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000076882**

| | | | |
|---|---|---|---|
| Mnumber: | 93944 | | |
| Dnrc no: | Not Reported | | |
| Site name: | UNITED PARCEL SERVICE * MW-6 | | |
| Latitude: | 45.761669 | | |
| Longitude: | -108.549937 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CAB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 29 | | |
| Pwl: | 0 | | |
| Swl: | 10 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | KRUEGER | Lic no: | Not Reported |
| Comp date: | 31-JUL-89 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076882 | | |

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**V106**
**WNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000076765**

| | | | |
|---|---|---|---|
| Mnumber: | 93946 | | |
| Dnrc no: | Not Reported | | |
| Site name: | UNITED PARCEL SERVICE * MW-8 | | |
| Latitude: | 45.761669 | | |
| Longitude: | -108.549937 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CAB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 31 | | |
| Pwl: | 0 | | |
| Swl: | 10 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | KRUEGER | Lic no: | Not Reported |
| Comp date: | 01-AUG-89 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076765 | | |

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**R107**
**West**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000107058**

| | | | |
|---|---|---|---|
| Mnumber: | 135271 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WEST PARKWAY TRUCK STOP * WP-13 | | |
| Latitude: | 45.756481 | | |
| Longitude: | -108.552192 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CCDAC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 26.5 | | |
| Pwl: | 0 | | |
| Swl: | 18 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | Not Reported |
| Comp date: | 11-NOV-92 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000107058 | | |

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**W108**
**NE** **MT WELLS** **MTG500000076703**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93971 | | |
| Dnrc no: | Not Reported | | |
| Site name: | TALLY BERNARD | | |
| Latitude: | 45.763571 | | |
| Longitude: | -108.529334 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BDC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 25 | | |
| Swl: | 12 | | |
| Recov wl: | 0 | | |
| Yield: | 15 | | |
| Test type: | PUMP | | |
| Test dur: | 1.5 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 06-AUG-73 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076703 | | |

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**109**
**NW** **MT WELLS** **MTG500000218605**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 93939 | | |
| Dnrc no: | C001111-00 | | |
| Site name: | CITY OF BILLINGS - COMANCHE PARK | | |
| Latitude: | 45.7644 | | |
| Longitude: | -108.5458 | | |
| Geomethod: | MAP | Datum: | NAD27 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BDDA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 31 | | |
| Pwl: | 25 | | |
| Swl: | 12 | | |
| Recov wl: | 0 | | |
| Yield: | 200 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | WEED | Lic no: | WWC230 |
| Comp date: | 01-OCT-73 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | Y |
| Site id: | MTG500000218605 | | |

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**X110**
**SSW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000128800**

| | | | |
|---|---|---|---|
| Mnumber: | 163693 | | |
| Dnrc no: | Not Reported | | |
| Site name: | CUMMINS POWER * MW-2 | | |
| Latitude: | 45.748168 | | |
| Longitude: | -108.545978 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 19.5 | | |
| Pwl: | 0 | | |
| Swl: | 11.45 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | Not Reported |
| Comp date: | 19-AUG-97 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000128800 | | |

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**X111**
**SSW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000077038**

| | | | |
|---|---|---|---|
| Mnumber: | 94133 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MCKESSON DRUG CO. | | |
| Latitude: | 45.748168 | | |
| Longitude: | -108.545978 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 44 | | |
| Pwl: | 22 | | |
| Swl: | 16 | | |
| Recov wl: | 0 | | |
| Yield: | 50 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | DIGGER DRILLING | Lic no: | WWC440 |
| Comp date: | 27-JUN-84 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000077038 | | |

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**X112**
**SSW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000128867**

| | | | |
|---|---|---|---|
| Mnumber: | 163691 | | |
| Dnrc no: | Not Reported | | |
| Site name: | CUMMINS POWER * MW-1 | | |
| Latitude: | 45.748168 | | |
| Longitude: | -108.545978 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 19 | | |
| Pwl: | 0 | | |
| Swl: | 11.75 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | Not Reported |
| Comp date: | 19-AUG-97 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000128867 | | |

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**X113**
**SSW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000128820**

| | | | |
|---|---|---|---|
| Mnumber: | 163696 | | |
| Dnrc no: | Not Reported | | |
| Site name: | CUMMINS POWER * MW-3 | | |
| Latitude: | 45.748168 | | |
| Longitude: | -108.545978 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 19 | | |
| Pwl: | 0 | | |
| Swl: | 11.67 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | Not Reported |
| Comp date: | 19-AUG-97 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000128820 | | |

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**114**
**West**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000017909**

| | | | |
|---|---|---|---|
| Mnumber: | 28477 | | |
| Dnrc no: | Not Reported | | |
| Site name: | STOCKTON OIL * WP-4 | | |
| Latitude: | 45.756255 | | |
| Longitude: | -108.552514 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CCD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 23 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | MWC209 |
| Comp date: | 01-OCT-91 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000017909 | | |

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**Y115**
**ESE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000074916**

| | | | |
|---|---|---|---|
| Mnumber: | 94123 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MILLER J.H. | | |
| Latitude: | 45.754531 | | |
| Longitude: | -108.524721 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | BAA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 0 | | |
| Pwl: | 0 | | |
| Swl: | 18 | | |
| Recov wl: | 0 | | |
| Yield: | 8 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 01-JAN-25 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | GW4 |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074916 | | |

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**Y116**
**ESE** **MT WELLS** **MTG500000076907**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 94124 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MILLER J.H. | | |
| Latitude: | 45.754531 | | |
| Longitude: | -108.524721 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | BAA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 29 | | |
| Pwl: | 0 | | |
| Swl: | 18 | | |
| Recov wl: | 0 | | |
| Yield: | 8 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 21-JAN-61 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | GW4 |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076907 | | |

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**Z117**
**North** **MT WELLS** **MTG500000074557**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 93921 | | |
| Dnrc no: | Not Reported | | |
| Site name: | ALLEN F.M. | | |
| Latitude: | 45.76618 | | |
| Longitude: | -108.540918 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | A |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 33 | | |
| Pwl: | 11 | | |
| Swl: | 9 | | |
| Recov wl: | 0 | | |
| Yield: | 20 | | |
| Test type: | PUMP | | |
| Test dur: | 10 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | JOHNSON & KOENIG | Lic no: | Not Reported |
| Comp date: | 14-JUN-57 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074557 | | |

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**Z118**
**North**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000105188**

| | | | |
|---|---|---|---|
| Mnumber: | 135166 | | |
| Dnrc no: | Not Reported | | |
| Site name: | STOCKTON OIL COMPANY * MW-2 | | |
| Latitude: | 45.76618 | | |
| Longitude: | -108.540918 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | A |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 13 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | Not Reported |
| Comp date: | 04-JAN-90 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000105188 | | |

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**Z119**
**North**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000105246**

| | | | |
|---|---|---|---|
| Mnumber: | 135169 | | |
| Dnrc no: | Not Reported | | |
| Site name: | STOCKTON OIL COMPANY | | |
| Latitude: | 45.76618 | | |
| Longitude: | -108.540918 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | A |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 12.7 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | Not Reported |
| Comp date: | 03-JAN-90 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000105246 | | |

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**Z120**
**North**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000105187**

| | | | |
|---|---|---|---|
| Mnumber: | 135164 | | |
| Dnrc no: | Not Reported | | |
| Site name: | STOCKTON OIL COMPANY * MW-1 | | |
| Latitude: | 45.76618 | | |
| Longitude: | -108.540918 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | A |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20.7 | | |
| Pwl: | 0 | | |
| Swl: | 13.4 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | Not Reported |
| Comp date: | 03-JAN-90 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000105187 | | |

---

**Z121**
**North**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000076880**

| | | | |
|---|---|---|---|
| Mnumber: | 93926 | | |
| Dnrc no: | Not Reported | | |
| Site name: | COLLINS ENID L. | | |
| Latitude: | 45.76618 | | |
| Longitude: | -108.540918 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | A |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 29 | | |
| Pwl: | 0 | | |
| Swl: | 15 | | |
| Recov wl: | 0 | | |
| Yield: | 25 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 03-APR-57 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | GW4 |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076880 | | |

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**Z122**
**North**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000105162**

| | | | |
|---|---|---|---|
| Mnumber: | 135154 | | |
| Dnrc no: | Not Reported | | |
| Site name: | SHORT STOP EXXON * SMW-16 | | |
| Latitude: | 45.76618 | | |
| Longitude: | -108.540918 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | A |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 30 | | |
| Pwl: | 0 | | |
| Swl: | 13.1 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | Not Reported |
| Comp date: | 24-JUN-92 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000105162 | | |

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**123**
**ESE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000075247**

| | | | |
|---|---|---|---|
| Mnumber: | 94118 | | |
| Dnrc no: | 2241 | | |
| Site name: | PONDEROSA PARK (BILLINGS) | | |
| Latitude: | 45.752951 | | |
| Longitude: | -108.525191 | | |
| Geomethod: | NAV-GPS | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | ABCB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 26 | | |
| Pwl: | 20 | | |
| Swl: | 13 | | |
| Recov wl: | 0 | | |
| Yield: | 70 | | |
| Test type: | OTHER | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | MATHESON | Lic no: | WWC232 |
| Comp date: | 01-JUN-74 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | Y | Hydrograph: | Y |
| Site id: | MTG500000075247 | | |

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**AA124**
**WSW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000124108**

| | | | |
|---|---|---|---|
| Mnumber: | 158349 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MT DEPT OF HWYS * INT SIGN CL 6-50-96 | | |
| Latitude: | 45.751848 | | |
| Longitude: | -108.551123 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | B |
| County: | YELLOWSTONE | Type: | BOREHOLE |
| Tot dept: | 21.5 | | |
| Pwl: | 0 | | |
| Swl: | 18.5 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | PICKETT | Lic no: | Not Reported |
| Comp date: | 30-MAY-96 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000124108 | | |

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**AA125**
**WSW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000124136**

| | | | |
|---|---|---|---|
| Mnumber: | 158348 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MT DEPT OF HWYS * INT SIGN CL 6-49-96 | | |
| Latitude: | 45.751848 | | |
| Longitude: | -108.551123 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | B |
| County: | YELLOWSTONE | Type: | BOREHOLE |
| Tot dept: | 26.5 | | |
| Pwl: | 0 | | |
| Swl: | 22 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | PICKETT | Lic no: | Not Reported |
| Comp date: | 30-MAY-96 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000124136 | | |

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**W126**
**NE** **MT WELLS** **MTG500000189002**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 244657 | | |
| Dnrc no: | Not Reported | | |
| Site name: | NEIBAUR CONSTRUCTION | | |
| Latitude: | 45.764333 | | |
| Longitude: | -108.529733 | | |
| Geomethod: | NAV-GPS | Datum: | WGS84 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 18 | | |
| Pwl: | 0 | | |
| Swl: | 13.79 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC | Lic no: | MWC344 |
| Comp date: | 02-JUN-08 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000189002 | | |

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**AB127**
**NNE** **MT WELLS** **MTG500000076885**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93969 | | |
| Dnrc no: | Not Reported | | |
| Site name: | LEE JAMES V. | | |
| Latitude: | 45.765397 | | |
| Longitude: | -108.531923 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BCA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 21 | | |
| Pwl: | 19 | | |
| Swl: | 16 | | |
| Recov wl: | 0 | | |
| Yield: | 40 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 18-AUG-58 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076885 | | |

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**AB128**
**NNE** **MT WELLS** **MTG500000074747**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93967 | | |
| Dnrc no: | Not Reported | | |
| Site name: | YOUNG DOYLE | | |
| Latitude: | 45.765397 | | |
| Longitude: | -108.531923 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BCA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 23 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 20 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 01-JAN-57 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074747 | | |

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**AB129**
**NNE** **MT WELLS** **MTG500000088797**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93970 | | |
| Dnrc no: | Not Reported | | |
| Site name: | GAVOS GEORGE | | |
| Latitude: | 45.765397 | | |
| Longitude: | -108.531923 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BCA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 23 | | |
| Pwl: | 21 | | |
| Swl: | 14 | | |
| Recov wl: | 0 | | |
| Yield: | 50 | | |
| Test type: | PUMP | | |
| Test dur: | 8 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | GAVOS | Lic no: | Not Reported |
| Comp date: | 21-MAY-73 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000088797 | | |

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**AB130**
**NNE** **MT WELLS** **MTG500000088796**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93968 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HORNER CLARENCE & CLOEEN | | |
| Latitude: | 45.765397 | | |
| Longitude: | -108.531923 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BCA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24 | | |
| Pwl: | 24 | | |
| Swl: | 11 | | |
| Recov wl: | 0 | | |
| Yield: | 25 | | |
| Test type: | PUMP | | |
| Test dur: | 2 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 18-JUL-73 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000088796 | | |

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**131**
**South** **MT WELLS** **MTG500000145029**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 187035 | | |
| Dnrc no: | Not Reported | | |
| Site name: | YELLOWSTONE RIVER PARKS ASS0C | | |
| Latitude: | 45.746329 | | |
| Longitude: | -108.538262 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | DA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 0 | | |
| Swl: | 12 | | |
| Recov wl: | 12 | | |
| Yield: | 35 | | |
| Test type: | AIR | | |
| Test dur: | 6 | | |
| Recov tm: | 1 | | |
| Drillset: | 30 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 19-JUL-00 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000145029 | | |

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**W132**
**NE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000189187**

| | | | |
|---|---|---|---|
| Mnumber: | 244658 | | |
| Dnrc no: | Not Reported | | |
| Site name: | NEIBAUR CONSTRUCTION | | |
| Latitude: | 45.7645 | | |
| Longitude: | -108.529433 | | |
| Geomethod: | NAV-GPS | Datum: | WGS84 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 18 | | |
| Pwl: | 0 | | |
| Swl: | 13.76 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC | Lic no: | MWC344 |
| Comp date: | 02-JUN-08 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000189187 | | |

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**133**
**WSW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000204525**

| | | | |
|---|---|---|---|
| Mnumber: | 268374 | | |
| Dnrc no: | Not Reported | | |
| Site name: | DAYS INN MOTEL | | |
| Latitude: | 45.752768 | | |
| Longitude: | -108.552409 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | BBD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 40 | | |
| Pwl: | 0 | | |
| Swl: | 19.58 | | |
| Recov wl: | 0 | | |
| Yield: | 50 | | |
| Test type: | AIR | | |
| Test dur: | 1 | | |
| Recov tm: | 0 | | |
| Drillset: | 39 | | |
| Who drill: | MAYES DRILLING INC | Lic no: | WWC500 |
| Comp date: | 20-JUN-12 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000204525 | | |

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**AC134**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000206257**

| | | | |
|---|---|---|---|
| Mnumber: | 271505 | | |
| Dnrc no: | Not Reported | | |
| Site name: | ASSOCIATED FOOD STORES MW-1 | | |
| Latitude: | 45.7643 | | |
| Longitude: | -108.5486 | | |
| Geomethod: | NAV-GPS | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 14 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | TETRA TECH | Lic no: | MWC404 |
| Comp date: | 15-DEC-04 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | DRILLERWEB |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000206257 | | |

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**135**
**ENE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000088802**

| | | | |
|---|---|---|---|
| Mnumber: | 94002 | | |
| Dnrc no: | 62418 | | |
| Site name: | BOYS & GIRLS CLUB | | |
| Latitude: | 45.759918 | | |
| Longitude: | -108.524157 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | DBC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 32 | | |
| Pwl: | 20 | | |
| Swl: | 15 | | |
| Recov wl: | 0 | | |
| Yield: | 80 | | |
| Test type: | PUMP | | |
| Test dur: | 8 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | BILLINGS | Lic no: | WWC344 |
| Comp date: | 22-MAY-86 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000088802 | | |

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**AC136**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000168317**

| | | | |
|---|---|---|---|
| Mnumber: | 216056 | | |
| Dnrc no: | Not Reported | | |
| Site name: | ASSOCIATED FOOD STORES INC * MW-2 | | |
| Latitude: | 45.764376 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 15 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC | Lic no: | MWC344 |
| Comp date: | 05-DEC-04 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000168317 | | |

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**AC137**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000168318**

| | | | |
|---|---|---|---|
| Mnumber: | 216058 | | |
| Dnrc no: | Not Reported | | |
| Site name: | ASSOCIATED FOOD STORES INC * MW-4 | | |
| Latitude: | 45.764376 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 14 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC | Lic no: | MWC344 |
| Comp date: | 16-DEC-04 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000168318 | | |

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**AC138**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000172906**

| | | | |
|---|---|---|---|
| Mnumber: | 216061 | | |
| Dnrc no: | Not Reported | | |
| Site name: | ASSOCIATED FOOD STORES INC * MW-5 | | |
| Latitude: | 45.764376 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 15 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC | Lic no: | MWC344 |
| Comp date: | 16-DEC-04 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000172906 | | |

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**AC139**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000019697**

| | | | |
|---|---|---|---|
| Mnumber: | 28427 | | |
| Dnrc no: | Not Reported | | |
| Site name: | ASSOCIATED FOOD STORES INC. | | |
| Latitude: | 45.764376 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 35 | | |
| Pwl: | 0 | | |
| Swl: | 10.84 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HKM ASSOCIATES | Lic no: | MWC3 |
| Comp date: | 05-JUL-91 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000019697 | | |

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**AC140**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000168006**

| | | | |
|---|---|---|---|
| Mnumber: | 216055 | | |
| Dnrc no: | Not Reported | | |
| Site name: | ASSOCIATED FOOD STORES INC * MW-1 | | |
| Latitude: | 45.764376 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 14 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC | Lic no: | MWC344 |
| Comp date: | 05-DEC-04 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000168006 | | |

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**AC141**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000168007**

| | | | |
|---|---|---|---|
| Mnumber: | 216057 | | |
| Dnrc no: | Not Reported | | |
| Site name: | ASSOCIATED FOOD STORES, INC | | |
| Latitude: | 45.764376 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 14 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC | Lic no: | MWC344 |
| Comp date: | 15-DEC-04 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000168007 | | |

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**AC142**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000205952**

| | | | |
|---|---|---|---|
| Mnumber: | 271514 | | |
| Dnrc no: | Not Reported | | |
| Site name: | ASSOCIATED FOOD STORES MW-2 | | |
| Latitude: | 45.764376 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | TETRA TECH | Lic no: | MWC404 |
| Comp date: | 15-DEC-04 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | DRILLERWEB |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000205952 | | |

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**AC143**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000206351**

| | | | |
|---|---|---|---|
| Mnumber: | 271520 | | |
| Dnrc no: | Not Reported | | |
| Site name: | ASSOCIATED FOOD STORES MW-5 | | |
| Latitude: | 45.764376 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 14 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | TETRA TECH | Lic no: | MWC404 |
| Comp date: | 22-DEC-04 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | DRILLERWEB |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000206351 | | |

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**AC144**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000205782**

| | | | |
|---|---|---|---|
| Mnumber: | 271519 | | |
| Dnrc no: | Not Reported | | |
| Site name: | ASSOCIATED FOOD STORES MW-4 | | |
| Latitude: | 45.764376 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 14 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | TETRA TECH | Lic no: | MWC404 |
| Comp date: | 22-DEC-04 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | DRILLERWEB |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000205782 | | |

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**AC145**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000205860**

| | | | |
|---|---|---|---|
| Mnumber: | 271517 | | |
| Dnrc no: | Not Reported | | |
| Site name: | ASOCIATED FOOD STORES MW-3 | | |
| Latitude: | 45.764376 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BD |
| County: | YELLOWSTONE | Type: | BOREHOLE |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 14 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | TETRA TECH | Lic no: | MWC404 |
| Comp date: | 22-DEC-04 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | DRILLERWEB |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000205860 | | |

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**146**
**SE** **MT WELLS** **MTG500000163964**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 208568 | | |
| Dnrc no: | Not Reported | | |
| Site name: | LUCARA LISA AND LANNY | | |
| Latitude: | 45.74971 | | |
| Longitude: | -108.526298 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | BD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 85 | | |
| Test type: | AIR | | |
| Test dur: | 5 | | |
| Recov tm: | .5 | | |
| Drillset: | 29 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 13-JUN-03 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000163964 | | |

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**147**
**NE** **MT WELLS** **MTG500000074563**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93972 | | |
| Dnrc no: | Not Reported | | |
| Site name: | LA CASSE HENRY | | |
| Latitude: | 45.763571 | | |
| Longitude: | -108.526745 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BDD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 22 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 20-MAR-79 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074563 | | |

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**148**
**East**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000074751**

| | | | |
|---|---|---|---|
| Mnumber: | 94003 | | |
| Dnrc no: | Not Reported | | |
| Site name: | LENNICK VERNON | | |
| Latitude: | 45.757179 | | |
| Longitude: | -108.522862 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | DC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24 | | |
| Pwl: | 15 | | |
| Swl: | 12 | | |
| Recov wl: | 0 | | |
| Yield: | 40 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | MATHESON | Lic no: | WWC232 |
| Comp date: | 05-JUN-72 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074751 | | |

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**AD149**
**WSW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000183370**

| | | | |
|---|---|---|---|
| Mnumber: | 235735 | | |
| Dnrc no: | Not Reported | | |
| Site name: | FOOD SERVICE OF AMERICA | | |
| Latitude: | 45.753688 | | |
| Longitude: | -108.553695 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | BB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 0 | | |
| Swl: | 14.85 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC | Lic no: | MWC344 |
| Comp date: | 18-APR-07 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000183370 | | |

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**AD150**
**WSW** **MT WELLS** **MTG500000183351**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 235732 | | |
| Dnrc no: | Not Reported | | |
| Site name: | FOOD SERVICE OF AMERICA | | |
| Latitude: | 45.753688 | | |
| Longitude: | -108.553695 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | BB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 0 | | |
| Swl: | 15.92 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC | Lic no: | MWC344 |
| Comp date: | 17-APR-07 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000183351 | | |

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**AD151**
**WSW** **MT WELLS** **MTG500000183371**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 235736 | | |
| Dnrc no: | Not Reported | | |
| Site name: | FOOD SERVICE OF AMERICA | | |
| Latitude: | 45.753688 | | |
| Longitude: | -108.553695 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | BB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 12 | | |
| Pwl: | 0 | | |
| Swl: | 3.51 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC | Lic no: | MWC344 |
| Comp date: | 18-APR-07 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000183371 | | |

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**AD152**
**WSW** **MT WELLS** **MTG500000183388**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 235733 | | |
| Dnrc no: | Not Reported | | |
| Site name: | FOOD SERVICE OF AMERICA | | |
| Latitude: | 45.753688 | | |
| Longitude: | -108.553695 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | BB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 0 | | |
| Swl: | 15.06 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC | Lic no: | MWC344 |
| Comp date: | 17-APR-07 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000183388 | | |

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**AE153**
**NE** **MT WELLS** **MTG500000075076**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93952 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MILLER ARTHUR H. | | |
| Latitude: | 45.762658 | | |
| Longitude: | -108.525451 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 7 | | |
| Recov wl: | 0 | | |
| Yield: | 30 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 19-MAY-58 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | GW4 |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000075076 | | |

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**AE154**
**NE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000076701**

| | | | |
|---|---|---|---|
| Mnumber: | 93954 | | |
| Dnrc no: | Not Reported | | |
| Site name: | KING PAUL B. | | |
| Latitude: | 45.762658 | | |
| Longitude: | -108.525451 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 17 | | |
| Pwl: | 0 | | |
| Swl: | 6 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | KING | Lic no: | Not Reported |
| Comp date: | 01-APR-55 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076701 | | |

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**AE155**
**NE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000076702**

| | | | |
|---|---|---|---|
| Mnumber: | 93956 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MILLER JAMES F. | | |
| Latitude: | 45.762658 | | |
| Longitude: | -108.525451 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 26 | | |
| Pwl: | 0 | | |
| Swl: | 30 | | |
| Recov wl: | 0 | | |
| Yield: | 5 | | |
| Test type: | PUMP | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 21-JUL-73 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076702 | | |

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**AE156**
**NE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000074561**

| | | | |
|---|---|---|---|
| Mnumber: | 93955 | | |
| Dnrc no: | Not Reported | | |
| Site name: | SCHAAK ROBERT D. | | |
| Latitude: | 45.762658 | | |
| Longitude: | -108.525451 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 12 | | |
| Swl: | 8 | | |
| Recov wl: | 0 | | |
| Yield: | 40 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | WEED | Lic no: | Not Reported |
| Comp date: | 15-JUL-69 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074561 | | |

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**AE157**
**NE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000074562**

| | | | |
|---|---|---|---|
| Mnumber: | 93957 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BURNS CLIFTON T. | | |
| Latitude: | 45.762658 | | |
| Longitude: | -108.525451 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 26 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 20 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 15-AUG-61 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | GW4 |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074562 | | |

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**AE158**
**NE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000074745**

| | | | |
|---|---|---|---|
| Mnumber: | 93953 | | |
| Dnrc no: | 3595 | | |
| Site name: | KING LYLE | | |
| Latitude: | 45.762658 | | |
| Longitude: | -108.525451 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 23 | | |
| Pwl: | 14 | | |
| Swl: | 14 | | |
| Recov wl: | 0 | | |
| Yield: | 35 | | |
| Test type: | PUMP | | |
| Test dur: | 3.5 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | TIPPETS | Lic no: | Not Reported |
| Comp date: | 28-JUN-74 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074745 | | |

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**AE159**
**NE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000076770**

| | | | |
|---|---|---|---|
| Mnumber: | 93982 | | |
| Dnrc no: | Not Reported | | |
| Site name: | ARLT ED | | |
| Latitude: | 45.762658 | | |
| Longitude: | -108.525451 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 0 | | |
| Swl: | 14 | | |
| Recov wl: | 0 | | |
| Yield: | 50 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 01-JAN-57 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | GW4 |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076770 | | |

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**AE160**
**NE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000088795**

| | | | |
|---|---|---|---|
| Mnumber: | 93966 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HALOUBEK AROLLA | | |
| Latitude: | 45.762658 | | |
| Longitude: | -108.525451 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 30 | | |
| Pwl: | 20 | | |
| Swl: | 14 | | |
| Recov wl: | 0 | | |
| Yield: | 18 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | JOHNSON | Lic no: | WWC4 |
| Comp date: | 24-MAY-63 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000088795 | | |

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**AE161**
**NE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000189800**

| | | | |
|---|---|---|---|
| Mnumber: | 246766 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BARRETT RED [CHARLES | | |
| Latitude: | 45.762658 | | |
| Longitude: | -108.525451 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 140 | | |
| Pwl: | 0 | | |
| Swl: | 37 | | |
| Recov wl: | 37 | | |
| Yield: | 2 | | |
| Test type: | AIR | | |
| Test dur: | 1.5 | | |
| Recov tm: | .75 | | |
| Drillset: | 139 | | |
| Who drill: | DOUGLAS DRILLING | Lic no: | WWC591 |
| Comp date: | 04-JUN-01 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000189800 | | |

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**AE162**
**NE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000194051**

| | | | |
|---|---|---|---|
| Mnumber: | 251783 | | |
| Dnrc no: | Not Reported | | |
| Site name: | DONOVAN, GARY | | |
| Latitude: | 45.762658 | | |
| Longitude: | -108.525451 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 40 | | |
| Pwl: | 0 | | |
| Swl: | 15 | | |
| Recov wl: | 15 | | |
| Yield: | 60 | | |
| Test type: | AIR | | |
| Test dur: | 1 | | |
| Recov tm: | .03 | | |
| Drillset: | 40 | | |
| Who drill: | DOUGLAS DRILLING | Lic no: | WWC591 |
| Comp date: | 10-JUN-09 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000194051 | | |

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**AE163**
**NE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000076883**

| | | | |
|---|---|---|---|
| Mnumber: | 93951 | | |
| Dnrc no: | Not Reported | | |
| Site name: | SPEISER JAMES | | |
| Latitude: | 45.762658 | | |
| Longitude: | -108.525451 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 0 | | |
| Pwl: | 0 | | |
| Swl: | 20 | | |
| Recov wl: | 0 | | |
| Yield: | 19 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 21-MAY-61 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | GW4 |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076883 | | |

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**AE164**
**NE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000076884**

| | | | |
|---|---|---|---|
| Mnumber: | 93958 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MORROW GORDON | | |
| Latitude: | 45.762658 | | |
| Longitude: | -108.525451 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 19 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 20 | | |
| Test type: | PUMP | | |
| Test dur: | 1 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | LOVE | Lic no: | WWC88 |
| Comp date: | 01-SEP-62 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076884 | | |

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**AE165**
**NE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000088793**

| | | | |
|---|---|---|---|
| Mnumber: | 93959 | | |
| Dnrc no: | Not Reported | | |
| Site name: | KISSEE VERNIE W. | | |
| Latitude: | 45.762658 | | |
| Longitude: | -108.525451 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 23 | | |
| Pwl: | 0 | | |
| Swl: | 12 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 01-AUG-57 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | GW4 |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000088793 | | |

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**AF166**
**NNE** **MT WELLS** **MTG500000105297**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 135275 | | |
| Dnrc no: | Not Reported | | |
| Site name: | SHORT STOP EXXON * SMW-15 | | |
| Latitude: | 45.76631 | | |
| Longitude: | -108.530628 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | B |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 27.5 | | |
| Pwl: | 0 | | |
| Swl: | 11.5 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | Not Reported |
| Comp date: | 26-JUN-92 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000105297 | | |

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**AF167**
**NNE** **MT WELLS** **MTG500000105214**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 135274 | | |
| Dnrc no: | Not Reported | | |
| Site name: | SHORT STOP EXXON * SMW-12 | | |
| Latitude: | 45.76631 | | |
| Longitude: | -108.530628 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | B |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 23 | | |
| Pwl: | 0 | | |
| Swl: | 15 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | KRUEGER | Lic no: | Not Reported |
| Comp date: | 06-AUG-92 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000105214 | | |

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**AG168**
**West**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000203485**

| | | | |
|---|---|---|---|
| Mnumber: | 265425 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HUNT, RICHARD | | |
| Latitude: | 45.758611 | | |
| Longitude: | -108.5545 | | |
| Geomethod: | NAV-GPS | Datum: | WGS84 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 11.5 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC. | Lic no: | MWC435 |
| Comp date: | 16-APR-12 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | DRILLERWEB |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000203485 | | |

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**AG169**
**West**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000199831**

| | | | |
|---|---|---|---|
| Mnumber: | 260651 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HUNT, RICHARD | | |
| Latitude: | 45.758167 | | |
| Longitude: | -108.554639 | | |
| Geomethod: | NAV-GPS | Datum: | WGS84 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 0 | | |
| Swl: | 11.51 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC. | Lic no: | MWC435 |
| Comp date: | 23-MAR-11 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | DRILLERWEB |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000199831 | | |

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**AG170**
**West**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000199926**

| | | | |
|---|---|---|---|
| Mnumber: | 260655 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HUNT, RICHARD | | |
| Latitude: | 45.758444 | | |
| Longitude: | -108.554611 | | |
| Geomethod: | NAV-GPS | Datum: | WGS84 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 0 | | |
| Swl: | 11.51 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC. | Lic no: | MWC435 |
| Comp date: | 24-MAR-11 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | DRILLERWEB |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000199926 | | |

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**171**
**SSE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000178978**

| | | | |
|---|---|---|---|
| Mnumber: | 228155 | | |
| Dnrc no: | Not Reported | | |
| Site name: | AUTO AUCTION ASSOCIATION | | |
| Latitude: | 45.7465 | | |
| Longitude: | -108.53025 | | |
| Geomethod: | SUR-GPS | Datum: | NAD83 |
| Township: | 01N | Range: | 26E |
| Isp sect: | 16 | Tract: | CC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 0 | | |
| Swl: | 8 | | |
| Recov wl: | 8 | | |
| Yield: | 30 | | |
| Test type: | AIR | | |
| Test dur: | 1 | | |
| Recov tm: | .08 | | |
| Drillset: | 24 | | |
| Who drill: | GARY MAYES DRILLING INC | Lic no: | WWC527 |
| Comp date: | 31-JUL-06 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000178978 | | |

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**AG172**
**West**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000199789**

| | | | |
|---|---|---|---|
| Mnumber: | 260657 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HUNT, RICHARD | | |
| Latitude: | 45.758611 | | |
| Longitude: | -108.554667 | | |
| Geomethod: | NAV-GPS | Datum: | WGS84 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 0 | | |
| Swl: | 12.51 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC. | Lic no: | MWC435 |
| Comp date: | 24-MAR-11 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | DRILLERWEB |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000199789 | | |

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**173**
**North**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000097539**

| | | | |
|---|---|---|---|
| Mnumber: | 124887 | | |
| Dnrc no: | Not Reported | | |
| Site name: | SCHELLE AMELIA | | |
| Latitude: | 45.767985 | | |
| Longitude: | -108.538341 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | AA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 40 | | |
| Pwl: | 22 | | |
| Swl: | 18 | | |
| Recov wl: | 0 | | |
| Yield: | 24 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 25-MAR-91 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000097539 | | |

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**AG174**
**WNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000200642**

| | | | |
|---|---|---|---|
| Mnumber: | 260654 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HUNT, RICHARD | | |
| Latitude: | 45.758778 | | |
| Longitude: | -108.55475 | | |
| Geomethod: | NAV-GPS | Datum: | WGS84 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 11.37 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC. | Lic no: | MWC435 |
| Comp date: | 23-MAR-11 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | DRILLERWEB |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000200642 | | |

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**175**
**West**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000135671**

| | | | |
|---|---|---|---|
| Mnumber: | 171563 | | |
| Dnrc no: | Not Reported | | |
| Site name: | ABC SEAMLESS | | |
| Latitude: | 45.756255 | | |
| Longitude: | -108.555091 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CCC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 37 | | |
| Pwl: | 18 | | |
| Swl: | 16.5 | | |
| Recov wl: | 0 | | |
| Yield: | 30 | | |
| Test type: | PUMP | | |
| Test dur: | 1 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | MAYES DRILLING INC | Lic no: | WWC527 |
| Comp date: | 09-JUN-97 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000135671 | | |

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**176**
**West**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000088816**

| | | | |
|---|---|---|---|
| Mnumber: | 94134 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MT DEPT OF HWYS * OVERPASS OF MOTOR VIEW | | |
| Latitude: | 45.754608 | | |
| Longitude: | -108.554981 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | BBB |
| County: | YELLOWSTONE | Type: | BOREHOLE |
| Tot dept: | 59 | | |
| Pwl: | 0 | | |
| Swl: | 9 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | COOK | Lic no: | Not Reported |
| Comp date: | 10-JUN-60 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000088816 | | |

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**AG177**
**West**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000200641**

| | | | |
|---|---|---|---|
| Mnumber: | 260653 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HUNT, RICHARD | | |
| Latitude: | 45.758583 | | |
| Longitude: | -108.554944 | | |
| Geomethod: | NAV-GPS | Datum: | WGS84 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | CC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 12 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC. | Lic no: | MWC435 |
| Comp date: | 23-MAR-11 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | DRILLERWEB |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000200641 | | |

---

**178**
**ENE** **MT WELLS** **MTG500000145553**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 187031 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HOLLAND JOHN | | |
| Latitude: | 45.760831 | | |
| Longitude: | -108.522862 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | DB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 32 | | |
| Pwl: | 20 | | |
| Swl: | 20 | | |
| Recov wl: | 18 | | |
| Yield: | 25 | | |
| Test type: | PUMP | | |
| Test dur: | 6 | | |
| Recov tm: | 1 | | |
| Drillset: | 0 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 29-JUL-00 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000145553 | | |

---

**179**
**North** **MT WELLS** **MTG500000074558**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 93923 | | |
| Dnrc no: | Not Reported | | |
| Site name: | FRANCISCO GEORGE K & MAXEINE | | |
| Latitude: | 45.768436 | | |
| Longitude: | -108.540273 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | AABC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 21 | | |
| Pwl: | 16 | | |
| Swl: | 16 | | |
| Recov wl: | 0 | | |
| Yield: | 20 | | |
| Test type: | PUMP | | |
| Test dur: | 6 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | FRANCISCO | Lic no: | Not Reported |
| Comp date: | 30-APR-60 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074558 | | |

---

**180**
**South**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000088817**

| | | | |
|---|---|---|---|
| Mnumber: | 94136 | | |
| Dnrc no: | Not Reported | | |
| Site name: | FOX JOHN | | |
| Latitude: | 45.744489 | | |
| Longitude: | -108.540834 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | D |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 28 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 3 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | SANDO | Lic no: | WWC253 |
| Comp date: | 23-APR-59 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000088817 | | |

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**AH181**
**WSW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000136367**

| | | | |
|---|---|---|---|
| Mnumber: | 171437 | | |
| Dnrc no: | Not Reported | | |
| Site name: | CY-CORP TRAILERS | | |
| Latitude: | 45.751388 | | |
| Longitude: | -108.554338 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | BCBA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 40 | | |
| Pwl: | 18 | | |
| Swl: | 16 | | |
| Recov wl: | 16 | | |
| Yield: | 25 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | .17 | | |
| Drillset: | 0 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 29-AUG-97 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000136367 | | |

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**AI182**
**NNE** **MT WELLS** **MTG500000180311**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 232001 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HANSENS AUTOMOTIVE WRECKING | | |
| Latitude: | 45.768136 | | |
| Longitude: | -108.533217 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 39 | | |
| Pwl: | 0 | | |
| Swl: | 10 | | |
| Recov wl: | 6 | | |
| Yield: | 35 | | |
| Test type: | AIR | | |
| Test dur: | 4 | | |
| Recov tm: | 1 | | |
| Drillset: | 38 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 14-JUL-06 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000180311 | | |

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**AI183**
**NNE** **MT WELLS** **MTG500000076768**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93964 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MT DEPT OF HWYS * MONTANA AVE UNDERPASS | | |
| Latitude: | 45.768136 | | |
| Longitude: | -108.533217 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BB |
| County: | YELLOWSTONE | Type: | BOREHOLE |
| Tot dept: | 61 | | |
| Pwl: | 0 | | |
| Swl: | 15 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 26-OCT-55 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | INV |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076768 | | |

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**184**
**SW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000183206**

| | | | |
|---|---|---|---|
| Mnumber: | 235460 | | |
| Dnrc no: | Not Reported | | |
| Site name: | 2 MCU | | |
| Latitude: | 45.746329 | | |
| Longitude: | -108.548551 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | CA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 36 | | |
| Pwl: | 0 | | |
| Swl: | 21 | | |
| Recov wl: | 0 | | |
| Yield: | 40 | | |
| Test type: | AIR | | |
| Test dur: | 5 | | |
| Recov tm: | 0 | | |
| Drillset: | 36 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 06-MAR-07 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000183206 | | |

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**185**
**WSW**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000074766**

| | | | |
|---|---|---|---|
| Mnumber: | 94135 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HOLIDAY INN WEST | | |
| Latitude: | 45.750008 | | |
| Longitude: | -108.553695 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | BC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 50 | | |
| Pwl: | 25 | | |
| Swl: | 21 | | |
| Recov wl: | 0 | | |
| Yield: | 30 | | |
| Test type: | PUMP | | |
| Test dur: | 12 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | DAVIS DRILLING | Lic no: | WWC326 |
| Comp date: | 21-JUN-79 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074766 | | |

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**AJ186**
**North**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000076698**

| | | | |
|---|---|---|---|
| Mnumber: | 93922 | | |
| Dnrc no: | 24379 | | |
| Site name: | PETIER KATHERINE | | |
| Latitude: | 45.768887 | | |
| Longitude: | -108.537052 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | AAA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 22 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | KUCK | Lic no: | Not Reported |
| Comp date: | 24-JUL-79 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076698 | | |

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**AJ187**
**North**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000095878**

| | | | |
|---|---|---|---|
| Mnumber: | 121496 | | |
| Dnrc no: | Not Reported | | |
| Site name: | STOCKTON OIL COMPANY*SMW-6 | | |
| Latitude: | 45.768887 | | |
| Longitude: | -108.537052 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | AAA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | WWC209 |
| Comp date: | 26-OCT-90 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000095878 | | |

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**AK188**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000105208**

| | | | |
|---|---|---|---|
| Mnumber: | 135224 | | |
| Dnrc no: | Not Reported | | |
| Site name: | FARR BETTER FEEDS * FBF-5 | | |
| Latitude: | 45.765052 | | |
| Longitude: | -108.551548 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BCADA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 0 | | |
| Swl: | 13.4 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | Not Reported |
| Comp date: | 07-APR-93 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000105208 | | |

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**AK189**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000105262**

| | | | |
|---|---|---|---|
| Mnumber: | 135221 | | |
| Dnrc no: | Not Reported | | |
| Site name: | FARR BETTER FEEDS * FBF-4 | | |
| Latitude: | 45.765052 | | |
| Longitude: | -108.551548 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BCADA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | Not Reported |
| Comp date: | 07-APR-93 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000105262 | | |

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**AK190**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000105251**

| | | | |
|---|---|---|---|
| Mnumber: | 135218 | | |
| Dnrc no: | Not Reported | | |
| Site name: | FARR BETTER FEEDS * FBF-3 | | |
| Latitude: | 45.765052 | | |
| Longitude: | -108.551548 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BCADA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | Not Reported |
| Comp date: | 08-MAY-92 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000105251 | | |

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**191**
**NNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000076699**

| | | | |
|---|---|---|---|
| Mnumber: | 93924 | | |
| Dnrc no: | Not Reported | | |
| Site name: | IMHOFF ELMER | | |
| Latitude: | 45.768887 | | |
| Longitude: | -108.542206 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | ABA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 8 | | |
| Recov wl: | 0 | | |
| Yield: | 20 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | OWNER | Lic no: | Not Reported |
| Comp date: | 30-DEC-99 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076699 | | |

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**AH192**
**WSW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000134815**

| | | | |
|---|---|---|---|
| Mnumber: | 170128 | | |
| Dnrc no: | C012819-00 | | |
| Site name: | CY-CORPS TRAILERS | | |
| Latitude: | 45.750928 | | |
| Longitude: | -108.554981 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | BCB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 40 | | |
| Pwl: | 18 | | |
| Swl: | 16 | | |
| Recov wl: | 0 | | |
| Yield: | 25 | | |
| Test type: | PUMP | | |
| Test dur: | 1 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 29-AUG-97 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000134815 | | |

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**AK193**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000106913**

| | | | |
|---|---|---|---|
| Mnumber: | 135173 | | |
| Dnrc no: | Not Reported | | |
| Site name: | FARR BETTER FEEDS * SB-E/FBF-1 | | |
| Latitude: | 45.765503 | | |
| Longitude: | -108.551548 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BCAAD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 0 | | |
| Swl: | 10.8 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | Not Reported |
| Comp date: | 11-DEC-91 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000106913 | | |

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**AK194**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000105292**

| | | | |
|---|---|---|---|
| Mnumber: | 135226 | | |
| Dnrc no: | Not Reported | | |
| Site name: | FARR BETTER FEEDS * FBF-2 | | |
| Latitude: | 45.765052 | | |
| Longitude: | -108.552192 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BCADB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24.5 | | |
| Pwl: | 0 | | |
| Swl: | 13.5 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | Not Reported |
| Comp date: | 07-MAY-92 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000105292 | | |

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**AL195**
**NNE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000095456**

| | | | |
|---|---|---|---|
| Mnumber: | 121497 | | |
| Dnrc no: | Not Reported | | |
| Site name: | STOCKTON OIL COMPANY * MW-5 | | |
| Latitude: | 45.769049 | | |
| Longitude: | -108.534511 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BBB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25.5 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | WWC209 |
| Comp date: | 09-AUG-90 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000095456 | | |

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**AL196**
**NNE** **MT WELLS** **MTG500000095879**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 121498 | | |
| Dnrc no: | Not Reported | | |
| Site name: | STOCKTON OIL COMPANY * SMW - 7 | | |
| Latitude: | 45.769049 | | |
| Longitude: | -108.534511 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BBB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25.5 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | CHEN-NORTHERN | Lic no: | WWC209 |
| Comp date: | 26-OCT-90 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000095879 | | |

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**197**
**NW** **MT WELLS** **MTG500000186689**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 241844 | | |
| Dnrc no: | Not Reported | | |
| Site name: | SELLERS DAVE*MW08-4 | | |
| Latitude: | 45.766667 | | |
| Longitude: | -108.55 | | |
| Geomethod: | NAV-GPS | Datum: | WGS84 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 5 | Tract: | CD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20 | | |
| Pwl: | 0 | | |
| Swl: | 13.5 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | Not Reported | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HAZ TECH DRILLING INC | Lic no: | MWC344 |
| Comp date: | 26-FEB-08 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000186689 | | |

---

**198**
**ENE** **MT WELLS** **MTG500000078393**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93997 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WILLIAMS CARL | | |
| Latitude: | 45.759005 | | |
| Longitude: | -108.520274 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | D |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 22 | | |
| Pwl: | 15 | | |
| Swl: | 12 | | |
| Recov wl: | 0 | | |
| Yield: | 22 | | |
| Test type: | PUMP | | |
| Test dur: | 1 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | BILLINGS | Lic no: | WWC264 |
| Comp date: | 26-JUN-79 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000078393 | | |

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**AI199**
**NNE** **MT WELLS** **MTG500000234263**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 705315 | | |
| Dnrc no: | Not Reported | | |
| Site name: | USGS | | |
| Latitude: | 45.7691 | | |
| Longitude: | -108.5325 | | |
| Geomethod: | UNKNOWN | Datum: | NAD27 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 15 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 11-MAY-62 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | 454609108315701 | Data sour: | USGS |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000234263 | | |

---

**AM200**
**NNE** **MT WELLS** **MTG500000078390**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93965 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MT DEPT OF HWYS * OVERPASS ON N.P.R.R. | | |
| Latitude: | 45.768592 | | |
| Longitude: | -108.531275 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BBAD |
| County: | YELLOWSTONE | Type: | BOREHOLE |
| Tot dept: | 61 | | |
| Pwl: | 0 | | |
| Swl: | 11 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 21-MAY-56 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | INV |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000078390 | | |

---

**AN201**
**NW** **MT WELLS** **MTG500000078385**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 93929 | | |
| Dnrc no: | Not Reported | | |
| Site name: | KLEIN LYNN L. | | |
| Latitude: | 45.76618 | | |
| Longitude: | -108.551226 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | B |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 26 | | |
| Pwl: | 0 | | |
| Swl: | 23 | | |
| Recov wl: | 0 | | |
| Yield: | 18 | | |
| Test type: | PUMP | | |
| Test dur: | 1 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | L & D | Lic no: | WWC188 |
| Comp date: | 18-MAY-73 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000078385 | | |

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**AN202**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000078386**

| | | | |
|---|---|---|---|
| Mnumber: | 93930 | | |
| Dnrc no: | 3201 | | |
| Site name: | PONDEROSA ACRES | | |
| Latitude: | 45.76618 | | |
| Longitude: | -108.551226 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | B |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 12 | | |
| Swl: | 11 | | |
| Recov wl: | 0 | | |
| Yield: | 75 | | |
| Test type: | PUMP | | |
| Test dur: | 3.5 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | TIPPETS | Lic no: | Not Reported |
| Comp date: | 29-APR-74 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000078386 | | |

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**AN203**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000076763**

| | | | |
|---|---|---|---|
| Mnumber: | 93932 | | |
| Dnrc no: | 3125 | | |
| Site name: | FLANAGAN WILLIAM H. | | |
| Latitude: | 45.76618 | | |
| Longitude: | -108.551226 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | B |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 26 | | |
| Pwl: | 14 | | |
| Swl: | 11 | | |
| Recov wl: | 0 | | |
| Yield: | 10 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | FLANAGAN | Lic no: | Not Reported |
| Comp date: | 27-APR-94 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076763 | | |

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**AN204**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000074639**

| | | | |
|---|---|---|---|
| Mnumber: | 93928 | | |
| Dnrc no: | 2665 | | |
| Site name: | PONDEROSA ACRES | | |
| Latitude: | 45.76618 | | |
| Longitude: | -108.551226 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | B |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 0 | | |
| Swl: | 11 | | |
| Recov wl: | 0 | | |
| Yield: | 75 | | |
| Test type: | PUMP | | |
| Test dur: | 3.5 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | TIPPETS | Lic no: | Not Reported |
| Comp date: | 18-APR-74 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074639 | | |

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**AN205**
**NW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000076762**

| | | | |
|---|---|---|---|
| Mnumber: | 93931 | | |
| Dnrc no: | 3759 | | |
| Site name: | PONDEROSA ACRES | | |
| Latitude: | 45.76618 | | |
| Longitude: | -108.551226 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | B |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 12 | | |
| Swl: | 11 | | |
| Recov wl: | 0 | | |
| Yield: | 75 | | |
| Test type: | PUMP | | |
| Test dur: | 3.5 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | TIPPETS | Lic no: | Not Reported |
| Comp date: | 26-JUN-74 | Pws id: | Not Reported |

| | | | |
|---|---|---|---|
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076762 | | |

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**AK206**
**NW** **MT WELLS** **MTG500000157894**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 203488 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MUNDOLH DANNIN | | |
| Latitude: | 45.765278 | | |
| Longitude: | -108.552514 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BCA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 36 | | |
| Pwl: | 18.7 | | |
| Swl: | 16.67 | | |
| Recov wl: | 16.67 | | |
| Yield: | 62 | | |
| Test type: | PUMP | | |
| Test dur: | 1.5 | | |
| Recov tm: | .25 | | |
| Drillset: | 0 | | |
| Who drill: | A-1 DRILLING/BILLINGS DRILLING | Lic no: | WWC532 |
| Comp date: | 16-MAY-03 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000157894 | | |

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**AL207**
**NNE** **FED USGS** **USGS40000705006**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Org. Identifier: | USGS-MT | | |
| Formal name: | USGS Montana Water Science Center | | |
| Monloc Identifier: | USGS-454609108315701 | | |
| Monloc name: | 01S26E09BB 01 | | |
| Monloc type: | Well | | |
| Monloc desc: | Not Reported | | |
| Huc code: | 10070004 | Drainagearea value: | Not Reported |
| Drainagearea Units: | Not Reported | Contrib drainagearea: | Not Reported |
| Contrib drainagearea units: | Not Reported | Latitude: | 45.7691185 |
| Longitude: | -108.5331916 | Sourcemap scale: | 24000 |
| Horiz Acc measure: | 5 | Horiz Acc measure units: | seconds |
| Horiz Collection method: | Interpolated from map | | |
| Horiz coord refsys: | NAD83 | Vert measure val: | 3148 |
| Vert measure units: | feet | Vertacc measure val: | 5 |
| Vert accmeasure units: | feet | | |
| Vertcollection method: | Interpolated from topographic map | | |
| Vert coord refsys: | NGVD29 | Countrycode: | US |
| Aquifername: | Not Reported | | |
| Formation type: | Quaternary Alluvium | | |

| | | | |
|---|---|---|---|
| Aquifer type: | Not Reported | | |
| Construction date: | 19620511 | Welldepth: | 15 |
| Welldepth units: | ft | Wellholedepth: | Not Reported |
| Wellholedepth units: | Not Reported | | |

Ground-water levels, Number of Measurements: 1

| Date | Feet below Surface | Feet to Sealevel |
|---|---|---|
| 1962-05-11 | 11.33 | |

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**208**
**ESE** **MT WELLS** **MTG500000176261**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 226246 | | |
| Dnrc no: | Not Reported | | |
| Site name: | ALTHOFF GEORGE | | |
| Latitude: | 45.753567 | | |
| Longitude: | -108.519988 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | AB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 34 | | |
| Pwl: | 0 | | |
| Swl: | 13 | | |
| Recov wl: | 13 | | |
| Yield: | 204 | | |
| Test type: | AIR | | |
| Test dur: | 3 | | |
| Recov tm: | .05 | | |
| Drillset: | 32 | | |
| Who drill: | DOUGLAS DRILLING | Lic no: | WWC591 |
| Comp date: | 28-APR-06 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000176261 | | |

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**AO209**
**SSW** **FED USGS** **USGS40000704748**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Org. Identifier: | USGS-MT | | |
| Formal name: | USGS Montana Water Science Center | | |
| Monloc Identifier: | USGS-454436108323201 | | |
| Monloc name: | 01S26E17DCAB01 | | |
| Monloc type: | Well | | |
| Monloc desc: | Not Reported | | |
| Huc code: | 10070004 | Drainagearea value: | Not Reported |
| Drainagearea Units: | Not Reported | Contrib drainagearea: | Not Reported |
| Contrib drainagearea units: | Not Reported | Latitude: | 45.7432849 |
| Longitude: | -108.542914 | Sourcemap scale: | Not Reported |

| | | | |
|---|---|---|---|
| Horiz Acc measure: | 1 | Horiz Acc measure units: | seconds |
| Horiz Collection method: | Interpolated from map | | |
| Horiz coord refsys: | NAD83 | Vert measure val: | 3160 |
| Vert measure units: | feet | Vertacc measure val: | 10 |
| Vert accmeasure units: | feet | | |
| Vertcollection method: | Interpolated from topographic map | | |
| Vert coord refsys: | NGVD29 | Countrycode: | US |
| Aquifername: | Not Reported | | |
| Formation type: | Quaternary Alluvium | | |
| Aquifer type: | Not Reported | | |
| Construction date: | 195109 | Welldepth: | 35 |
| Welldepth units: | ft | Wellholedepth: | Not Reported |
| Wellholedepth units: | Not Reported | | |

Ground-water levels, Number of Measurements: 1

| Date | Feet below Surface | Feet to Sealevel |
|---|---|---|
| 1978-08-22 | 10.00 | |

Note: The site had been pumped recently.

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**AM210**
**NNE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000076767**

| | | | |
|---|---|---|---|
| Mnumber: | 93963 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MT DEPT OF HYWS * 6TH ST UNDERPASS | | |
| Latitude: | 45.768592 | | |
| Longitude: | -108.529981 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BABC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 55 | | |
| Pwl: | 0 | | |
| Swl: | 14 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 18-MAY-56 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | INV |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076767 | | |

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**AP211**
**NNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000074640**

| | | | |
|---|---|---|---|
| Mnumber: | 93935 | | |
| Dnrc no: | Not Reported | | |
| Site name: | DAVENPORT HARRY & BETTY | | |
| Latitude: | 45.767985 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24 | | |
| Pwl: | 24 | | |
| Swl: | 13 | | |
| Recov wl: | 0 | | |
| Yield: | 35 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 29-JUN-73 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074640 | | |

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**AP212**
**NNW** **MT WELLS** **MTG500000074559**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 93938 | | |
| Dnrc no: | Not Reported | | |
| Site name: | PONDEROSA ACRES | | |
| Latitude: | 45.767985 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 29 | | |
| Pwl: | 16 | | |
| Swl: | 13 | | |
| Recov wl: | 0 | | |
| Yield: | 90 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 25-JUL-87 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074559 | | |

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**AP213**
**NNW** **MT WELLS** **MTG500000088791**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 93934 | | |
| Dnrc no: | 8452 | | |
| Site name: | MILLS BOB | | |
| Latitude: | 45.767985 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 26 | | |
| Pwl: | 15 | | |
| Swl: | 13 | | |
| Recov wl: | 0 | | |
| Yield: | 250 | | |
| Test type: | PUMP | | |
| Test dur: | 1 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | BEVEN DRILLING | Lic no: | WWC294 |
| Comp date: | 04-APR-76 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000088791 | | |

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**AP214**
**NNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000088792**

| | | | |
|---|---|---|---|
| Mnumber: | 93936 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MICHAELIS HARRY G. | | |
| Latitude: | 45.767985 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24 | | |
| Pwl: | 14 | | |
| Swl: | 13 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | PUMP | | |
| Test dur: | 3 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 15-JUL-71 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000088792 | | |

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**AP215**
**NNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000076700**

| | | | |
|---|---|---|---|
| Mnumber: | 93937 | | |
| Dnrc no: | Not Reported | | |
| Site name: | PONDEROSA ACRES | | |
| Latitude: | 45.767985 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 28 | | |
| Pwl: | 21 | | |
| Swl: | 15 | | |
| Recov wl: | 0 | | |
| Yield: | 65 | | |
| Test type: | PUMP | | |
| Test dur: | 3.5 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 23-JUL-87 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076700 | | |

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**AP216**
**NNW** **MT WELLS** **MTG500000076881**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 93933 | | |
| Dnrc no: | Not Reported | | |
| Site name: | WANDLER EARL J. | | |
| Latitude: | 45.767985 | | |
| Longitude: | -108.548649 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 21 | | |
| Pwl: | 0 | | |
| Swl: | 18 | | |
| Recov wl: | 0 | | |
| Yield: | 80 | | |
| Test type: | BAILER | | |
| Test dur: | 1 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 01-JUL-70 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076881 | | |

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**AO217**
**SSW** **MT WELLS** **MTG500000212173**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 6976 | | |
| Dnrc no: | Not Reported | | |
| Site name: | KOOK RADIO*3 MI SE BILLINGS MT | | |
| Latitude: | 45.7433 | | |
| Longitude: | -108.5422 | | |
| Geomethod: | MAP | Datum: | NAD27 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | DCAB |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 35 | | |
| Pwl: | 0 | | |
| Swl: | 10 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 30-DEC-99 | Pws id: | Not Reported |
| Gwsi id: | 454436108323201 | Data sour: | Not Reported |
| Wqdata: | Y | Hydrograph: | N |
| Site id: | MTG500000212173 | | |

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**AQ218**
**WNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000146851**

| | | | |
|---|---|---|---|
| Mnumber: | 189886 | | |
| Dnrc no: | Not Reported | | |
| Site name: | SYSCO *21216 | | |
| Latitude: | 45.763473 | | |
| Longitude: | -108.555091 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BCC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 18 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HANSEN ENVIRONMENTAL DRILLING | Lic no: | WWC230 |
| Comp date: | 30-APR-01 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000146851 | | |

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**AQ219**
**WNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000146734**

| | | | |
|---|---|---|---|
| Mnumber: | 189894 | | |
| Dnrc no: | Not Reported | | |
| Site name: | SYSCO *21301 | | |
| Latitude: | 45.763473 | | |
| Longitude: | -108.555091 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BCC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 23 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HANSEN ENVIRONMENTAL DRILLING | Lic no: | WWC230 |
| Comp date: | 01-MAY-01 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000146734 | | |

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**AQ220**
**WNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000146733**

| | | | |
|---|---|---|---|
| Mnumber: | 189893 | | |
| Dnrc no: | Not Reported | | |
| Site name: | SYSCO *21301 | | |
| Latitude: | 45.763473 | | |
| Longitude: | -108.555091 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BCC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 22 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HANSEN ENVIRONMENTAL DRILLING | Lic no: | WWC230 |
| Comp date: | 01-MAY-01 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000146733 | | |

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**AQ221**
**WNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000159019**

| | | | |
|---|---|---|---|
| Mnumber: | 189896 | | |
| Dnrc no: | Not Reported | | |
| Site name: | SYSCO *21215 | | |
| Latitude: | 45.763473 | | |
| Longitude: | -108.555091 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BCC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 16 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HANSEN ENVIRONMENTAL DRILLING | Lic no: | WWC230 |
| Comp date: | 30-APR-01 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000159019 | | |

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**AQ222**
**WNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000159017**

| | | | |
|---|---|---|---|
| Mnumber: | 189889 | | |
| Dnrc no: | Not Reported | | |
| Site name: | SYSCO *21218 | | |
| Latitude: | 45.763473 | | |
| Longitude: | -108.555091 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BCC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 23 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HANSEN ENVIRONMENTAL DRILLING | Lic no: | WWC230 |
| Comp date: | 30-APR-01 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000159017 | | |

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**AQ223**
**WNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000149466**

| | | | |
|---|---|---|---|
| Mnumber: | 189888 | | |
| Dnrc no: | Not Reported | | |
| Site name: | SYSCO *21217 | | |
| Latitude: | 45.763473 | | |
| Longitude: | -108.555091 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 8 | Tract: | BCC |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 18 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | HANSEN ENVIRONMENTAL DRILLING | Lic no: | WWC230 |
| Comp date: | 30-APR-01 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000149466 | | |

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**AR224**
**South**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000195631**

| | | | |
|---|---|---|---|
| Mnumber: | 253515 | | |
| Dnrc no: | Not Reported | | |
| Site name: | YELLOWSTONE RIVER PARKS ASSOCIATION | | |
| Latitude: | 45.74287 | | |
| Longitude: | -108.53857 | | |
| Geomethod: | NAV-GPS | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | DCD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 32.5 | | |
| Pwl: | 0 | | |
| Swl: | 12 | | |
| Recov wl: | 12 | | |
| Yield: | 60 | | |
| Test type: | AIR | | |
| Test dur: | 1 | | |
| Recov tm: | .08 | | |
| Drillset: | 32 | | |
| Who drill: | AAQUA DRILLING INC | Lic no: | WWC542 |
| Comp date: | 24-SEP-09 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000195631 | | |

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**225**
**WNW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000164116**

| | | | |
|---|---|---|---|
| Mnumber: | 209138 | | |
| Dnrc no: | Not Reported | | |
| Site name: | LOWE AND ASSOCIATES | | |
| Latitude: | 45.759823 | | |
| Longitude: | -108.557521 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 7 | Tract: | DAD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 41 | | |
| Pwl: | 0 | | |
| Swl: | 19 | | |
| Recov wl: | 19 | | |
| Yield: | 30 | | |
| Test type: | AIR | | |
| Test dur: | 1 | | |
| Recov tm: | .08 | | |
| Drillset: | 40 | | |
| Who drill: | GARY MAYES DRILLING INC | Lic no: | WWC527 |
| Comp date: | 16-JAN-04 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000164116 | | |

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**226**
**NNE** **MT WELLS** **MTG500000190499**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 247444 | | |
| Dnrc no: | Not Reported | | |
| Site name: | LITZINGER DAVE | | |
| Latitude: | 45.768136 | | |
| Longitude: | -108.52804 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | BA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 28 | | |
| Pwl: | 0 | | |
| Swl: | 15.5 | | |
| Recov wl: | 15.5 | | |
| Yield: | 30 | | |
| Test type: | AIR | | |
| Test dur: | 1 | | |
| Recov tm: | .5 | | |
| Drillset: | 27 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWD36 |
| Comp date: | 10-JUN-08 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000190499 | | |

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**AR227**
**South** **MT WELLS** **MTG500000191327**
**1/2 - 1 Mile**
**Higher**

| | | | |
|---|---|---|---|
| Mnumber: | 248815 | | |
| Dnrc no: | Not Reported | | |
| Site name: | YELLOWSTONE RIVER PARKS ASSOC. | | |
| Latitude: | 45.742649 | | |
| Longitude: | -108.538262 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 17 | Tract: | DD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 33 | | |
| Pwl: | 0 | | |
| Swl: | 13 | | |
| Recov wl: | 13 | | |
| Yield: | 20 | | |
| Test type: | AIR | | |
| Test dur: | 1 | | |
| Recov tm: | .08 | | |
| Drillset: | 30 | | |
| Who drill: | GARY MAYES DRILLING INC | Lic no: | WWC527 |
| Comp date: | 12-SEP-08 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000191327 | | |

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**AS228**
**SE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000076971**

| | | | |
|---|---|---|---|
| Mnumber: | 94131 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MORSE BARNEY L. | | |
| Latitude: | 45.747781 | | |
| Longitude: | -108.523143 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 21 | | |
| Pwl: | 0 | | |
| Swl: | 12 | | |
| Recov wl: | 0 | | |
| Yield: | 15 | | |
| Test type: | PUMP | | |
| Test dur: | 12 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | SENGER | Lic no: | WWC188 |
| Comp date: | 27-FEB-71 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076971 | | |

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**AS229**
**SE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000077037**

| | | | |
|---|---|---|---|
| Mnumber: | 94126 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MORTON LILLIAN M. | | |
| Latitude: | 45.747781 | | |
| Longitude: | -108.523143 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 0 | | |
| Pwl: | 25 | | |
| Swl: | 25 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | MCCRACKEN | Lic no: | Not Reported |
| Comp date: | 17-MAR-58 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000077037 | | |

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**AS230**
**SE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000076970**

| | | | |
|---|---|---|---|
| Mnumber: | 94114 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HENDERSON RICHARD | | |
| Latitude: | 45.747781 | | |
| Longitude: | -108.523143 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 23 | | |
| Pwl: | 8 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 25 | | |
| Test type: | PUMP | | |
| Test dur: | 48 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | SENGER | Lic no: | WWC188 |
| Comp date: | 11-MAR-71 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076970 | | |

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**AS231**
**SE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000074764**

| | | | |
|---|---|---|---|
| Mnumber: | 94117 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HARRIS RICHARD | | |
| Latitude: | 45.747781 | | |
| Longitude: | -108.523143 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 20 | | |
| Swl: | 8 | | |
| Recov wl: | 0 | | |
| Yield: | 100 | | |
| Test type: | PUMP | | |
| Test dur: | 2 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | PRYOR CREEK | Lic no: | WWC455 |
| Comp date: | 06-AUG-85 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074764 | | |

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**AS232**
**SE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000076969**

| | | | |
|---|---|---|---|
| Mnumber: | 94113 | | |
| Dnrc no: | Not Reported | | |
| Site name: | HAUFF BEN | | |
| Latitude: | 45.747781 | | |
| Longitude: | -108.523143 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 48 | | |
| Pwl: | 40 | | |
| Swl: | 20 | | |
| Recov wl: | 0 | | |
| Yield: | 12 | | |
| Test type: | PUMP | | |
| Test dur: | 8 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | ROCK CREEK DRILLING INC | Lic no: | WWC380 |
| Comp date: | 16-SEP-76 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076969 | | |

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**AS233**
**SE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000088814**

| | | | |
|---|---|---|---|
| Mnumber: | 94125 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MORTON LILLIAN M. | | |
| Latitude: | 45.747781 | | |
| Longitude: | -108.523143 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 0 | | |
| Pwl: | 25 | | |
| Swl: | 25 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | MCCRACKEN | Lic no: | Not Reported |
| Comp date: | 17-MAR-60 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000088814 | | |

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**AS234**
**SE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000091028**

| | | | |
|---|---|---|---|
| Mnumber: | 103053 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BILLINGS PUBLIC UTILITIES | | |
| Latitude: | 45.747781 | | |
| Longitude: | -108.523143 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 23.5 | | |
| Pwl: | 0 | | |
| Swl: | 21 | | |
| Recov wl: | 0 | | |
| Yield: | 70 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | RICHARDSON | Lic no: | WWC419 |
| Comp date: | 06-NOV-74 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000091028 | | |

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**AS235**
**SE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000078514**

| | | | |
|---|---|---|---|
| Mnumber: | 94129 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BERTOLINO RICHARD L. & DANNA D. | | |
| Latitude: | 45.747781 | | |
| Longitude: | -108.523143 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 0 | | |
| Pwl: | 11 | | |
| Swl: | 10 | | |
| Recov wl: | 0 | | |
| Yield: | 30 | | |
| Test type: | PUMP | | |
| Test dur: | 1 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | SCHIELD | Lic no: | Not Reported |
| Comp date: | 01-DEC-70 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000078514 | | |

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**AS236**
**SE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000078512**

| | | | |
|---|---|---|---|
| Mnumber: | 94115 | | |
| Dnrc no: | 66408 | | |
| Site name: | JOHNSON STEVE & SALLY | | |
| Latitude: | 45.747781 | | |
| Longitude: | -108.523143 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 12 | | |
| Swl: | 8 | | |
| Recov wl: | 0 | | |
| Yield: | 25 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 01-AUG-87 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000078512 | | |

---

**AS237**
**SE**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000078513**

| | | | |
|---|---|---|---|
| Mnumber: | 94116 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BILLINGS REALTY | | |
| Latitude: | 45.747781 | | |
| Longitude: | -108.523143 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 16 | Tract: | Not Reported |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 25 | | |
| Pwl: | 20 | | |
| Swl: | 8 | | |
| Recov wl: | 0 | | |
| Yield: | 100 | | |
| Test type: | PUMP | | |
| Test dur: | 2 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | PRYOR CREEK | Lic no: | WWC455 |
| Comp date: | 07-AUG-85 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000078513 | | |

---

**238**
**ENE** **MT WELLS** **MTG500000227371**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 238466 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MILKS BENNY | | |
| Latitude: | 45.7621 | | |
| Longitude: | -108.5194 | | |
| Geomethod: | NAV-GPS | Datum: | NAD27 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 9 | Tract: | DA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 33 | | |
| Pwl: | 0 | | |
| Swl: | 17 | | |
| Recov wl: | 17 | | |
| Yield: | 35 | | |
| Test type: | AIR | | |
| Test dur: | 1 | | |
| Recov tm: | .02 | | |
| Drillset: | 30 | | |
| Who drill: | BERTRAM DRILLING | Lic no: | WWC605 |
| Comp date: | 17-JUL-07 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000227371 | | |

---

**AT239**
**North** **MT WELLS** **MTG500000074845**
**1/2 - 1 Mile**
**Lower**

| | | | |
|---|---|---|---|
| Mnumber: | 93777 | | |
| Dnrc no: | Not Reported | | |
| Site name: | STOCKTON OIL #MW-3 | | |
| Latitude: | 45.77067 | | |
| Longitude: | -108.537091 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 5 | Tract: | DDD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 17 | | |
| Pwl: | 0 | | |
| Swl: | 12.7 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | WHITMARSH | Lic no: | Not Reported |
| Comp date: | 03-JAN-90 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074845 | | |

---

**AT240**
**North**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000076732**

| | | | |
|---|---|---|---|
| Mnumber: | 93776 | | |
| Dnrc no: | Not Reported | | |
| Site name: | STOCKTON OIL COMPANY * MW-1 | | |
| Latitude: | 45.77067 | | |
| Longitude: | -108.537091 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 5 | Tract: | DDD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 20.7 | | |
| Pwl: | 0 | | |
| Swl: | 13.4 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | WHITMARSH | Lic no: | Not Reported |
| Comp date: | 03-JAN-90 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000076732 | | |

---

**AT241**
**North**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000074618**

| | | | |
|---|---|---|---|
| Mnumber: | 93774 | | |
| Dnrc no: | Not Reported | | |
| Site name: | MOONEY ELDON | | |
| Latitude: | 45.77067 | | |
| Longitude: | -108.537091 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 5 | Tract: | DDD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 24.5 | | |
| Pwl: | 24.5 | | |
| Swl: | 12 | | |
| Recov wl: | 0 | | |
| Yield: | 20 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | Not Reported | Lic no: | Not Reported |
| Comp date: | 12-JUN-73 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074618 | | |

---

**AT242**
**North**
**1/2 - 1 Mile**
**Lower**

**MT WELLS** **MTG500000074844**

| | | | |
|---|---|---|---|
| Mnumber: | 93775 | | |
| Dnrc no: | Not Reported | | |
| Site name: | STOCKTON OIL COMPANY * MW-2 | | |
| Latitude: | 45.77067 | | |
| Longitude: | -108.537091 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 5 | Tract: | DDD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 19.5 | | |
| Pwl: | 0 | | |
| Swl: | 0 | | |
| Recov wl: | 0 | | |
| Yield: | 0 | | |
| Test type: | OTHER | | |
| Test dur: | 0 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | WHITMARSH | Lic no: | Not Reported |
| Comp date: | 04-JAN-90 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000074844 | | |

---

**AU243**
**WSW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000181481**

| | | | |
|---|---|---|---|
| Mnumber: | 234270 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BILLINGS PRECAST | | |
| Latitude: | 45.750889 | | |
| Longitude: | -108.557415 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 18 | Tract: | ADA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 39 | | |
| Pwl: | 0 | | |
| Swl: | 18 | | |
| Recov wl: | 18 | | |
| Yield: | 40 | | |
| Test type: | AIR | | |
| Test dur: | 1 | | |
| Recov tm: | 5 | | |
| Drillset: | 39 | | |
| Who drill: | AAQUA DRILLING INC | Lic no: | WWC542 |
| Comp date: | 19-JAN-07 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000181481 | | |

---

**AU244**
**WSW**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000182597**

| | | | |
|---|---|---|---|
| Mnumber: | 234269 | | |
| Dnrc no: | Not Reported | | |
| Site name: | BILLINGS PRECAST | | |
| Latitude: | 45.750889 | | |
| Longitude: | -108.557415 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 18 | Tract: | ADA |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 39 | | |
| Pwl: | 0 | | |
| Swl: | 18 | | |
| Recov wl: | 18 | | |
| Yield: | 40 | | |
| Test type: | AIR | | |
| Test dur: | 1 | | |
| Recov tm: | .08 | | |
| Drillset: | 39 | | |
| Who drill: | AAQUA DRILLING INC | Lic no: | WWC542 |
| Comp date: | 19-JAN-07 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000182597 | | |

---

**245**
**North**
**1/2 - 1 Mile**
**Higher**

**MT WELLS** **MTG500000095038**

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

| | | | |
|---|---|---|---|
| Mnumber: | 121818 | | |
| Dnrc no: | Not Reported | | |
| Site name: | SCHOOL DIST #2 | | |
| Latitude: | 45.77067 | | |
| Longitude: | -108.542235 | | |
| Geomethod: | TRS-SEC | Datum: | NAD83 |
| Township: | 01S | Range: | 26E |
| Isp sect: | 5 | Tract: | DCD |
| County: | YELLOWSTONE | Type: | WELL |
| Tot dept: | 38 | | |
| Pwl: | 26 | | |
| Swl: | 18 | | |
| Recov wl: | 0 | | |
| Yield: | 85 | | |
| Test type: | PUMP | | |
| Test dur: | 4 | | |
| Recov tm: | 0 | | |
| Drillset: | 0 | | |
| Who drill: | AMERICAN DRILLING & SUPPLY | Lic no: | WWC344 |
| Comp date: | 21-JUL-90 | Pws id: | Not Reported |
| Gwsi id: | Not Reported | Data sour: | LOG |
| Wqdata: | N | Hydrograph: | N |
| Site id: | MTG500000095038 | | |

# GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
# RADON

**AREA RADON INFORMATION**

State Database: MT Radon

Radon Test Results

| Total Meas | Mean | Geom mean | Median | Std Dev | Max | % Sites>4 pCi/L | % Sites>10 pCi/L |
|---|---|---|---|---|---|---|---|
| 101 | 3.7 | 2.9 | 3.2 | 2.7 | 14.6 | 32 | 0 |

Federal EPA Radon Zone for YELLOWSTONE County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

---

Federal Area Radon Information for Zip Code: 59101

Number of sites tested: 17

| Area | Average Activity | % <4 pCi/L | % 4-20 pCi/L | % >20 pCi/L |
|---|---|---|---|---|
| Living Area - 1st Floor | 2.000 pCi/L | 100% | 0% | 0% |
| Living Area - 2nd Floor | Not Reported | Not Reported | Not Reported | Not Reported |
| Basement | 4.765 pCi/L | 65% | 35% | 0% |

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

## HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland and Riparian Framework
Source: Natural Heritage Program
Telephone: 406-444-0915

## HYDROGEOLOGIC INFORMATION

AQUIFLOW$^{R}$ Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

## GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

## LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Montana Public Water Supply Well Locations
Source: Department of Environmental Quality
Telephone: 406-444-3744

Montana Groundwater Information Center Water Well Data
Source: Bureau of Mines and Geology
Telephone: 406-444-5358

## OTHER STATE DATABASE INFORMATION

Montana Oil/Gas Wells Database
Source: Montana Board of Oil and Gas
Telephone: (406) 656-0040

RADON

State Database: MT Radon
Source: Department of Environmental Quality
Telephone: 406-444-6768
Radon Test Results

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

# PHYSICAL SETTING SOURCE RECORDS SEARCHED

**STREET AND ADDRESS INFORMATION**

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Yellowstone County, Montana



**Disclaimer: Not all fields are currently maintained. The accuracy of the data is not guaranteed. Please notify the Appraisal/Assessment Office of any inaccuracies.**

Back to Search Form Full Orion Detail

## Owner Information

***Please Note:*** Owner information is supplied by the **Montana Department of Revenue**. To request updates to addresses or other ownership information, please **contact the DOR office at 896-4000**. Records for the current year will **not** be updated after tax bills have been sent out, so changes requested after you receive your bill will appear only on next year's records.

Tax ID: A31139

**Primary Party**

Primary Owner Name: POPELKA ENTERPRISES LLC

2018 Mailing Address: POPELKA ENTERPRISES LLC
PO BOX 50126
BILLINGS, MT 59105-0126

Property Address:

Township: 01 S Range: 26 E Section: 08

Subdivision: POPELKA COMMERCE CENTER SUB 2ND FIL (15) Block: 1 Lot: 3A1A

Full Legal: POPELKA COMMERCE CENTER SUB 2ND FIL (15), S08, T01 S, R26 E, BLOCK 1, Lot 3A1A, AMD BLK 1 LTS 3A1 & 3A3 (17)

GeoCode: 03-0927-08-4-05-15-0000

Show on Map *(May not work for some newer properties.)*

## Property Assessment Information

Levy District: SOUTH BILLINGS BLVD URBAN

**Assessed Value Summary**

Assessed Land Value = $ 701,770.00
Assessed Building(s) Value = $ 22,920.00
Total Assessed Value = $ 724,690.00

**Assessed Value Detail Tax Year: 2017**

| Class Code | Amount |
|---|---|
| 2207 - Commercial City or Town Lots = $ | 701,770.00 |
| 3507 - Improvements on Commercial City or Town Lots = $ | 22,920.00 |
| Total = $ | 724,690.00 |

The values shown for the given tax year are for taxation purposes only. They are supplied by the Department of Revenue. For questions about these values, please contact the Montana Department of Revenue, Appraisal/Assessment Office at 406-896-4000.

## Rural SID Payoff Information

**NONE**

## Property Tax Billing History

| Year | 1st Half | 2nd Half | Total |
|---|---|---|---|
| 2004 | 15,652.11 P | 15,263.51 P | 30,915.62 |
| 2005 | 15,086.24 P | 15,086.23 P | 30,172.47 |
| 2006 | 15,264.81 P | 15,108.09 P | 30,372.90 |
| 2007 | 15,047.27 P | 14,890.55 P | 29,937.82 |
| 2008 | 15,389.66 P | 15,206.98 P | 30,596.64 |
| 2009 | 18,459.12 P | 16,762.69 P | 35,221.81 |
| 2010 | 19,741.91 P | 19,559.23 P | 39,301.14 |
| 2011 | 21,103.36 P | 20,894.72 P | 41,998.08 |
| 2012 | 22,944.34 P | 22,944.33 P | 45,888.67 |

| | | | |
|---|---|---|---|
| 2013 | 24,792.68 | P | 24,557.46 P 49,350.14 |
| 2014 | 26,604.00 | P | 26,369.07 P 52,973.07 |
| 2015 | 16,133.45 | P | 15,872.25 P 32,005.70 |
| 2016 | 4,922.90 | P | 4,922.87 P 9,845.77 |
| 2017 | 7,903.41 | P | 7,903.37 P 15,806.78 |

(P) indicates paid taxes.

Click on year for detail. Pay Taxes Online

## Jurisdictional Information

**Commissioner Dist:** 1 - John Ostlund (R)
**Senate:** 26 - Margie MacDonald (D)
**House:** 52 - Jimmy Patelis (R)
**Ward:** 3 (BILLINGS)
Chris Friedel
Richard McFadden
**Precinct:** 52.1
**Zoning:** Entryway General Commercial
Click Here to view Billings Regulations
Click Here to view Laurel Regulations
Click Here to view Broadview Regulations

**School Attendance Areas**
**High:** WEST
**Middle:** RIVERSIDE
**Elem:** NEWMAN

**SD 2 Trustee District #1** List of Trustees

Any comments or questions regarding the web site may be directed to the Web Developer.

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Yellowstone County, Montana



**Disclaimer: Not all fields are currently maintained. The accuracy of the data is not guaranteed. Please notify the Appraisal/Assessment Office of any inaccuracies.**

Back to Search Form Full Orion Detail

## Owner Information

***Please Note:*** Owner information is supplied by the **Montana Department of Revenue**. To request updates to addresses or other ownership information, please **contact the DOR office at 896-4000**. Records for the current year will **not** be updated after tax bills have been sent out, so changes requested after you receive your bill will appear only on next year's records.

Tax ID: A35426

**Primary Party**

Primary Owner Name: POPELKA ENTERPRISES LLC

2018 Mailing Address: POPELKA ENTERPRISES LLC
PO BOX 50126
BILLINGS, MT 59105-0126

Property Address: COMMERCE WAY

Township: 01 S Range: 26 E Section: 08

Subdivision: POPELKA COMMERCE CENTER SUB 2ND FIL (15) Block: 1 Lot: 3A4

Full Legal: POPELKA COMMERCE CENTER SUB 2ND FIL (15), S08, T01 S, R26 E, BLOCK 1, Lot 3A4

GeoCode: 03-0927-08-4-05-40-0000

Show on Map *(May not work for some newer properties.)*

## Property Assessment Information

Levy District: SOUTH BILLINGS BLVD URBAN

**Assessed Value Summary**

Assessed Land Value = $ 221,681.00
Assessed Building(s) Value = $ 11,370.00
Total Assessed Value = $ 233,051.00

**Assessed Value Detail Tax Year: 2017**

| Class Code | Amount |
|---|---|
| 2207 - Commercial City or Town Lots = $ | 221,681.00 |
| 3507 - Improvements on Commercial City or Town Lots = $ | 11,370.00 |
| Total = $ | 233,051.00 |

The values shown for the given tax year are for taxation purposes only. They are supplied by the Department of Revenue. For questions about these values, please contact the Montana Department of Revenue, Appraisal/Assessment Office at 406-896-4000.

## Rural SID Payoff Information

**NONE**

## Property Tax Billing History

| Year | 1st Half | 2nd Half | Total |
|---|---|---|---|
| 2015 | 5,267.13 P | 5,267.13 P | 10,534.26 |
| 2016 | 10,316.30 P | 10,316.28 P | 20,632.58 |
| 2017 | 10,034.57 P | 10,034.55 P | 20,069.12 |

(P) indicates paid taxes.

Click on year for detail. Pay Taxes Online

## Jurisdictional Information

**Commissioner Dist:** 1 - John Ostlund (R)
**Senate:** 26 - Margie MacDonald (D)
**House:** 52 - Jimmy Patelis (R)
**Ward:** 3 (BILLINGS)

**School Attendance Areas**
**High:** WEST
**Middle:** RIVERSIDE
**Elem:** NEWMAN

Chris Friedel
Richard McFadden

**Precinct:** 52.1
**Zoning:** Entryway General Commercial

Click Here to view Billings Regulations
Click Here to view Laurel Regulations
Click Here to view Broadview Regulations

**SD 2 Trustee District #1** List of Trustees

Any comments or questions regarding the web site may be directed to the Web Developer.

`

Yellowstone County, Montana



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Back to Search Form Full Orion Detail

## Owner Information

***Please Note:*** Owner information is supplied by the **Montana Department of Revenue**. To request updates to addresses or other ownership information, please **contact the DOR office at 896-4000**. Records for the current year will **not** be updated after tax bills have been sent out, so changes requested after you receive your bill will appear only on next year's records.

Tax ID: A35427

**Primary Party**

Primary Owner Name: POPELKA ENTERPRISES LLC

2018 Mailing Address: POPELKA ENTERPRISES LLC
PO BOX 50126
BILLINGS, MT 59105-0126

Property Address: COMMERCE WAY

Township: 01 S Range: 26 E Section: 08

Subdivision: POPELKA COMMERCE CENTER SUB 2ND FIL (15) Block: 1 Lot: 3A5

Full Legal: POPELKA COMMERCE CENTER SUB 2ND FIL (15), S08, T01 S, R26 E, BLOCK 1, Lot 3A5

GeoCode: 03-0927-08-4-05-45-0000

Show on Map *(May not work for some newer properties.)*

## Property Assessment Information

Levy District: SOUTH BILLINGS BLVD URBAN

**Assessed Value Summary**

| | |
|---|---|
| Assessed Land Value = $ | 316,718.00 |
| Assessed Building(s) Value = $ | 0.00 |
| Total Assessed Value = $ | 316,718.00 |

**Assessed Value Detail Tax Year: 2017**

| Class Code | Amount |
|---|---|
| 2207 - Commercial City or Town Lots = $ | 316,718.00 |
| 3507 - Improvements on Commercial City or Town Lots = $ | 0.00 |
| Total = $ | 316,718.00 |

The values shown for the given tax year are for taxation purposes only. They are supplied by the Department of Revenue. For questions about these values, please contact the Montana Department of Revenue, Appraisal/Assessment Office at 406-896-4000.

## Rural SID Payoff Information

**NONE**

## Property Tax Billing History

| Year | 1st Half | 2nd Half | Total |
|---|---|---|---|
| 2015 | 0.00 | 2,596.27 P | 2,596.27 |
| 2015 | 4,065.90 P | 0.00 P | 4,065.90 |
| 2016 | 5,643.09 P | 5,643.07 P | 11,286.16 |
| 2017 | 0.00 | 5,034.56 P | 5,034.56 |
| 2017 | 6,714.93 P | 0.00 P | 6,714.93 |

(P) indicates paid taxes.

Click on year for detail. Pay Taxes Online

## Jurisdictional Information

**Commissioner Dist:** 1 - John Ostlund (R)

**Senate:** 26 - Margie MacDonald (D)

**School Attendance Areas**

**High:** WEST

**House:** 52 - Jimmy Patelis (R)
**Ward:** 3 (BILLINGS)
Chris Friedel
Richard McFadden
**Precinct:** 52.1
**Zoning:** Entryway General Commercial
Click Here to view Billings Regulations
Click Here to view Laurel Regulations
Click Here to view Broadview Regulations

**Middle:** RIVERSIDE
**Elem:** NEWMAN

**SD 2 Trustee District #1** List of Trustees

Any comments or questions regarding the web site may be directed to the Web Developer.

# Property Record Card

## Summary

### Primary Information

**Property Category:** RP
**Subcategory:** Commercial Property
**Geocode:** 03-0927-08-4-05-40-0000
**Assessment Code:** 000A354260
**Primary Owner:**
POPELKA ENTERPRISES LLC
PO BOX 50126
BILLINGS, MT 59105-0126
**PropertyAddress:** COMMERCE WAY
BILLINGS, MT 59101
**COS Parcel:**
*NOTE: See the Owner tab for all owner information*
**Certificate of Survey:**
**Subdivision:** POPELKA COMMERCE CENTER SUB 2ND FIL (15)
**Legal Description:**
POPELKA COMMERCE CENTER SUB 2ND FIL (15), S08, T01 S, R26 E, BLOCK 1, Lot 3A4
**Last Modified:** 6/13/2018 11:28:22 AM

### General Property Information

**Neighborhood:** 203.007.C
**Property Type:** VAC_U - Vacant Land - Urban
**Living Units:** 0
**Levy District:** 03-0965T5-2T5
**Zoning:**
**Ownership %:** 100
**Linked Property:**
No linked properties exist for this property
**Exemptions:**
No exemptions exist for this property
**Condo Ownership:**
**General:** 0
**Limited:** 0

### Property Factors

**Topography:** 1
**Fronting:** 9 - Private Road
**Utilities:** 1
**Parking Type:** 2 - On Street
**Access:** 1
**Parking Quantity:** 1 - Minimum
**Location:** 4 - Commercial Area
**Parking Proximity:** 2 - Adjacent

### Land Summary

| Land Type | Acres | Value |
|---|---|---|
| Grazing | 0.000 | 00.00 |
| Fallow | 0.000 | 00.00 |
| Irrigated | 0.000 | 00.00 |
| Continuous Crop | 0.000 | 00.00 |
| Wild Hay | 0.000 | 00.00 |
| Farmsite | 0.000 | 00.00 |
| ROW | 0.000 | 00.00 |
| NonQual Land | 0.000 | 00.00 |
| Total Ag Land | 0.000 | 00.00 |
| Total Forest Land | 0.000 | 00.00 |
| Total Market Land | 4.500 | 221,681.00 |

### Deed Information:

| Deed Date | Book | Page | Recorded Date | Document Number | Document Type |
|---|---|---|---|---|---|
| | | | | SP3713010 | |

## Owners

Party #1
**Default Information:** POPELKA ENTERPRISES LLC
PO BOX 50126
**Ownership %:** 100
**Primary Owner:** "Yes"
**Interest Type:** Conversion
**Last Modified:** 11/6/2007 9:25:03 PM

Other Names

| Name | Type |
|---|---|

Other Addresses

## Appraisals

### Appraisal History

| Tax Year | Land Value | Building Value | Total Value | Method |
|---|---|---|---|---|
| 2018 | 221681 | 11370 | 233051 | COST |
| 2017 | 221681 | 11370 | 233051 | COST |
| 2016 | 304434 | 11540 | 315974 | COST |

## Market Land

Market Land Item #1

**Method:** Acre
**Type:** FR1 - Fronting Category 1
**Width:**
**Depth:**
**Square Feet:** 00
**Acres:** 4.5

Valuation

**Class Code:** 2207
**Value:** 221681

## Dwellings

### Existing Dwellings

No dwellings exist for this parcel

## Other Buildings/Improvements

Outbuilding/Yard Improvement #1

**Type:** Commercial
**Description:** CPA1 - Paving, asphalt
**Quantity:** 1
**Year Built:** 2014
**Grade:**
**Condition:**
**Functional:** 4-Good
**Class Code:** 3507

Dimensions

**Width/Diameter:**
**Length:**
**Size/Area:** 4800
**Height:**
**Bushels:**
**Circumference:**

## Commercial

### Existing Commercial Buildings

No commercial buildings exist for this parcel

## Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel

# Property Record Card

## Summary

### Primary Information

**Property Category:** RP
**Subcategory:** Commercial Property
**Geocode:** 03-0927-08-4-05-15-0000
**Assessment Code:** 000A311390
**Primary Owner:**
POPELKA ENTERPRISES LLC
PO BOX 50126
BILLINGS, MT 59105-0126
**PropertyAddress:**
**COS Parcel:**
*NOTE: See the Owner tab for all owner information*
**Certificate of Survey:**
**Subdivision:** POPELKA COMMERCE CENTER SUB 2ND FIL (15)
**Legal Description:**
POPELKA COMMERCE CENTER SUB 2ND FIL (15), S08, T01 S, R26 E, BLOCK 1, Lot 3A1A, AMD BLK 1 LTS 3A1 & 3A3 (17)
**Last Modified:** 6/13/2018 11:28:22 AM

### General Property Information

**Neighborhood:** 203.007.C
**Property Type:** IMP_U - Improved Property - Urban
**Living Units:** 0
**Levy District:** 03-0965T5-2T5
**Zoning:**
**Ownership %:** 100
**Linked Property:**
No linked properties exist for this property
**Exemptions:**

| Exemption Type | TIF Number |
|---|---|
| Tax Increment Financing District | 03TU05 |

**Condo Ownership:**
**General:** 0
**Limited:** 0

### Property Factors

**Topography:** 1
**Fronting:** 9 - Private Road
**Utilities:** 1
**Parking Type:** 1 - Off Street
**Access:** 1
**Parking Quantity:** 1 - Minimum
**Location:** 4 - Commercial Area
**Parking Proximity:** 3 - On Site

### Land Summary

| Land Type | Acres | Value |
|---|---|---|
| Grazing | 0.000 | 00.00 |
| Fallow | 0.000 | 00.00 |
| Irrigated | 0.000 | 00.00 |
| Continuous Crop | 0.000 | 00.00 |
| Wild Hay | 0.000 | 00.00 |
| Farmsite | 0.000 | 00.00 |
| ROW | 0.000 | 00.00 |
| NonQual Land | 0.000 | 00.00 |
| Total Ag Land | 0.000 | 00.00 |
| Total Forest Land | 0.000 | 00.00 |
| Total Market Land | 3.666 | 701,770.00 |

### Deed Information:

| Deed Date | Book | Page | Recorded Date | Document Number | Document Type |
|---|---|---|---|---|---|
| 4/11/2005 | SP33 | 28539 | | SP3713010<br>SP3766027 | |

## Owners

Party #1
**Default Information:** POPELKA ENTERPRISES LLC
PO BOX 50126
**Ownership %:** 100

**Primary Owner:** "Yes"
**Interest Type:** Conversion
**Last Modified:** 11/6/2007 9:25:03 PM

Other Names

| Name | Type |
|---|---|

Other Addresses

## Appraisals

Appraisal History

| Tax Year | Land Value | Building Value | Total Value | Method |
|---|---|---|---|---|
| 2018 | 701770 | 22920 | 724690 | COST |
| 2017 | 701770 | 22920 | 724690 | COST |
| 2016 | 330368 | 21200 | 351568 | COST |

## Market Land

Market Land Item #1

**Method:** Acre
**Type:** FR1 - Fronting Category 1
**Width:**
**Depth:**
**Square Feet:** 159,671
**Acres:** 3.666

Valuation

**Class Code:** 2207
**Value:** 701770

## Dwellings

Existing Dwellings

No dwellings exist for this parcel

## Other Buildings/Improvements

Outbuilding/Yard Improvement #1

**Type:** Commercial
**Description:** CPA1 - Paving, asphalt
**Quantity:** 1
**Year Built:** 2014
**Grade:**
**Condition:**
**Functional:** 4-Good
**Class Code:** 3507

Dimensions

**Width/Diameter:**
**Length:**
**Size/Area:** 9900
**Height:**
**Bushels:**
**Circumference:**

## Commercial

Existing Commercial Buildings

No commercial buildings exist for this parcel

## Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel

# Property Record Card

## Summary

### Primary Information

**Property Category:** RP
**Subcategory:** Commercial Property
**Geocode:** 03-0927-08-4-05-45-0000
**Assessment Code:** 000A354270
**Primary Owner:**
POPELKA ENTERPRISES LLC
PO BOX 50126
BILLINGS, MT 59105-0126
**PropertyAddress:** COMMERCE WAY
BILLINGS, MT 59101
**COS Parcel:**
*NOTE: See the Owner tab for all owner information*
**Certificate of Survey:**
**Subdivision:** POPELKA COMMERCE CENTER SUB 2ND FIL (15)
**Legal Description:**
POPELKA COMMERCE CENTER SUB 2ND FIL (15), S08, T01 S, R26 E, BLOCK 1, Lot 3A5
**Last Modified:** 6/13/2018 11:28:22 AM

### General Property Information

**Neighborhood:** 203.007.C
**Property Type:** CU - Commercial Urban
**Living Units:** 0
**Levy District:** 03-0965T5-2T5
**Zoning:**
**Ownership %:** 100
**Linked Property:**
No linked properties exist for this property
**Exemptions:**
No exemptions exist for this property
**Condo Ownership:**
**General:** 0
**Limited:** 0

### Property Factors

**Topography:** 1
**Fronting:** 9 - Private Road
**Utilities:** 1
**Parking Type:** 2 - On Street
**Access:** 1
**Parking Quantity:** 1 - Minimum
**Location:** 4 - Commercial Area
**Parking Proximity:** 2 - Adjacent

### Land Summary

| Land Type | Acres | Value |
|---|---|---|
| Grazing | 0.000 | 00.00 |
| Fallow | 0.000 | 00.00 |
| Irrigated | 0.000 | 00.00 |
| Continuous Crop | 0.000 | 00.00 |
| Wild Hay | 0.000 | 00.00 |
| Farmsite | 0.000 | 00.00 |
| ROW | 0.000 | 00.00 |
| NonQual Land | 0.000 | 00.00 |
| Total Ag Land | 0.000 | 00.00 |
| Total Forest Land | 0.000 | 00.00 |
| Total Market Land | 0.000 | 316,718.00 |

### Deed Information:

| Deed Date | Book | Page | Recorded Date | Document Number | Document Type |
|---|---|---|---|---|---|
| | | | | SP3713010 | |

## Owners

Party #1

**Default Information:** POPELKA ENTERPRISES LLC
PO BOX 50126
**Ownership %:** 100
**Primary Owner:** "Yes"
**Interest Type:** Conversion
**Last Modified:** 11/6/2007 9:25:03 PM

Other Names

| Name | Type |
|---|---|

Other Addresses

## Appraisals

### Appraisal History

| Tax Year | Land Value | Building Value | Total Value | Method |
|---|---|---|---|---|
| 2018 | 316718 | 0 | 316718 | OVR |
| 2017 | 316718 | 0 | 316718 | OVR |
| 2016 | 300538 | 0 | 300538 | OVR |

## Market Land

Market Land Item #1

**Method:** Site
**Type:** FR1 - Fronting Category 1
**Width:**
**Depth:**
**Square Feet:** 00
**Acres:** 1.971

Valuation

**Class Code:** 2207
**Value:** 316718

## Dwellings

### Existing Dwellings

No dwellings exist for this parcel

## Other Buildings/Improvements

Outbuilding/Yard Improvement #1

**Type:** Commercial
**Description:** CPA1 - Paving, asphalt
**Quantity:** 1
**Year Built:** 2014
**Grade:**
**Condition:**
**Functional:** 4-Good
**Class Code:** 3507

Dimensions

**Width/Diameter:**
**Length:**
**Size/Area:** 24600
**Height:**
**Bushels:**
**Circumference:**

## Commercial

### Existing Commercial Buildings

No commercial buildings exist for this parcel

## Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel

## 16.6 Interview Documentation

## PHASE I ESA INTERVIEW FORM

**Facility:** Commerce Way & King Ave E. Billings, MT (A35426, A35427, & A31139) **Person Interviewed:** Robert Popelka **Date:** 7/23/18 **Interviewer:** Jason Vollmer – via email

**Owner, Managers, and Occupants (circle one):**

Any Environmental Permits (i.e., solid waste disposal; hazardous waste disposal; wastewater; NPDES; underground injection)? No
- List Active Permits: None
- List Inactive Permits: None
- Copies of Permits: n/a

Any Environmental Audits? No
- Copies of Audit(s): n/a

Any Environmental Studies, including any prior Phase I ESAs? No
- Copies of Study(s): n/a

Any UST or AST Registrations? No
- Copies of Active Registration(s): None
- Copies of Inactive Registration(s): None

Any Underground Injection Registrations? No
- Copies of Active Registration(s): None
- Copies of Inactive Registration(s): None

Any MSDSs? No
- Copies of selected MSDSs: n/a

Any Community-right-to-know plans?
- Copies of plan(s): n/a

Any Safety, Preparedness and Prevention, Spill Prevention, SPCC Plan(s)?
- Copies of plan(s): n/a

Any Notices or other correspondence from any government agency relating to past or present environmental laws, permits, regulations, violations, liens? No
- Copies of correspondence: n/a

Any Hazardous Waste Generator notices or reports? No
- Copies of information: n/a

Any Reports on Hydrogeological conditions of the property or surrounding area? No
- Copies of information: n/a

Any Geotechnical reports or studies of the property? No
- Copies of information: n/a

Any Risk Assessment reports? No
- Copies of information: n/a

Any AULs (Activity and Use Limitations)? No
- Copies of information: n/a

Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on or from the property? No
- Copies of information: n/a

Any pending, threatened, or past administrative proceeding relevant to hazardous substances or petroleum products in, on or from the property? No
- Copies of information: n/a

Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products? No
- Copies of information: n/a

**Local Government Officials (circle one below):**

(Local Fire Department and Health Agency, and State Environmental Agency)

Any Known Past Environmental Conditions and/or Violations of the Property? No
- List any specifics: n/a

Any Known Current Environmental Conditions and/or Violations of the Property? No
- List any specifics: n/a

**Any additional information/comments of Interviewees to be noted on additional pages attached to this form.**

Robert A. Popelka **Signature**

## PHASE I ESA USER INTERVIEW FORM

**Facility:** King Ave E. & Commerce Way (A35426, A35427, & A31139) Billings, MT 59101
**Person Interviewed:** Wyeth Friday **Date:** July 10, 2018 **Interviewer:** Jason Vollmer – via email

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *"Brownfields Amendments"*), the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that *"all appropriate inquiry"* is not complete.

**1. Environmental liens that are filed or recorded against the *property* (40 CFR 312.25).**
Are you aware of any environmental liens against the *property* that are filed or recorded under federal, tribal, state or local law?

Response (circle one): Yes (No)
Any additional information provided: _____

**2. Activity and use limitations that are in place on the *property* or that have been filed or recorded against the *property* (40 CFR 312.26).**
Are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state or local law?

Response (circle one): Yes (No)
Any additional information provided: _____

**3. Specialized knowledge or experience of the person seeking to qualify for the LLP(40 CFR 312.28).**
As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Response (circle one): Yes (No)
Any additional information provided: _____

**4. Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).**
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Response (circle one): (Yes) No — price appears to reflect market value.
Any additional information provided: Appraisals being completed appear to reflect fair market value. The City of Billings is not aware of any contamination on the property.

**5. Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).**
Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,

a. Do you know the past uses of the *property*?
b. Do you know of specific chemicals that are present or once were present at the *property*?
c. Do you know of spills or other chemical releases that have taken place at the *property*?
d. Do you know of any environmental cleanups that have taken place at the *property*?

Response (circle one): Yes (No)
Any additional information provided: _____

**6. The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).**
As the *user* of this *ESA*, based on your knowledge and experience to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

Response (circle one): Yes (No)
Any additional information provided: _____

By: Wyeth Friday Date: 7/18/18

### 16.7 Special Contractual Conditions between User and Environmental Professional

There were no special contractual conditions between the "user" and the Environmental Professional for the performance of this Phase I ESA.

# BUY-SELL AGREEMENT

## PARTIES/PROPERTY

SELLER:
Popelka Enterprises, LLC
Attn: Robert Popelka
P.O. Box 50126
Billings, MT 59105

BUYER:
City of Billings
Attn: _____
210 N 27th St.
Billings, MT 59101

PROPERTY:
lot 3A-1, Lot 3A-4, Lot 3A-5 of the Popelka Commerce Center Sub containing approx. 10.137 gross acres of land (See attached Exhibit "A"); together with all rights, privileges and appurtenances pertaining thereto.

## AGREEMENT

In consideration of the mutual covenants contained herein, and pursuant to the terms set forth herein, Buyer agrees to purchase from Seller and Seller agrees to sell to Buyer the above-described Property. This Buy-Sell Agreement is referred to herein as the "Contract."

1. Sales Price and Terms. The Sales Price of the Property is $934,500.00, based on $2.116/square foot based on a survey of the Property if obtained by Buyer.

2. Earnest Money. As Earnest Money, Buyer, within seven days of the mutual execution of this Contract by Buyer and Seller (herein, the "Effective Date"), will deposit the sum of $10,000.00 together with a fully executed copy of this Contract in escrow with First Montana Title Company ("Title Company"). The Title Company shall hold the Earnest Money in a noninterest bearing account. The Earnest Money shall be applied against the Sales Price at closing, or if the transaction fails to close, paid to Seller or refunded to Buyer as provided for herein.

3. Payment of the Balance of Purchase Price. The Purchase Price shall be paid as follows: the balance of the Purchase Price shall be paid readily available funds at closing.

4. Title Policy/Commitment.

    a. Seller shall furnish to Buyer at Seller's expense an Owner Policy of Title Insurance ("Title Policy") naming Buyer as the insured, and in the amount of the Sales Price, dated at or after closing, subject only to those title exceptions

permitted by this Contract or approved by Buyer in writing and the standard printed exceptions contained in the promulgated form of the Title Policy ("Permitted Exceptions").

b. Within 15 days from the Effective Date, or as soon thereafter as practicable, Title Company shall cause to be delivered to Seller and Buyer a current Title Commitment from the Title Company, together with legible copies of all documents (other than the standard exceptions), referenced in the Title Commitment to Buyer.

c. Buyer shall have 15 days from the date of receipt of such Title Commitment to object in writing to exceptions disclosed in the Title Commitment, provided exceptions not objected to by Buyer shall be deemed to be acceptable to Buyer as specified herein.

d. Seller shall have the right, but not the obligation, within a reasonable time, not to exceed 20 days from the date of receipt of such written notice, in which to remedy or remove such exception(s) objected to by Buyer. In the event any such exception(s) objected to by Buyer have not been removed from the Title Commitment within said 20-day period, Buyer may either (i) waive its objections and proceed to closing without any reduction in the Consideration, or (ii) terminate this Contract and receive a refund of the Earnest Money, less $100.00 which shall be retained by the Seller as independent consideration.

5. Inspection/Due Diligence Period.

a. Buyer shall have 90 days from the Effective Date to conduct such inspections and investigations of the Property as Buyer deems necessary or appropriate in connection with the condition of the Property.

b. If Buyer determines, in its reasonable discretion, that the Property is not suitable for its intended purpose, Buyer may, on written notice to Seller on or before the end of the Inspection Period, terminate this Contract, and receive a refund of the Earnest Money, less $100.00 which shall be retained by the Seller as independent consideration.

6. Contingencies.

a. This Contract shall be subject to the contingency set forth in subsection b., below (herein, the "Contingency"). The Contingency shall be deemed to have been released, waived or satisfied and the transaction shall proceed to Closing unless by the release date for each Contingency, Buyer has notified the Seller that the Contingency has not been released, waived or satisfied.

b. Approval of the expenditure of funds by the City of Billings at a regular city council meeting on or before September 10, 2018.

7. Property Documents. Within 15 business days of the Effective Date, Seller shall

deliver to Purchaser the following documents:

a. Copies of all easements, including reciprocal easements, encumbrances, and other agreements pertinent to the Property usage and restrictions.

b. In addition, Seller shall provide Purchaser with copies of any of the information identified on Exhibit "B" in its possession and control.

8. Closing Date. The closing of the transaction contemplated hereby shall be held no later than 30 days after the Contingency Period Expiration Date with the closing to be held in the offices of the Title Company or at such other place upon which the parties may agree. The terms "closing" and "time of closing" as used in this Contract shall refer to the date and place of closing as determined by the terms of this paragraph.

9. Deliveries at Closing. Seller agrees to execute and deliver at closing (a) a special warranty deed conveying to Buyer good and indefeasible fee simple title to the Property, subject to the Permitted Exceptions, and with no reservation by Seller of any mineral rights; (b) the Title Policy as provided for in Paragraph 4 herein; (c) an affidavit required under Section 1445 of the Internal Revenue Code; (d) evidence of the existence, organization, and authority of Seller and of the authority of the persons executing documents on behalf of Seller to consummate this transaction; (e) an affidavit as to debts and liens against the Property; and (f) such other documents as may be reasonably required by the Title Company for closing.

10. Default.

a. Should Buyer fail to carry out the terms of this Contract for any reason except the failure of any condition to Buyer's obligations hereunder, Seller, as its sole and exclusive remedy, shall have the right to retain said Earnest Money as liquidated damages and not as a penalty. The parties acknowledge that Seller's actual damages in the event of a default by Buyer under this Contract would be difficult to ascertain, and that such liquidated damages represent the parties' best estimate of such damages.

b. Should Seller fail to comply with any of the requirements of this Contract, Buyer shall have the option of (a) canceling this Contract by giving Seller written notice thereof, and in such event the Earnest Money shall be returned to Buyer; or (b) Buyer may waive obtain specific performance of this Contract.

11. Possession. Possession of the Property shall be delivered to Buyer on the date of closing.

12. Prorations and Fees.

a. Real estate taxes, rentals, interest on any assumed operating expenses (for service contracts or other obligations assumed by Buyer), if any, shall be prorated through the date of closing. Any SIDs or RSIDs or other related

assessments shall be allocated to and paid in full at closing by Seller, provided, however, that any perpetual SIDs shall be assumed by Buyer with the current year assessments prorated through the Closing Date.

b. Seller shall pay Seller's legal fees, cost of obtaining releases of any existing liens, tax certificates, preparation of the deed, one-half of any escrow fees, and other expenses stipulated to be paid by the Seller under this Contract.

c. Buyer shall pay for all loan fees and expenses, recording fees, one-half of any escrow fees, fees for copies and delivery of the Title Commitment, and other expenses stipulated to be paid by Buyer under this Contract.

13. Casualty and Condemnation. If prior to the closing of this transaction, all or any substantial part of the Property is condemned, damaged or destroyed, Buyer shall have the option of either (i) terminating this Contract by delivering written notice of termination pursuant to this Paragraph to Seller within 10 days of the date Seller notifies Buyer in writing of such condemnation, damage or destruction, in which event the Earnest Money shall be returned to Buyer, or (ii) proceeding to closing and applying the condemnation award or proceeds of any insurance policies to reduce the total consideration provided herein. In the event Buyer elects to proceed to closing and any such award or proceeds has not been paid to Seller by closing, Seller shall, at closing, assign to Buyer all of Seller's rights to awards or insurance proceeds relating thereto.

14. Seller's Representations and Warranties. Seller represents and warrants to Buyer that:

a. Seller has been duly organized, is validly existing and is in good standing as a limited liability company organized under the laws of the State of Montana. Seller has the full right, power and authority to enter into this Contract and to perform all of Seller's obligations hereunder.

b. Seller is not a "foreign person" or "foreign corporation" as those terms are defined in the internal revenue code and the regulations promulgated thereunder.

c. To the best of Seller's knowledge, except the items referenced below, there are no legal actions, suits or similar proceedings pending and served, or threatened against Seller or the Property which are not adequately covered by existing insurance or, if adversely determined, would adversely affect the value of the Property, the continued operations thereof, or Seller's ability to consummate the transactions contemplated thereby.

d. To the best of Seller's knowledge, Seller has not received any written notification from any authority that the Property is in violation of any applicable occupancy laws.

e. Seller has not received written notice of violation of any environmental law from any authorities, and Seller has no knowledge of any violation of any

environmental law.

f. The representations and warranties contained in this section shall expressly survive closing.

15. Buyer's Representations and Warranties. Buyer represents and warrants to Seller that:

a. Buyer has been duly organized, validly exists, and is in good standing as a limited liability company organized under the laws of the State of Montana. Buyer is qualified to do business in the state where the Property is located, and has full right, power and authority to enter into this Contract and to perform all of Buyer's obligations hereunder.

b. The execution and delivery of this Contract by Buyer and the consummation of the transactions contemplated herein are not in violation of or in conflict with any other agreements, contracts or other writings or understandings to which Buyer is bound or subject.

16. General Provisions.

a. Time is of the essence of this Contract.

b. If any term or condition of this Contract is found to be invalid or unenforceable, the remainder of the Contract shall not be affected thereby.

c. This Contract constitutes the entire agreement of the parties hereto and, unless specified otherwise herein, no representation, inducement, promises or prior agreements, oral or written, between the parties or made by any agent on behalf of the parties or otherwise shall be of any force and effect.

d. This Contract shall be construed and interpreted under the laws of the State of Montana.

e. Buyer and Seller shall at the time of closing execute all other papers and documents that may become necessary in order to close this transaction, as may be suggested by the counsel of either party hereto and approved by the other party's counsel.

f. Any notice hereunder must be in writing, and shall be effective when deposited in the United States Mail, Certified Return Receipt Requested or otherwise only if and when received by the party to be notified. For purposes of notice, the addresses of the parties shall be as set forth below or as may be designated from time to time.

Seller: Attn: Robert Popelka
P.O. Box 50126
Billings, MT 59105

With copies to: Christensen Fulton & Filz, PLLC
PO Box 339
Billings, MT 59103-0339
Attn: Tim Filz
Phone: 406-248-3100
Fax: 406-248-7908

Buyer: City of Billings

210 N. 27th St.
Billings, MT 59101

With copies to: _____

g. This Contract may be executed in one or more counterparts, each of which shall be considered an original but when taken together shall constitute one Contract.

h. If either Buyer or Seller employs attorneys to enforce any of the provisions hereof, the party prevailing in any final judgment shall be entitled to collect from the other party all costs, charges and expenses, including reasonable attorneys' fees expended or incurred in connection therewith.

i. In computing any period of time described herein, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday or legal holiday for national banks in the location where the Property is located, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday.

j. Buyer understands that Seller may elect to sell the Property as part of a tax deferred like-kind exchange of real property pursuant to IRC Section 1031 ("Exchange"), and Buyer agrees to cooperate fully with Seller in connection with the structuring of this transaction in order to comply to the fullest extent possible with the requirements of an Exchange. Buyer consents to Seller's assignment of Seller's rights under this Contract in connection with the consummation of an Exchange. All costs relating to the Exchange shall be borne by Seller.

k. Seller and Buyer each represent that they have dealt with no real estate brokers or third parties in connection with this transaction and that there are no commissions or fees payable in connection with this Contract except as follows:

Seller: George Warmer, Blaine Poppler - Coldwell Banker Commercial

Buyer: Mike Walker - NAI Business Properties

Other than as stated in this paragraph, Buyer and Seller represent to the other that no real estate brokers, agents fees or commissions are due or will be due or arise in conjunction with the execution of this Contract or consummation of this transaction by reason of the acts of any such person, and Buyer and Seller will indemnify and hereby agree to hold the other party harmless from any brokerage or agent's fee or commission claimed by any such person asserting his or her entitlement thereto at the alleged instigation of the indemnifying party for or on account of this Contract or the transactions contemplated thereby. The terms of this paragraph shall survive closing.

Executed as follows. Buyer has until September 14, 2018, to accept this Contract or it will be withdrawn.

SELLER:
Popelka Enterprises, LLC

By: _____
Title: _____
Date: _____

By: _____
Title: _____
Date: _____

BUYER:
City of Billings

By: _____
Title: _____
Date: _____

By: _____
Title: _____
Date: _____

# EXHIBIT B

Seller shall provide Purchaser with copies of any of the following items currently in its possession and control:

1. A full set of filed plats.
2. Copies of all reciprocal easement agreements, operating easement agreements and declarations related to the development.
3. Copies of any existing surveys, including most current ALTA.

**Consent 1. C.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** W.O. 18-21 -- Water Treatment Plant Intake Redundancy, Professional Services Contract with AE2S

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

**Department:** Public Works

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

The City currently has two water surface intakes at the Water Treatment Plant (WTP) from which water is drawn from the Yellowstone River for treatment and distribution. The primary, Intake #1, uses rapid mixers and preliminary chemical dosing. Intake #2, located upstream of Intake #1, is used less often, but provides a backup if there are issues with obtaining sufficient water from Intake #1.

Intake #1 experiences problems with debris, logs/sticks, moss, and excessive mud/sedimentation typically during high river flows. Problems have also been encountered with ice during winter/spring months. Intake #2 has been able to provide relief during these times, but staff now wants to take measures to have full redundancy with the intakes and reduce or eliminate some of the problems currently encountered. The first step of this project will be to complete a study determining the best alternatives for achieving full redundancy on the intakes. This contract provides the necessary professional services including, but not limited to: data collection/compilation, conceptual hydrogeologic evaluation, river geomorphology evaluation, creation and evaluation of intake alternatives, and submission of an alternatives analysis report. Upon completion of the alternatives analysis and selection of a preferred option, a contract amendment will be presented for subsequent design and construction administration services.

Proposals were requested for the professional services described above. Four firms submitted proposals, and AE2S was chosen as the preferred consultant.

## ALTERNATIVES ANALYZED

City Council may:

- Award a Professional Services Contract to AE2S; or
- Do not award a contract to AE2S. If this agreement is not approved, the alternative analysis and subsequent design and construction of the facility(s) will be delayed, resulting in an extended period of time of having to overcome existing issues with the current intakes.

## FINANCIAL IMPACT

This project is being funded with Water funds, as approved in the FY 2019 budget. The table below shows a financial summary. There are adequate funds for this contract amount.

| | |
|---|---|
| APPROVED FY 19 BUDGET | $ 3,584,840 |
| Professional Services (this contract) | ($ 182,900) |

| | |
|---|---|
| Budget Remaining | $ 3,401,940 |

## RECOMMENDATION

Staff recommends that the City Council approve the Professional Services Contract with AE2S for W.O. 18-21 -- Water Treatment Plant Intake Redundancy in the amount of $182,900.

## APPROVED BY CITY ADMINISTRATOR

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### Attachments

MAIN CONTRACT
APPENDIX A
APPENDIX B
APPENDIX C
APPENDIX D
APPENDIX E
APPENDIX F

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# Contract for Professional Architectural and Engineering Services

## W.O. 18-21 – WTP Intake Redundancy____

In consideration of the mutual promises herein, City of Billings and Advanced Engineering and Environmental Services Inc. (AE2S) agree as follows. This Contract consists of:

Part I, consisting of 15 Sections of Special Provisions;

Part II, consisting of 11 Sections of General Provisions;

Appendix A consisting of ___ pages (Basic Services of Contractor);

Appendix B consisting of ___ pages (Methods and Times of Payment);

Appendix C consisting of ___ pages (Additional Services of Contractor);

Appendix D consisting of ___ pages (Schedule of Professional Fees);

Appendix E consisting of ___ pages (Project Schedule);

Appendix F consisting of ___ pages (Certificate(s) of Insurance); and

## PART I
## SPECIAL PROVISIONS

Section 1. Definitions.

In this Contract:

A. "Administrator" means the City Engineer of the Engineering Division of the Public Works Department or his designee.
B. “Billings” means the City of Billings.
C. "Contractor" means ____ Advanced Engineering and Environmental Services, Inc. (AE2S) ___ .

Section 2. Scope of Services.

A. The Contractor shall perform professional services in accordance with Appendix A, which is attached hereto and incorporated in this Section by reference.
B. Billings shall pay the Contractor in accordance with the Schedule of Professional Fees attached as Appendix D and incorporated herein by reference for services actually performed under this Contract.

C. Billings shall not allow any claim for services other than those described in this Section. However, the Contractor may provide, at its own expense, any other services that are consistent with this Contract.
D. The Engineer shall provide as-built drawings as approved by the City of Billings, to the Administrator within 30 days after the project completion date. Final payment will be withheld until the as-built drawings are received by the City of Billings.

   Requirements for submitting as constructed documents of completed Private Contracts, Work Orders, Special Improvement Districts and Site plans involving any City of Billings infrastructure: a point file; 1 (*.asc, *.txt, comma delimited; point number, northing, easting, elevation and description) / 2 (*.csv, with headings for; point number, northing, easting, elevation and description), with northings and eastings to the nearest tenth of a foot, elevations to the nearest hundredth of a foot, representing new, updated or relocated City of Billings infrastructure features such as, but not limited to Sanitary Sewer Manholes, Storm Drain Manholes, Water Valves, Water Bends, Signals, Street Light, etc., in the coordinates of Montana State Plane, Zone 2500 using NAD83(2011), Horizontal and NAVD88 Vertical, Horizontal units and Vertical units will be International feet; one half size paper copy to scale, one full size paper copy to scale, two CD's or DVD's with PDF files being half size to scale and full size to scale and AutoCAD DWG files as-constructed / as-built, Version 2016, or equivalent.

E. The Contractor shall provide certified construction payrolls to the Administrator stating in writing that the payrolls have been reviewed and are acceptable.

Section 3. Time for Performance.

A. This Contract becomes effective when signed on behalf of Billings.
B. The Contractor shall commence performance of the Work described in Section 2 on receipt of written Notice to Proceed and complete that performance in accordance with the projected schedule set forth in Appendix E.
C. This Contract shall terminate at midnight on December 31, 2020.

Section 4. Compensation; Method of Payment.

A. Subject to the Contractor's satisfactory performance, Billings shall pay the Contractor no more than One Hundred Eighty Two Thousand Nine Hundred dollars ($ 182,900 ) in accordance with this Section and Appendix B.
B. Each month, or at the conclusion of each phase of the Work for which payment is due, as negotiated on a per-task basis, the Contractor shall present a bill to the Administrator describing the Work for which it seeks payment and documenting expenses and fees to the satisfaction of the Administrator. If any payment is withheld because the Contractor's performance is unsatisfactory, the Administrator must, within ten (10) days of the payment denial, notify the Contractor of the payment denial and set forth, with reasonable specificity, what was unsatisfactory and why. Billings will pay Contractor within 30 days of receiving an acceptable invoice.
C. The Contractor is not entitled to any compensation under this Contract, other than is expressly provided for in this Section.

D. As a condition of payment, the Contractor shall have paid all City taxes currently due and owing by the Contractor.

Section 5. Termination of the Contractor's Services.

The Contractor's services under Section 2 of this Part may be terminated:

A. By mutual consent of the parties.
B. For the convenience of Billings, provided that Billings notifies the Contractor in writing of its intent to terminate under this paragraph at least 10 days prior to the effective date of the termination.
C. For cause, by either party where the other party fails in any material way to perform its obligations under this Contract. Termination under this Subsection is subject to the condition that the terminating party notifies the other party of its intent to terminate, stating with reasonable specificity the grounds therefor, and the other party fails to cure the default within 30 days after receiving the notice.

Section 6. Duties Upon Termination

A. If Billings terminates the Contractor's services for convenience, Billings shall pay the Contractor for its actual costs reasonably incurred in performing before termination and Billings shall pay for services rendered prior to termination. Payment under this Subsection shall never exceed the total compensation allowable under Section 4 of this Part. All finished and unfinished documents and materials prepared by the Contractor shall become the property of Billings.
B. If the Contractor's services are terminated for cause, Billings shall pay the Contractor the reasonable value of the services satisfactorily rendered prior to termination, less any damages suffered by Billings because of the Contractor's failure to perform satisfactorily. The reasonable value of the services rendered shall never exceed ninety percent (90%) of the total compensation allowable under Section 4 of this Part. Any finished or unfinished documents or materials prepared by the Contractor under this Contract shall become the property of Billings at its option.
C. If the Contractor receives payments exceeding the amount to which it is entitled under Subsections A or B of this Section, he shall remit the excess to the Administrator within 30 days of receiving notice to do so.
D. The Contractor shall not be entitled to any compensation under this Section until the Contractor has delivered to the Administrator all documents, records, Work product, materials and equipment owned by Billings and requested by the Administrator.
E. If the Contractor's services are terminated for whatever reason the Contractor shall not claim any compensation under this Contract, other than that allowed under this Section.
F. If a final audit has not been performed before the Contractor's services are terminated, Billings may recover any payments for costs disallowed as a result of the final audit.

G. Except as provided in this Section, termination of the Contractor's services under Section 5 of this Part does not affect any other right or obligation of a party under this Contract.

Section 7. Insurance.

A. The Contractor shall maintain in good standing the insurance described in Subsection B of this Section. Before rendering any services under this Contract, the Contractor shall furnish the Administrator with proof of insurance in accordance with Subsection B of this Section.

B. The Contractor shall provide the following insurance:

1. Workers' compensation and employer's liability coverage as required by Montana law.
2. Commercial general liability, including contractual and personal injury coverage's -- $1,500,000 per occurrence.
3. Commercial automobile liability -- $1,500,000 per accident.
4. Professional liability in the amount of $1,500,000 per claim.

C. Each policy of insurance required by this Section shall provide for no less than 30 days' advance notice to Billings prior to cancellation.

D. Billings SHALL be listed as an additional insured on all policies except Professional Liability and Worker's Compensation Policies. In addition, all policies except Professional Liability and Worker's Compensation shall contain a waiver of subrogation against Billings.

Section 8. Assignments.

Unless otherwise allowed by this Contract or in writing by the Administrator, any assignment by the Contractor of its interest in any part of this Contract or any delegation of duties under this Contract shall be void, and an attempt by the Contractor to assign any part of its interest or delegate duties under this Contract shall give Billings the right immediately to terminate this Contract without any liability for Work performed.

Section 9. Ownership; Publication, Reproduction and Use of Material.

A. Except as otherwise provided herein, all data, documents and materials produced by the Contractor under this Contract shall be the property of Billings, which shall retain the exclusive right to publish, disclose, distribute and otherwise use, in whole or in part, any such data, documents, or other materials. Exclusive rights shall not be attributed to portions of such materials presently in the public domain or which are not subject to copyright. Contractor shall retain rights to pre-existing proprietary property including but not limited to interactive models. The Contractor shall have the right to include photographic or artistic representations of the design and construction of the Project among the Contractor's promotional and professional materials. The Contractor's materials shall not include Billings' confidential or proprietary information

regardless of whether Billings has previously advised the Contractor in writing of the specific information considered by Billings to be confidential and proprietary.

B. Equipment purchased by the Contractor with Contract funds: See Appendix A, Section 3. Scope of Work.

C. Should Billings elect to reuse Work products provided under this Contract for other than the original project and/or purpose, Billings will indemnify and hold harmless the Contractor from any and all claims, demands and causes of action of any kind or character arising as a result of reusing the documents developed under this contract. Additionally, any reuse of design drawings or specifications provided under this Contract must be limited to conceptual or preliminary use for adaptation, and the original Contractor's or subcontractor's signature, professional seals and dates removed. Such reuse of drawings and specifications, which require professional seals and dates removed, will be signed, sealed, and dated by the professional who is in direct supervisory control and responsible for adaptation.

Section 10. Notices.

Any notice required pertaining to the subject matter of this Contract shall be either sent via facsimile (FAX), e-mail, or mailed by prepaid first class registered or certified mail, return receipt requested to the following addresses:

Billings: Will Robbins
City of Billings
Public Works/Engineering
2224 Montana Avenue
Billings, Montana 59101
e-mail: robbinsw@ci.billings.mt.us
FAX: (406) 237-6291

Contractor: Scott Buecker
1288 North 14th Ave.
Unit 103
Bozeman, MT 59715
e-mail: scott.buecker@ae2s.com
FAX: (406) 219-2635

Notices are effective upon the earlier of receipt, proof of good transmission (facsimiles only), or 5 days after proof of proper posting.

Section 11. Contract Budget.

In connection with its performance under this Contract, the Contractor shall not make expenditures other than as provided in line items in the Contract budget.

Section 12. Force Majeure.

A. Any failure to perform by either party due to force majeure shall not be deemed a violation or breach hereof.

B. As used in this Contract, force majeure is an act or event of substantial magnitude, beyond the control of the delayed party, which delays the completion of this Contract, including without limitation:

1. Any interruption, suspension or interference resulting solely from the act of Billings or neglect of Billings not otherwise governed by the terms of this Contract.
2. Strikes or Work stoppages.
3. Any interruption, suspension or interference with the project caused by acts of God, or acts of a public enemy, wars, blockades, insurrections, riots, arrests or restraints of governments and people, civil disturbances or similar occurrences.
4. Order of court, administrative agencies or governmental officers other than Billings.

Section 13. Financial Management System.

The Contractor shall establish and maintain a financial management system that:

A. Provides accurate, current, and complete disclosure of all financial transactions relating to the Contract;
B. Maintains separate accounts by source of funds for all revenues and expenditures and identifies the source and application of funds for the Contractor's performance under this Contract, including information pertaining to subcontracts, obligations, unobligated balances, assets, liabilities, outlays and income;
C. Effectively controls and accounts for all municipal funds and Contract property;
D. Compares actual expenditures with budgeted amounts and relates financial information to performance or productivity data including unit cost information where applicable;
E. Allocates administrative costs to direct service delivery units;
F. Minimizes the time between receipt of funds from Billings and their disbursement by the Contractor;
G. Provides accounting records supported by source documentation; and
H. Provides a systematic method assuring the timely and appropriate resolution of audit findings and recommendations.

Section 14. Funding Requirements.

In the event that any funding source for this Contract should impose additional requirements upon Billings for the use of those funds, the Contractor agrees to abide by those additional requirements immediately upon receipt of written notice thereof from Billings.

Section 15. Subcontracts.

The Contractor may enter into subcontracts for the purchase of goods and services necessary for the performance of this Contract, provided:

A. Every subcontract shall be reduced to writing and contain a precise description of the services or goods to be provided and the nature of the consideration paid therefor.
B. Every subcontract under which the Contractor delegates the provision of services shall be subject to review and approval by the Administrator before it is executed by the Contractor.

C. Every subcontract in an amount exceeding $1,000 shall require reasonable access to business records of the subcontractor relating to the purchase of goods or services pursuant to the subcontract.

## PART II
## GENERAL CONTRACT PROVISIONS

Section 1. Relationship of Parties.

The Contractor shall perform its obligations hereunder as an independent Contractor of Billings. Billings may administer the Contract and monitor the Contractor's compliance with its obligations hereunder. Billings shall not supervise or direct the Contractor other than a provided in this Section.

Section 2. Nondiscrimination.

A. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, national origin, ancestry, age, sex, or marital status or who is a "qualified individual with a disability" (as that phrase is defined in the Americans With Disabilities Act of 1990). The Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, or mental or physical impairment/disability. Such action shall include, without limitation, employment, upgrading, demotion or transfer, recruitment or recruiting advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training including apprenticeship. The Contractor agrees to post, in conspicuous places available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause.
B. The Contractor shall state, in all solicitations or advertisements for employees to Work on Contract jobs, that all qualified applicants will receive equal consideration for employment without regard to race, color, religion, national origin, ancestry, age, sex or marital status, or mental or physical impairment/disability.
C. The Contractor shall comply with any and all reporting requirements that may apply to it which the City of Billings may establish by regulation.
D. The Contractor shall include the provisions of Subsections A through C of this Section in every subcontract or purchase order under this Contract, so as to be binding upon every such subcontractor or vendor of the Contractor under this Contract.
E. The Contractor shall comply with all applicable federal, state, and city laws concerning the prohibition of discrimination.
F. The Contractor and subcontractor shall abide by the requirements of 41 CFR 60-300.5(a) and 41 CFR 60-741.5(a), which prohibit discrimination against qualified protected veterans and/or qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans and individuals with disabilities.

Section 3. Permits, Laws, and Taxes.

The Contractor shall acquire and maintain in good standing all permits, licenses and other entitlements necessary to its performance under this Contract. All actions taken by the Contractor under this Contract shall comply with all applicable statutes, ordinances, rules and regulations. The Contractor shall pay all taxes pertaining to its performance under this Contract.

Section 4. Nonwaiver.

The failure of either party at any time to enforce a provision of this Contract shall in no way constitute a waiver of the provision, nor in any way affect the validity of this Contract or any part hereof, or the right of such party thereafter to enforce each and every provision hereof.

Section 5. Amendment.

A. This Contract shall only be amended, modified or changed by a writing, executed by authorized representatives of the parties, with the same formality as this Contract was executed.
B. For the purposes of any amendment modification or change to the terms and conditions of this Contract, the only authorized representatives of the parties are:

   Contractor: AE2S – Authorized Designee

   Billings: City Council or Authorized Designee

C. Any attempt to amend, modify, or change this Contract by either an unauthorized representative or unauthorized means shall be void.

Section 6. Jurisdiction; Choice of Law.

Any civil action rising from this Contract shall be brought in the District Court for the Thirteenth Judicial District of the State of Montana, Billings. The law of the State of Montana shall govern the rights and obligations of the parties under this Contract.

Section 7. Severability.

Any provision of this Contract decreed invalid by a court of competent jurisdiction shall not invalidate the remaining provisions of the Contract.

Section 8. Integration.

This instrument and all appendices and amendments hereto embody the entire agreement of the parties. There are no promises, terms, conditions or obligations other than those contained herein; and this Contract shall supersede all previous communications, representations or agreements, either oral or written, between the parties hereto.

Section 9. Liability.

The Contractor shall indemnify, defend, save, and hold Billings harmless from any and all claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses including reasonable attorneys' fees and costs, arising from any wrongful or negligent act, error or omission of the Contractor or any agent, employee or subcontractor as a result of the Contractor's or any subcontractor's performance pursuant to this Contract.

A. The Contractor shall not indemnify, defend, save and hold Billings harmless from claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses or attorneys' fees and costs arising from wrongful or negligent acts, error or omission solely of Billings occurring during the course of or as a result of the performance of the Contract.
B. Where claims, lawsuits or liability, including attorneys' fees and costs arise from wrongful or negligent act of both Billings and the Contractor, the Contractor shall indemnify, defend, save, and hold Billings harmless from only that portion of claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses including attorneys' fees and costs, which result from the Contractor's or any subcontractor's wrongful or negligent acts occurring as a result from the Contractor's performance pursuant to this Contract.

Section 10. Inspection and Retention of Records.

The Contractor shall, at any time during normal business hours and as often as Billings may deem necessary, make available to Billings, for examination, all of its records with respect to all matters covered by this Contract for a period ending three years after the date the Contractor is to complete performance in accordance with Section 2 of the Special Provisions. Upon request, and within a reasonable time, the Contractor shall submit such other information and reports relating to its activities under this Contract, to Billings, in such form and at such times as Billings may reasonably require. The Contractor shall permit Billings to audit, examine and make copies of such records, and to make audits of all invoices, materials, payrolls, records of personnel, and other data relating to all matters covered by this Contract. Billings may, at its option, permit the Contractor to submit its records to Billings in lieu of the retention requirements of this Section.

Section 11. Availability of Funds.

Payments under this Contract may require funds from future appropriations. If sufficient funds are not appropriated for payments required under this Contract, this Contract shall terminate without penalty to Billings; and Billings shall not be obligated to make payments under this Contract beyond those which have previously been appropriated.

IN WITNESS WHEREOF, the parties have executed this Contract on the date and at the place shown below.

**City of Billings**

_____
City Council or Designee

Date:_____

ATTEST:

_____
City Clerk

Date:_____

APPROVED AS TO FORM:

By_____
BRENT BROOKS, City Attorney

**Contractor**

Advanced Engineering and Environmental Services, Inc. (AE2S)

_____
Name: Nate Weisenburger
Title: Drinking Water Practice Leader

Date: _____

IRS Tax ID #_45-0422908_____

STATE OF MONTANA )
:ss.
COUNTY OF YELLOWSTONE )

On this _____ day of _____, 2018, before me, the undersigned, a Notary Public for the State of Montana, personally appeared _____, known to me to be the _____ of _____, and acknowledged to me that they executed the foregoing instrument on behalf of said corporation having first been authorized to do so.

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

_____
Notary Public for the State of Montana
Residing at Billings, Montana
My Commission Expires:_____

**Note: Final contract documents will require the Contractor's signature to be notarized if Federal funds are used.**

## Appendix A

## Basic Services of Engineer
## City of Billings W.O. 18-21 – WTP Intake Redundancy

Section 1. Engineer's Rights and Duties.

A. To furnish all labor, materials, equipment, supplies, and incidentals necessary to conduct and complete the Engineer's portion of the project as defined in the scope of work and to prepare and deliver to Billings all plans, specifications, bid documents, and other material as designated herein.

B. Ascertain such information as may have a bearing on the work from local units of government, utility companies, and private organizations and shall be authorized to procure information from other authorities besides Billings, but shall keep Billings advised as to the extent of these contacts and the results thereof.

C. Prepare and present such information as may be pertinent and necessary in order for Billings to pass critical judgment on the features of the work. The Engineer shall make changes, amendments or revisions in the detail of the work as may be required by Billings. When alternates are being considered, Billings shall have the right of selection.

D. Engineer's work shall be in accordance with the standards of sound engineering and present City, State, and National standards and policies currently in use.

E. Conform to the requirements of the Montana Code Annotated Title 18 "Public Contracts" and more particularly Sections 18-2-121 and 18-2-122, and all other codes of the State of Montana applicable to providing professional services including codes and standards nationally recognized.

F. The Engineer shall certify with the submission of final plans that the plans are in conformance with applicable sections of Title 69, Chapter 4, Part 5, of the Montana Code Annotated as pertaining to existing utilities.

G. To perform professional services in connection with the project and will serve as Billings' representative in those phases of the project to which this agreement applies.

H. Where Federal funds are involved, the necessary provisions to meet all requirements will be complied with and documents secured and placed in the bidding documents.

I. Submit an estimated progress schedule as to time and costs at the beginning of the work, and monthly progress reports thereafter until complete. The reports will include any problems, potential problems, and delays as foreseen by the Engineer. Reports will be submitted in a timely manner to permit prompt resolution of problems.

J. Contract administration duties will include review of contractor certified payrolls for wage rate compliance. Discrepancies in certified payrolls will be resolved with the Contractor. A signed Engineer's Payroll Check Sheet (included in the Standard

Modifications to MPWSS) will be submitted as proof of this review with one copy of each payroll.

K. Name a Task Director who shall be the liaison between Billings and the Engineer. For this project the Task Director designated for the Engineer is Scott Buecker working under the Principal-in-Charge, Brett Jochim.

Section 2. Billings Rights and Duties.

A. To furnish all labor, materials, equipment, supplies, and incidentals necessary to conduct and complete Billings' portion of the project as designated in the scope of work.

B. Name a Task Director who shall be the liaison between the Engineer and Billings. For this project, the Task Director designated is Will Robbins, working under the City Engineer, Debi Meling.

Section 3. Scope of Work.

The following scope description covers the Study and Report Phase for the City of Billings WTP Intake Redundancy Project. Additional phases of the project have not been scoped at this time, as the details of the work that is required will vary depending on the intake alternative that is recommended by AE2S and approved by the City of Billings for final design and implementation.

After completion of this Study and Report Phase, AE2S will negotiate the scope and fee for the subsequent phases with the City of Billings. These are anticipated to include Preliminary Design, Final Design, Bidding Negotiations, Construction Services and Post-Construction Services.

**TASK SUMMARY**

| **Phase 020 Study and Report Tasks** |
|---|
| **Task 1 - Project Management** |
| **Task 2 – Onsite Workshops/Meetings** |
| **Task 3 – Design Conditions and Criteria** |
| **Task 4 – Hydrogeologic Evaluation** |
| **Task 5 – River Geomorphology Evaluation** |
| **Task 6 – Intake Alternatives Study** |

**Scope Description**

| **Task 1 – Project Management** |
|---|

| | |
|---|---|
| *Tasks* | • Manage budget, schedule and scope completion. Provide a Monthly update for inclusion with monthly invoice<br>• Develop a Project Management Plan, including Gantt chart schedule for the Project<br>• Monthly Project Update Conference Call with City Staff (up to 4 meetings)<br>• Internal Project Meetings<br>• Quality Management (QA/QC)<br>• Bi-weekly conference call with City Staff, or as needed |
| *Deliverables* | • Monthly Updates w/ Invoices, Project Management Plan |

| **Task 2 – Onsite Workshops/Meetings** | |
|---|---|
| *Tasks* | • Project Kickoff Work Shop (With Subconsultants)<br>• Hydrogeologic/Geomorphic Finalization Workshop<br>• Intake Alternatives Workshop<br>• Presentation to City of Draft Work |
| *Deliverables* | • Work Shop Agendas, Meeting Minutes, Presentation Materials, Handouts |

| **Task 3 – Design Conditions and Criteria** | |
|---|---|
| *Tasks* | • Data Collection/Compilation of the following, as available:<br>  ○ Primary, Secondary Intake and Pump Station Record Drawings<br>  ○ Available River bathymetry, temperature, stream flow, water quality<br>  ○ Site geotechnical data (previous work, well boring logs, etc.)<br>  ○ Planning documents related to the WTP (e.g., flood mapping, future site layouts)<br>  ○ Property boundaries, easements and utility information<br>  ○ Hydraulic Information (historic limits of intake)<br>• ENGINEER will compile and summarize the data for inclusion in final work product<br>• Additional Service – Surveying/Bathymetric Surveys/Water Quality & Biology Testing |
| *Deliverables* | • Section of the Final Intake Alternatives Study |

| **Task 4 – Subsurface Intake Conceptual Narrative** | |
|---|---|
| *Tasks* | • ENGINEER and its SUBCONSULTANTs (Layne Christensen Company) shall perform a desktop construction estimate effort of a subsurface intake alternative and discuss in conceptual level a horizontal collector well and bank filtration intakes.<br>• Independent review/consultation with subsurface subconsultant (Layne Christensen).<br>• Quality Management (QA/QC) |
| *Deliverables* | • Section of the Final Intake Alternatives Study |
| **Task 5 – River Geomorphology Evaluation** | |
| *Tasks* | • ENGINEER and its SUBCONSULTANT (Applied Geomorphology, Inc.) shall perform a geomorphic evaluation, including:<br>  ○ Upstream horizontal and vertical geomorphology review<br>  ○ River rates of change, aggregational/degradational trends |

| | |
|---|---|
| | ○ Vertical morphology at the existing intake locations<br>○ Assess long-term potential changes and vulnerabilities<br>○ Compilation of available historic imagery and mapping to evaluate rates of change, patterns of channel movement, and anticipated morphologic conditions site. Additional available data regarding channel cross section morphology and aggradational/degradational trends will be compiled and summarized. Available data include imagery from the 1950s, 1970s, 1995, 2005, 2011, and 2017. Cross section data are available from previous studies such as the Yellowstone River Pipeline Risk Assessment (Atkins 2012).<br>○ Review proposed design alternatives. |
| *Deliverables* | • Geomorphology Technical Memorandum |

| **Task 6 – Intake Alterative Evaluation** | |
|---|---|
| *Tasks* | • ENGINEER shall review geomorphic evaluations and findings.<br>• Hydraulic Evaluation of Existing Intake Structures (Tower, pipelines, wetwell)<br>• Perform Intake Design Alternatives Development for the following alternatives:<br>○ Subsurface Intake (Desktop Feasibility/Overview)<br>○ Existing Tower Rehabilitation/Screen Additions<br>○ Crib/Barrel Screen (new location)<br>• Feasible alternatives and location(s) shall be<br>○ Identified based on constructability, capacity, obtaining optimum water quality, providing flexibility on intake elevations and viable conveyance routing<br>○ Provided with ENGINEER's opinion of probable cost (construction and OM&R)<br>○ Compared for reliability/performance with respect to drought, floods and ice impacts<br>• ENGINEER will identify and summarize permitting requirements for the project.<br>• Perform structural and electrical evaluation of the existing intake structures and provide recommendations, if any, of required improvements.<br>• Perform constructability review of the alternatives, including review with intake diving experts<br>• Conceptual CAD layouts of recommended alternative and visual aid concepts of the other alternatives.<br>• Develop an AACE Level IV Cost Estimate for the recommended project.<br>• Develop DRAFT Intake Alternative Study Technical Memorandum.<br>• Review DRAFT report with the City and finalize report.<br>• Present recommendations to City and critical path for moving forward with recommendations. |
| *Deliverables* | • Intake Alternative Study Technical Memorandum |

A riverbed subsurface geotechnical investigation may be needed to definitively determine the feasibility of subsurface intake alternative(s). This will only be done if a thorough desktop analysis indicates that subsurface intake alternatives merit further study.

Subsequent phases are anticipated to include preliminary and final design, bidding, construction, and post construction phase services.

| | |
|---|---|
| **Phase 021 – River Bed Subsurface Investigation (If Recommended in Phase 020)** | Future Amendment Negotiations with the City, dependent upon the intake project recommended by AE2S and approved by the City in Phase 020 |
| **Phase 030 - Study and Report** | |
| **Phase 040 - Final Design** | |
| **Phase 050 - Bidding Services** | |
| **Phase 060 - Construction Services** | |
| **Phase 070 - Post Construction Services** | |

# Appendix B

## Methods and Times of Payment
## City of Billings W.O. 18-21 – WTP Intake Redundancy

Section 1. Payments for Basic Services.

Billings shall authorize payment to the Engineer for services performed under Appendix A of this Agreement. Partial payment shall be due the Engineer upon receipt of the Engineer's pay estimate, said estimate being proportioned to the work completed by the Engineer.

Partial payment shall be made to the Engineer upon receipt of the Engineer's pay estimate, said estimate being proportioned to the work completed by the Engineer. Billings shall deduct five percent (5%) from each monthly pay estimate to be held until the completion of the final scope of work. The final payment shall be made only after acceptance of final documents by Billings, and determination that the scope of work has been satisfactorily completed.

A. For services rendered per Appendix A, the Engineer shall be paid based upon actual time accrued, but not to exceed the following amounts:

| | | |
|---|---|---|
| Task 1 – Project Management | | $ 11,800 |
| Task 2 – Onsite Workshops/Meetings | $ 16,900 | |
| Task 3 – Design Conditions and Criteria | | $ 8,200 |
| Task 4 – Subsurface Intake Conceptual Narrative | | $ 10,600 |
| Task 5 – River Geomorphology Evaluation | | $ 17,300 |
| Task 6 – Intake Alternatives Study | | $118,100 |
| | **TOTAL:** | **$182,900** |

B. Final payment shall be the above stated basic fee less all previous payments.

Section 2. Payments for Extra Services when Authorized by Billings.

Requests made or conditions identified by interested groups at the agency or public meetings, which are beyond the scope and intent of this study shall be paid for on an hourly basis at the applicable fees in Appendix D or on a negotiated fee.

Section 3. Corrections.

Costs of Billings work that is required for corrections to the Engineer's work which requires redoing by Billings shall be deducted from any payments due the Engineer, if the Engineer fails to make the required corrections.

Section 4. Fee Increases

For contracts and services that are expected to require more than one (1) year to complete, the above stated basic services payments may be reviewed and adjusted annually by mutual agreement of the parties, based upon documented evidence that the Engineer's costs and hourly rates as shown in Appendix D have increased for all comparable clients.

# Appendix C

## Additional Services of Engineer
## City of Billings W.O. 18-21 – WTP Intake Redundancy

Extra Services of the Engineer will be paid only with written prior authorization by Billings.

A. Requests made or conditions identified which are beyond the scope and intent of the services identified under Appendix A.

# Appendix D

## Schedule of Professional Fees
## City of Billings W.O. 18-21 – WTP Intake Redundancy

Current agreements for engineering services stipulate that the standard hourly rates are subject to review and adjustments. Hourly rates for services effective on the date of this Agreement are included below.

The itemized schedule provided below includes direct labor costs, normal payroll and overhead costs, transportation, furnishing equipment and materials normally required for performance of the work and reasonable profit. Direct project costs not itemized herein shall be paid for at actual cost.

## ADVANCED ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
## 2018 HOURLY FEE AND EXPENSE SCHEDULE

| Labor Rates* | |
|---|---|
| Administrative I | $58.00 |
| Administrative II | $71.00 |
| Administrative III | $84.00 |
| Engineer I | $100.00 |
| Engineer II | $128.00 |
| Engineer III | $152.00 |
| Engineer IV | $173.00 |
| Engineer V | $188.00 |
| Engineer VI | $212.00 |
| Engineer VII | $226.00 |
| Engineering Technician I | $66.00 |
| Engineering Technician II | $84.00 |
| Engineering Technician III | $100.00 |
| Engineering Technician IV | $116.00 |
| Engineering Technician V | $132.00 |
| Engineering Technician VI | $147.00 |
| I&C Technician I | $97.00 |
| I&C Technician II | $109.00 |
| I&C Technician III | $124.00 |
| Operations Specialist I | $81.00 |
| Operations Specialist II | $97.00 |
| Operations Specialist III | $122.00 |
| Operations Specialist IV | $138.00 |
| Operations Specialist V | $160.00 |

**Reimbursable Expense Rates**

| | |
|---|---|
| Transportation | $0.65/mile |
| Survey Vehicle | $0.70/mile |
| B&W Photocopies 8½" x11" | $0.10/copy |
| B&W Laser Printouts 8½" x11" | $0.20/page |
| Color Laser Printouts/Copies 8½" x11" | $0.68/page |
| Plots – Color Bond | $1.25/s.f. |
| Plots – Monochrome Bond/Vellum | $0.75/s.f. |
| Plots – Film/Photo High Gloss | $2.00/s.f. |
| Legal Services Reimbursement | $211.00/hour |
| Outside Services** | cost *1.15 |
| Geotechnical Services | cost *1.30 |
| Out of Pocket Expenses | cost*1.15 |

* Position titles are for labor rate grade purposes only.

** Includes laboratory testing, architectural and engineering consultants, surveying, etc.

These rates are subject to adjustment each year on January 1.

# Appendix E

## Project Schedule
## City of Billings W.O. 18-21 – WTP Intake Redundancy

Based on a notice to proceed by Billings dated no later than September 11, 2018 the targeted completion dates for the Engineer's work through completion of alternatives analysis shall be:

A. Study and Report Phase

   1. Project Kickoff Work Shop – September, 2018

   2. Geomorphic Workshop - November, 2018

   3. Intake Alternatives Workshop – December, 2018

   4. Presentation to City of Draft Work – January, 2019

B. Subsequent phases are anticipated to include preliminary and final design, bidding, construction, and post construction phase services.

Delays affecting the completion of the work within the time specified of more than ninety (90) days, not attributable to or caused by the Parties hereto, may be considered as cause for the renegotiation or termination of this Contract.

If the Engineer is behind on this Contract due to no fault of Billings, then the Engineer hereby acknowledges the right of Billings to withhold future Contracts to the Engineer in addition to any other remedy until this Contract is brought back on schedule or otherwise resolved.

# Appendix F

## Certificate(s) of Insurance
## City of Billings W.O. 18-21 – WTP Intake Redundancy

---

Attach Certificate(s) of Insurance

**Consent** **1. D.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Centennial Park Development - Consultant Contract

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

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

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

On June 25, 2018, as part of the FY19 budget, Council approved funding for the first phase development of Centennial Park in the amount of $2,460,000. On July 13, 2018 PRPL Staff sent out a Request for Proposals (RFP) seeking professional Landscape Architectural services to provide design, construction documents and construction administration for this project. There were 6 firms that responded. A selection committee met on August 6, 2018 to review the submittals and to select the top ranked firm to enter into negotiations of the project scope and fee. The firm Steiner Thuesen of Billings was selected and submitted a fee of $331,111.00.

## ALTERNATIVES ANALYZED

City Council may:

- Approve a contract with Steiner Thuesen in the amount of $331,111.00 to provide professional landscape architectural services for the Centennial Park Development project, or;
- Disapprove the contract and provide staff with additional guidance.

## FINANCIAL IMPACT

Funding in the amount of $2,460,000 was approved by Council as part of the FY 2019 budget for the first phase development of Centennial Park.

## RECOMMENDATION

Staff recommends Council approve a contract with Steiner Thuesen for professional Landscape Architectural services in the amount of $331,111.00 for the development of Centennial Park first phase.

## APPROVED BY CITY ADMINISTRATOR

**Consent** **1. E.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Yellowstone River Sampling and Analysis Plan

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

**Department:** Public Works

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

One of the recommendations of the Integrated Water Plan was to continue the 3-year Sampling and Analysis Plan of the Yellowstone River upstream and downstream of the Water Reclamation Facility (WRF). The information obtained from the plan will be used to model and understand the impact the WRF return water has on the river water quality. This information will help to assess the need for further wastewater treatment upgrades which have the potential to cost tens of millions of dollars. The first year of sampling has been completed. Proposals were solicited for the second and third years combined (2018-2019) and HDR Engineering, Inc. was selected. The work includes monitoring and modeling of five mainstem Yellowstone River sites, four tributaries, and three point-source discharges for various water quality parameters.

## ALTERNATIVES ANALYZED

City Council may:

- Approve the Contract for Professional Services to HDR Engineering, Inc.; or
- Disapprove the contract. If the contract is not awarded, staff will be unable to assess the need for further wastewater treatment upgrades which have the potential to cost tens of millions of dollars.

## FINANCIAL IMPACT

The cost of sampling and modeling services for both years (2018-2019) is $254,900.00. There is available funding in wastewater funds.

## RECOMMENDATION

Staff recommends that Council authorize the Mayor to execute a Contract for Professional Services with HDR Engineering, Inc. for $254,900.00 to continue sampling and analysis of the Yellowstone River.

## APPROVED BY CITY ADMINISTRATOR

**Consent** **1. F.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Approval of Amendment 3 with Morrison-Maierle, Inc. for the Design and Development Fees for the Airport Terminal Expansion Project

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

**Department:** Airport

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

On August 14, 2017, the City Council approved the Engineering Agreement with Morrison-Maierle, Inc. for the design and construction oversight of the future Airport Terminal Building Expansion Project. Previously approved Amendments 1 and 2 were for the Schematic Design process, which is nearing completion. Amendment 3 to the Agreement with Morrison-Maierle is for the architectural fees for the design team of Morrison-Maierle, A&E Architects, Price Simon and Harvey, and the KPA Group to provide the second phase of the process, which is the Design and Development of the project. During this phase, the design team and the General Contractor/Construction Manager (GC/CM) will work with Airport staff to develop working drawings of the layout of the airline boarding gates, shops, restaurants, and restrooms, as well as the maintenance and electrical areas. When these spaces have been defined, the mechanical, electrical, plumbing, security, and other systems will be designed. It is anticipated this design work will be completed early next Summer. The scope of work for the Design and Development portion and associated fees have been negotiated by staff and were found acceptable for this project. A copy of this Amendment is on file in the City Clerk's office.

## ALTERNATIVES ANALYZED

City Council may:

- Approve Amendment 3 with Morrison-Maierle for the architectural fees for the Design and Development process; or
- Decline to approve Amendment 3 with Morrison-Maierle, and provide staff with direction on how to proceed.

## FINANCIAL IMPACT

The total cost of Amendment 3 is $4,295,590. This project is included in the current budget and funding will be 90% FAA Airport Improvement Program (AIP) grant funds with a 10% local match, which is available in the Airport Capital Account. AIP grant funds will cover $3,866,031. and local funds will be $429,559.

## RECOMMENDATION

Staff recommends that the City Council approve Amendment 3 with Morrison-Maierle for the amount of $4,295,590. for the Design and Development process for the Airport Terminal Expansion Project.

## APPROVED BY CITY ADMINISTRATOR

**Consent** **1. G.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Warranty Deed for Right of Way for Farmstead Avenue

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

**Department:** Public Works

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

The developer of Annafeld Subdivision has submitted an exempt plat creating a right of way tract along Lot 4 of Annafeld Subdivision 1st Filing. This right of way tract will make Farmstead Avenue a public street. Originally, the developer was going to make this street private. In order to construct the necessary utilities, it became necessary to change the street to public. The street has been reviewed by the city and was constructed to city standards. In order to create the right of way tract, it is necessary for the city accept a warranty deed for the tract. Attached is a copy of the warranty deed and the subdivision plat.

## ALTERNATIVES ANALYZED

Council may:

- Accept the warranty deed creating a right of way tract making Farmstead Avenue a public street; or
- Do not accept warranty deed creating the right of way tract. Farmstead Avenue would remain a private street, and a utility easement would need to be completed allowing public utilities within a private street.

## FINANCIAL IMPACT

There is no significant financial impact with acceptance of the warranty deed.

## RECOMMENDATION

Staff recommends Council accept the warranty deed for the right of way tract for Farmstead Avenue.

## APPROVED BY CITY ADMINISTRATOR

## Attachments

Subdivision Plat
Warranty Deed

AMENDED PLAT OF LOT 4, BLOCK 1 OF

# ANNAFELD SUBDIVISION, FIRST FILING

## SITUATED IN THE NW1/4 OF SECTION 19, T. 1 S., R. 26 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

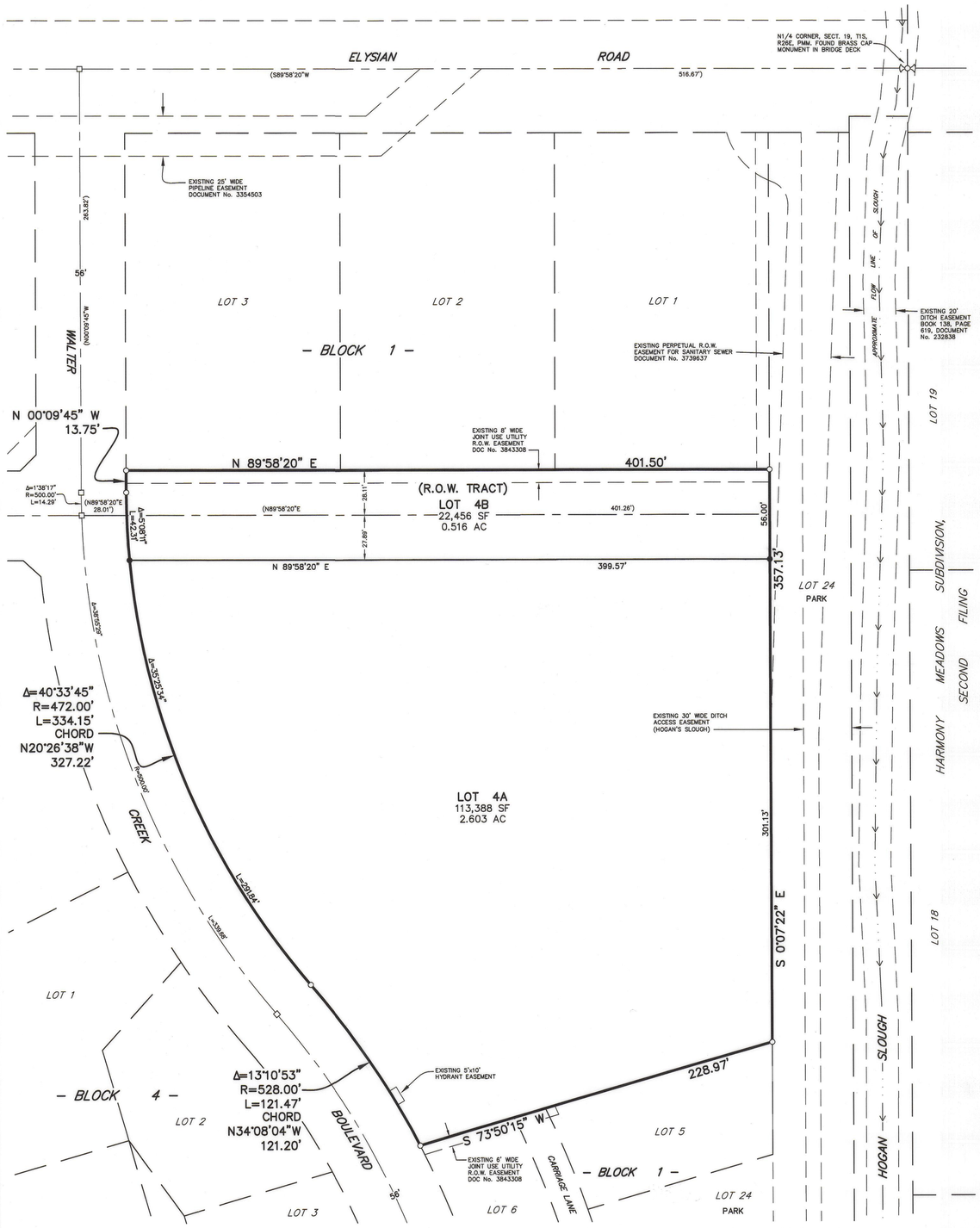
PREPARED FOR : McCALL DEVELOPMENT, INC. MAY, 2018

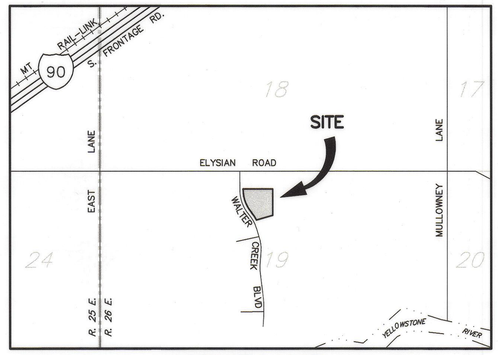
PREPARED BY : SANDERSON STEWART BILLINGS, MONTANA

NORTH

40 20 0 40 80

SCALE: 1"=40'




VICINITY MAP

NOT TO SCALE

**BASIS OF BEARING:** THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS; HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001515. DISTANCES ARE GRID, INTERNATIONAL FEET. THE GRID TO GROUND COMBINED SCALE FACTOR AT THE N1/4 CORNER, SECT. 19, T1S, R26E, PMM, IS 1.00000198; THE CONVERGENCE ANGLE IS -0°06'27".

- ○ FOUND SURVEY MONUMENT, REBAR & CAP MARKED "SANDERSON STEWART", OR AS NOTED
- □ FOUND MONUMENT BOX
- ● SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"

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

### CERTIFICATE OF CITY/COUNTY HEALTH DEPARTMENT

This Subdivision Plat has been reviewed and approved by Riverstone Health and the State Department of Environmental Quality.

Yellowstone City/County Health Department
dba Riverstone Health

### ERRORS AND OMISSIONS REVIEW

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

Timothy A Dunn 17513 LS 08/22/2018
Examining Land Surveyor Date

### CERTIFICATE OF CITY ATTORNEY

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

Date: _____

Reviewed by: _____

### CERTIFICATE OF COUNTY TREASURER

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

Date: _____

Yellowstone County Treasurer

By: _____
Deputy

### PURPOSE OF SURVEY: CREATE A PUBLIC ROAD TRACT

The undersigned hereby certifies that the purpose of this survey is to create LOT 4B as shown hereon for transfer to the City of Billings for public road purposes.

This survey is therefore exempt from review as a subdivision pursuant to Section 76-3-201(1)(h), M.C.A., and is not subject to review by the State Department of Environmental Quality pursuant to Section 76-4-125(2)(a), M.C.A. which exempts "any division of land that is created for rights-of-way or utility sites. A subsequent change in use of the land to residential, commercial or industrial use is subject to the requirements of the Montana Subdivision and Platting Act and the Montana Sanitation in Subdivisions Act.

McCALL DEVELOPMENT, INC.

By: Bradley McCall Title: Treasurer

STATE OF MONTANA )
:ss
County of Yellowstone )

On this 7th day of August, 2018, before me, the undersigned Notary Public for the State of Montana, personally appeared Bradley McCall, known to me to be the person who signed the foregoing instrument as Treasurer of McCALL DEVELOPMENT, INC., and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

PETER B. KNAPP NOTARIAL SEAL STATE OF MONTANA
PETER B. KNAPP
NOTARY PUBLIC for the State of Montana
Residing at Billings, Montana
My Commission Expires November 06, 2018

Peter B. Knapp
Notary Public for the State of Montana

### CERTIFICATE OF SURVEYOR

STATE OF MONTANA )
:ss
County of Yellowstone )

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of April, 2018, a survey was performed under his supervision of a tract of land situated in the NW1/4 of Section 19, T. 1 S., R. 26 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

Lot 4, Block 1 of Annafeld Subdivision, First Filing, according to the official plat on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3831829; said described tract containing a gross area of 135,844 square feet (3.119 acres) and a net area of 113,388 square feet (2.603 acres).

That the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

SANDERSON STEWART

By: Michael Dean Bertram

Montana License No. 18972LS

Date: August 7, 2018

MONTANA MICHAEL DEAN BERTRAM 18972LS LICENSED PROFESSIONAL LAND SURVEYOR

### WARRANTY DEED

Document No. _____

RESERVED FOR CLERK AND RECORDER

Return to:
City Clerk
City of Billings
PO Box 1178
Billings, MT 59103

# WARRANTY DEED

**THIS INDENTURE,** made this 7th day of August, 2018.

**FOR VALUABLE CONSIDERATION,** lawful money of the United States to them in hand paid by the **CITY OF BILLINGS,** the receipt whereof is acknowledged,
**WITNESSTH THAT:**

McCall Development Inc.
1536 Mullowney Lane, Ste 100
Billings, MT 59101

does hereby **GRANT, BARGAIN, SELL CONVEY, WARRANT AND CONFIRM** unto the **CITY OF BILLINGS** for the benefit and use of **the Public** the following described real property, to wit:

Lot 4B of Amended Plat of Lot 4, Block 1 of Annafeld Subdivision, First Filing, according to the official plat on file in the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. _____ ;

**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. and A.R.M. 24.183.1104 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 al 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 reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the **CITY OF BILLINGS,** and to its successors and assigns forever. **IN WITNESSTH WHEREOF**, the undersigned have executed these premises the day and year first above written.

McCall Development Inc.

By: _____

Title: Treasurer

STATE OF MONTANA )
:ss
County of Yellowstone)

On this 7th day of August, 2018, before me, the undersigned Notary Public for the State of Montana, personally appeared Bradley McCall, known to me to be the persons who signed the forgoing instrument as Treasurer of McCall Development Inc., and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

PETER B. KNAPP
NOTARIAL SEAL
STATE OF MONTANA

PETER B. KNAPP
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
November 08, 2018

_____
Notary Public in and for the State of Montana

## 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.

_____
Mayor, City of Billings

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 of Billings, respectively, and acknowledged to me that they executed the foregoing instrument.

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 Billings, Montana
My commission expires: _____

**Consent** **1. H.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Warranty Deed for Right of Way for Georgina Drive

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

**Department:** Public Works

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

The developer of COS 2063 has submitted an exempt plat splitting off two road tracts for Georgina Drive. The developer is deeding these tracts to the City which requires the City to accept a warranty deed. The developer will be required to construct Georgina Drive in the future to city standards. Attached is a copy of the exempt plat and the warranty deed. Tract 2A-2 is for the main part of Georgina Drive and Tract 2A-3 is for a small portion where a future roundabout will be constructed. Georgina Drive is part of the Lenhardt Square master plan. The alignment of the streets were master planned but not dedicated to the City until lot development.

## ALTERNATIVES ANALYZED

Council may:

- Accept the warranty deed for Georgina Drive. Georgina Drive is master planned at this location and is classified as a collector street; or
- Do not accept the warranty deed. This would require Georgina Drive to be constructed as a private road.

## FINANCIAL IMPACT

There is no significant financial impact with acceptance of the warranty deed.

## RECOMMENDATION

Staff recommends Council accept the warranty deed for the street tract for Georgina Drive.

## APPROVED BY CITY ADMINISTRATOR

## Attachments

Subdivision Plat
Warranty Deed

AMENDED TRACT 2A OF

# CERTIFICATE OF SURVEY No. 2063 AMENDED

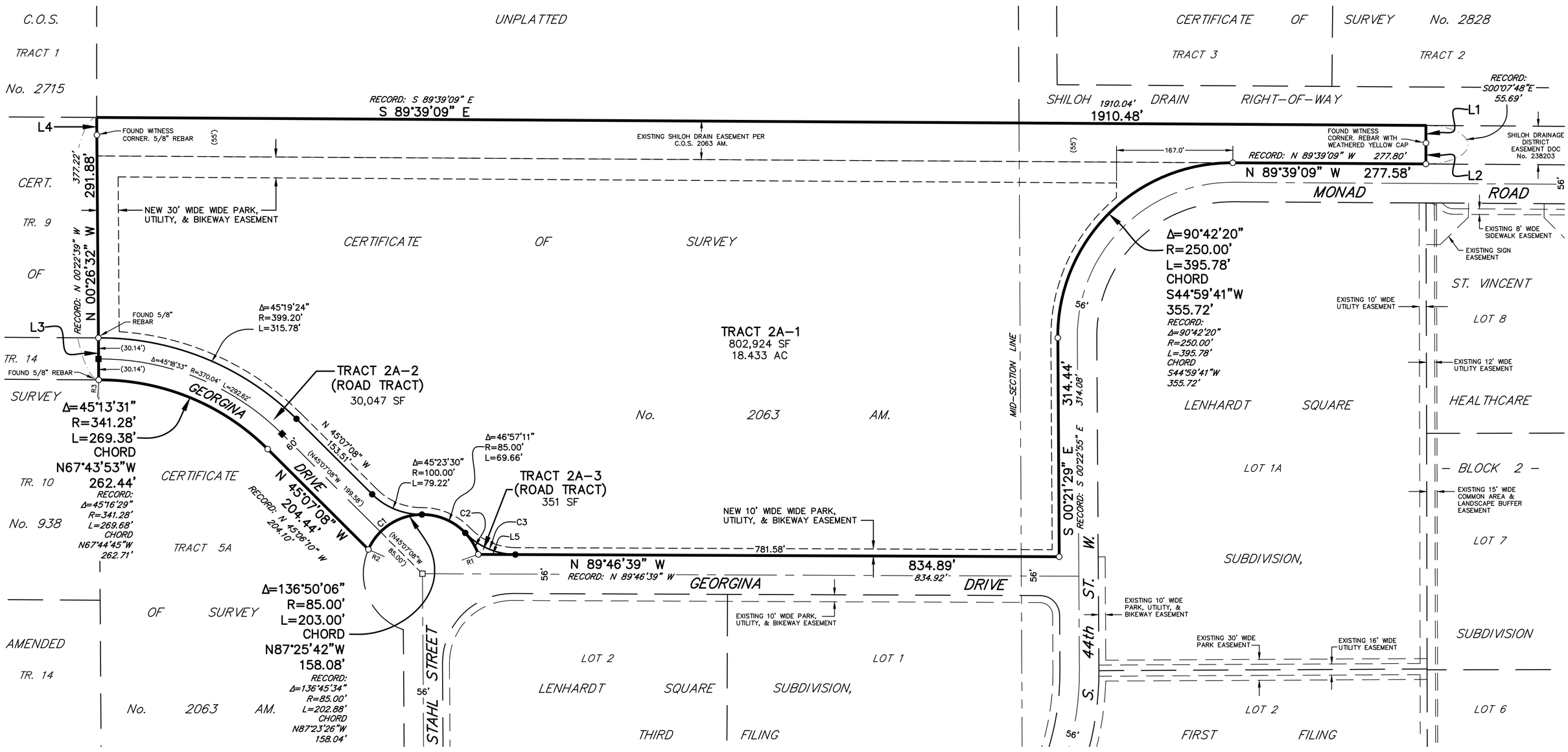
## SITUATED IN THE S1/2 OF SECTION 10, T. 1 S., R. 25 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

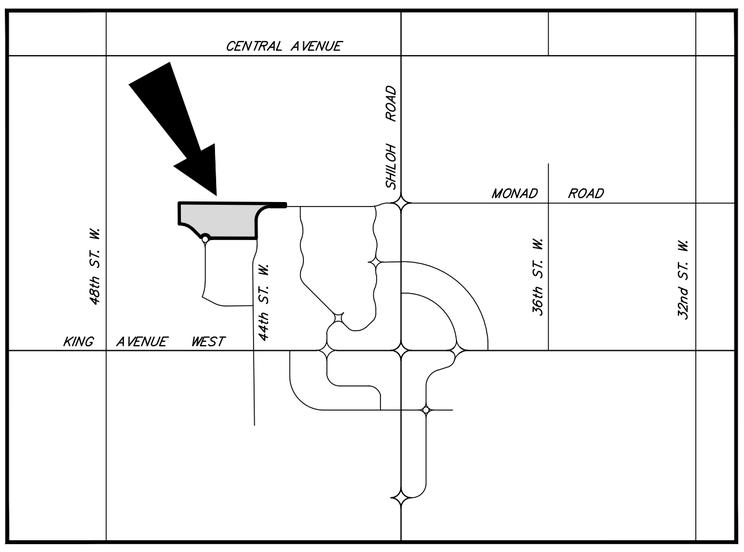
PREPARED FOR : BILL HANSER

JULY, 2018

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA




VICINITY MAP

NOT TO SCALE

| CURVE TABLE | | | |
|---|---|---|---|
| Curve # | Delta | Radius | Length |
| C1 | 65°20'07" | 85.00' | 96.93' |
| C2 | 24°32'49" | 85.00' | 36.42' |
| C3 | 46°13'12" | 100.00' | 80.67' |

| RADIAL TABLE | |
|---|---|
| Radial # | Bearing |
| R1 | S 70°59'22" W |
| R2 | S 65°50'45" E |
| R3 | S 00°20'39" E |

| LINE TABLE | | |
|---|---|---|
| Line # | Bearing | Distance |
| L1 | S 00°07'48" E | 25.00' |
| L2 | S 00°07'48" E | 30.32' |
| L3 | N 00°26'32" W | 60.29' |
| L4 | N 00°26'32" W | 25.00' |
| L5 | S 89°46'39" E | 53.31' |

NORTH

100 50 0 100 200

SCALE:1" = 100'

**PURPOSE OF SURVEY:** CREATE A PUBLIC ROAD TRACT

The undersigned hereby certifies that the purpose of this survey is to create TRACTS 2A-2 and 2A-3 as shown hereon for transfer to the City of Billings for public road purposes.

This survey is therefore exempt from review as a subdivision pursuant to Section 76-3-201(1)(h), M.C.A., and is not subject to review by the State Department of Environmental Quality pursuant to Section 76-4-125(1)(a), M.C.A. which exempts "any division of land that is created for rights-of-way or utility sites. A subsequent change in use of the land to residential, commercial or industrial use is subject to the requirements of" the Montana Subdivision and Platting Act and the Montana Sanitation in Subdivisions Act.

HANSER CAPITAL HOLDINGS, LLC.
a Montana limited liability company

By: _____

Title: _____

STATE OF MONTANA )
: ss
County of Yellowstone )

On this _____ day of _____ , 20____ , before me, the undersigned Notary Public for the State of Montana, personally appeared _____ , known to me to be the persons who signed the foregoing instrument as _____ , respectively, of HANSER CAPITAL HOLDINGS, LLC., and acknowledged to me that said corporation executed the same. Witness my hand and seal the day and year herein above written.

_____
Notary Public in and for the State of Montana

**BASIS OF BEARING:** CERTIFICATE OF SURVEY No. 2063 AMENDED

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

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

**CERTIFICATE OF CITY ATTORNEY**

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

Date: _____

Reviewed by: _____

**CERTIFICATE OF COUNTY TREASURER**

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

Date: _____

Yellowstone County Treasurer

By: _____
Deputy

**ERRORS AND OMISSIONS REVIEW**

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

_____ _____
Examining Land Surveyor Date

**WARRANTY DEED**

Document No. _____

**PARK, UTILITY, & BIKEWAY EASEMENT**

Document No. _____

RESERVED FOR CLERK AND RECORDER

**CERTIFICATE OF SURVEYOR**

STATE OF MONTANA )
: ss
County of Yellowstone )

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of July, 2018, a survey was performed under his supervision of a tract of land situated in the S1/2 of Section 10, T. 1 S., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

Tract 2A of Certificate of Survey No. 2063 Amended, as recorded in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. 3460596; said described tract containing a gross area of 19.130 acres and a net area of 18.433 acres.

That the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

SANDERSON STEWART

By: _____

Montana License No. _____

Date: _____

**Return to:**
**City Clerk**
**City of Billings**
**PO Box 1178**
**Billings, MT 59103**

# WARRANTY DEED

**THIS INDENTURE,** made this _____ day of _____ , 20___ .

**FOR VALUABLE CONSIDERATION,** lawful money of the United States to them in hand paid by the **CITY OF BILLINGS,** THE receipt whereof is acknowledged, **WITNESSTH THAT:**

Hanser Capital Holdings, LLC.
2916 Thousand Oaks Street
Billings MT 59102

does hereby **GRANT, BARGAIN, SELL CONVEY, WARRANT AND CONFIRM** unto the **CITY OF BILLINGS** for the benefit and use of **the Public** the following described real property, to wit:

Tracts 2A-2 and 2A-3 of Amended Tract 2A of Certificate of Survey No. 2063 Amended, as recorded in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. _____ .

**PURPOSE OF ACQUISITION** is to create right-of way parcels for construction and use of public road, utility and related appurtenant structures, pursuant to A.R.M. 24.183.1104 and 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 any way 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 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 reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the **CITY OF BILLINGS,** and to its successors and assigns forever. **IN WITNESSTH WHEREOF**, the undersigned have executed these premises the day and year first above written.

Hanser Capital Holdings, LLC.

By: _____

Title: _____

STATE OF MONTANA )
:ss
County of Yellowstone)

On this ____ day of _____ , 20___ , before me, the undersigned Notary Public for the State of Montana, personally appeared _____ , known to me to be the person who signed the foregoing instrument as _____ of Hanser Capital Holdings, LLC., and acknowledged to me that said partnership 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

## 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.

_____
Mayor, City of Billings

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 of Billings, respectively, and acknowledged to me that they executed the foregoing instrument.

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

**Consent** **1. I.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Warranty Deed for Right of Way for Monad Road

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

**Department:** Public Works

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

The developer of Lot 1, Block 1 Lenhardt Square Subdivision has submitted an exempt plat splitting off a road tract for Monad Road. The developer is deeding this tract, 1B, to the city which requires the city to accept a warranty deed. The developer will be required to construct Monad Road in the future to city standards. Attached is a copy of the exempt plat and the warranty deed. Monad Road is part of the Lenhardt Square master plan. The alignment of the streets were master planned but not dedicated to the city until lot development.

## ALTERNATIVES ANALYZED

Council may:

- Accept the warranty deed for Monad Road. Monad Road is master planned at this location and is classified as a collector street; or
- Do not accept the warranty deed. This would require Monad Road to be constructed as a private road.

## FINANCIAL IMPACT

There is no significant financial impact with acceptance of the warranty deed.

## RECOMMENDATION

Staff recommends Council accept the warranty deed for the street tract for Monad Road.

## APPROVED BY CITY ADMINISTRATOR

## Attachments

Subdivision Plat
Warranty Deed

AMENDED PLAT OF LOT 1, BLOCK 1,

# LENHARDT SQUARE SUBDIVISION, FIRST FILING

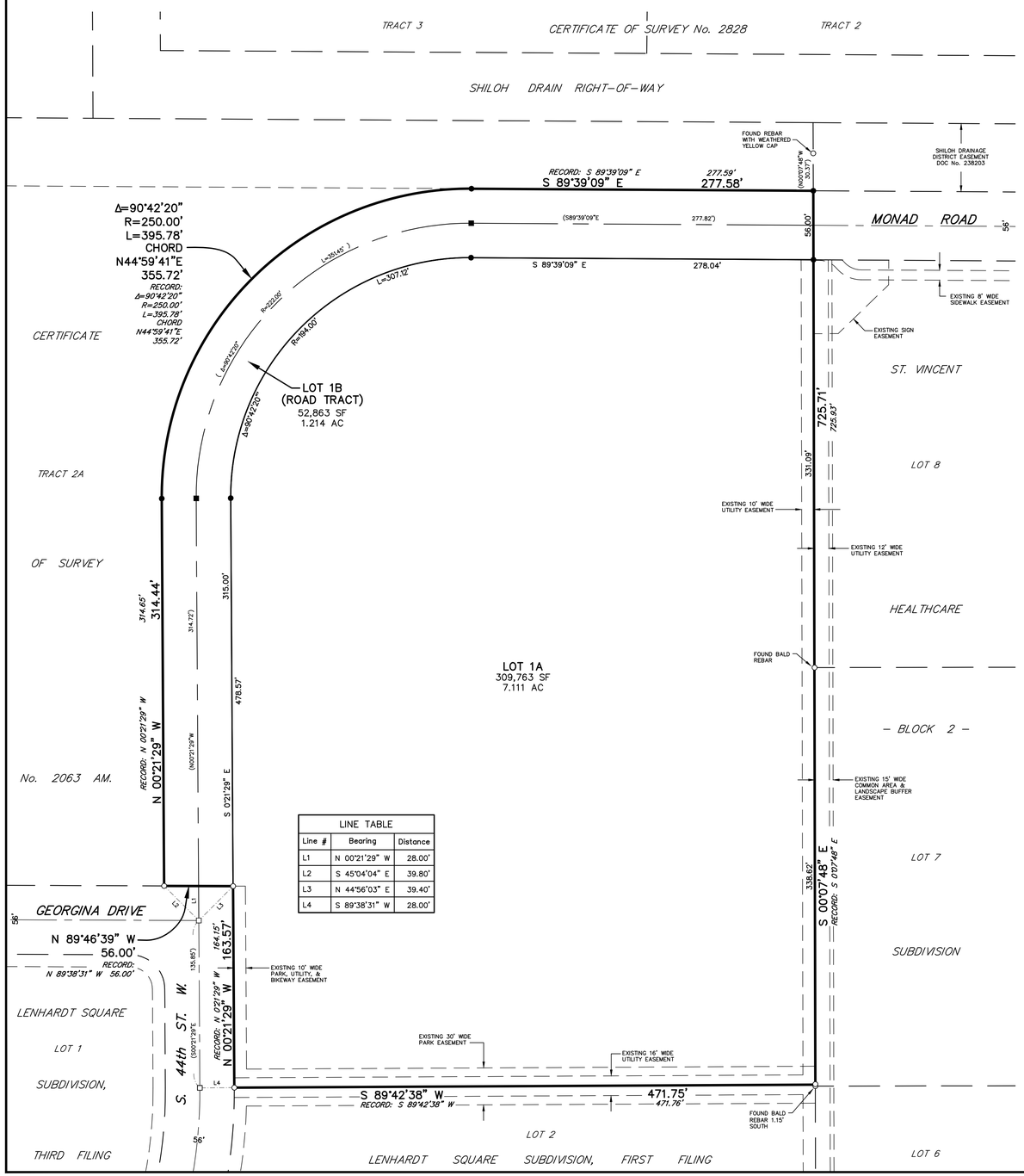
## SITUATED IN THE SE1/4, SECTION 10, T. 1 S., R. 25 E., P.M.M., IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

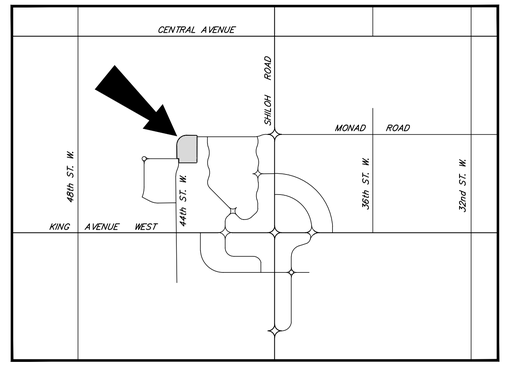
PREPARED FOR : BILL HANSER

JULY, 2018

PREPARED BY : SANDERSON STEWART

BILLINGS, MONTANA




VICINITY MAP
NOT TO SCALE

**BASIS OF BEARING:** LENHARDT SQUARE SUBDIVISION, FIRST FILING

- ○ FOUND SURVEY MONUMENT, REBAR WITH CAP MARKED "SANDERSON STEWART 8377-S", OR AS NOTED
- ● SET 5/8" X 18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART"
- □ FOUND MONUMENT BOX
- ■ SET INTERSECTION MONUMENT, 5/8"x18" REBAR WITH CAP MARKED WITH THE LICENSE NUMBER OF THE UNDERSIGNED LAND SURVEYOR AND "SANDERSON STEWART BILLINGS MT". WILL BE REPLACED WITH BRASS CAP MONUMENT BOX UPON COMPLETION OF STREET IMPROVEMENTS.

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

**PURPOSE OF SURVEY:** CREATE A PUBLIC ROAD TRACT

The undersigned hereby certifies that the purpose of this survey is to create LOT 1B as shown hereon for transfer to the City of Billings for public road purposes.

This survey is therefore exempt from review as a subdivision pursuant to Section 76-3-201(1)(h), M.C.A., and is not subject to review by the State Department of Environmental Quality pursuant to Section 76-4-125(1)(a), M.C.A. which exempts "any division of land that is created for rights-of-way or utility sites. A subsequent change in use of the land to residential, commercial or industrial use is subject to the requirements of" the Montana Subdivision and Platting Act and the Montana Sanitation in Subdivisions Act.

STOCK-NAUGHTON, LLP,
a Montana limited liability partnership

By: _____

Title: _____

By: _____

Title: _____

STATE OF MONTANA )
: ss
County of Yellowstone )

On this _____ day of _____, 20____, before me, the undersigned Notary Public for the State of Montana, personally appeared _____ and _____, known to me to be the persons who signed the foregoing instrument as _____ and _____, respectively, of STOCK-NAUGHTON, LLP, and acknowledged to me that said partnership executed the same. Witness my hand and seal the day and year herein above written.

_____
Notary Public in and for the State of Montana

**ERRORS AND OMISSIONS REVIEW**

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

_____ _____
Examining Land Surveyor Date

**CERTIFICATE OF CITY ATTORNEY**

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

Date: _____

Reviewed by: _____

**CERTIFICATE OF COUNTY TREASURER**

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

Date: _____

Yellowstone County Treasurer

By: _____
Deputy

**CERTIFICATE OF SURVEYOR**

STATE OF MONTANA )
: ss
County of Yellowstone )

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the month of July, 2018, a survey was performed under his supervision of a tract of land situated in the SE1/4, Section 10, T. 1 S., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to wit:

Lot 1, Block 1 of Lenhardt Square Subdivision, First Filing, according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. 3525531; said described tract containing a gross area of 8.325 acres and a net area of 7.111 acres.

That the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground.

SANDERSON STEWART

By: _____

Montana License No. _____

Date: _____

**WARRANTY DEED**

Document No. _____

RESERVED FOR CLERK AND RECORDER

**Return to:**
**City Clerk**
**City of Billings**
**PO Box 1178**
**Billings, MT 59103**

# WARRANTY DEED

**THIS INDENTURE,** made this _____ day of _____ , 20___ .

**FOR VALUABLE CONSIDERATION,** lawful money of the United States to them in hand paid by the **CITY OF BILLINGS,** THE receipt whereof is acknowledged, **WITNESSTH THAT:**

Stock-Naughton, LLP
1430 Country Manor Blvd., Ste. 3
Billings MT 59102

does hereby **GRANT, BARGAIN, SELL CONVEY, WARRANT AND CONFIRM** unto the **CITY OF BILLINGS** for the benefit and use of **the Public** the following described real property, to wit:

Lot 1B of the Amended Plat of Lot 1, Block 1 of Lenhardt Square Subdivision, First Filing, according to the official plat on file in the office of the clerk and recorder of Yellowstone County, Montana, under Document No. _____ .

**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 A.R.M. 24.183.1107 and 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 any way 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 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 reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the **CITY OF BILLINGS,** and to its successors and assigns forever. **IN WITNESSTH WHEREOF**, the undersigned have executed these premises the day and year first above written.

STOCK-NAUGHTON, LLP,

a Montana limited liability partnership

By: _____

Title: _____

By: _____

Title: _____

STATE OF MONTANA )
:ss
County of Yellowstone)

On this ____ day of _____ , 20___ , before me, the undersigned Notary Public for the State of Montana, personally appeared _____ and _____ , known to me to be the persons who signed the foregoing instrument as _____ and _____ , respectively, of STOCK-NAUGHTON, LLP, and acknowledged to me that said partnership 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

## 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.

_____
Mayor, City of Billings

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 of Billings, respectively, and acknowledged to me that they executed the foregoing instrument.

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

**Consent** **1. J.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Assignment, Transfer, and Assumption of Automobile Rental Concession and Lease from Corpat, Inc. to Enterprise RAC Company

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

**Department:** Airport

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

On June 27, 2016, the City Council approved Automobile Rental Concessions and Leases with five car rental concessionaires, one of which was Corpat, Inc. DBA Alamo/National Car Rental (Corpat). The Concessions and Leases became effective July 1, 2016, and continue through June 30, 2021. Corpat desires to sell all of its assets and assign and transfer its Concession and Lease to Enterprise RAC Company of Montana/Wyoming, LLC (Enterprise). Enterprise intends to continue Corpat's dual-branded car rental operations at the Airport and assume all interests in Corpat's Concession and Lease. The purchase transaction between the two companies will be implemented on September 18, 2018, and Enterprise will assume these assets as a separate operating entity. This Assignment, Transfer, and Assumption Agreement conveys all rights and interests of Corpat's Airport Car Rental Concession and Lease to Enterprise DBA Alamo Rent a Car and National Car Rental. Enterprise presently operates at the Airport as Enterprise Rent-A-Car, and will continue this concession as a separate concession operation from the Alamo and National dual-branded concession.

## ALTERNATIVES ANALYZED

The City Council may:

- Approve the Assignment, Transfer, and Assumption Agreement of Corpat's Car Rental Concession and Lease to Enterprise DBA Alamo Rent a Car and National Car Rental; or
- Not approve the Assignment, Transfer, and Assumption Agreement of Corpat's Car Rental Concession and Lease to Enterprise DBA Alamo Rent a Car and National Car Rental.

## FINANCIAL IMPACT

No financial impact is discernable at this time. The name of the Concessionaire is the only change under this Assignment, Transfer, and Assumption Agreement. All other terms and conditions of the Concession and Lease will remain unchanged and will transfer to Enterprise DBA Alamo Rent a Car and National Car Rental. A condition of approval of the Assignment, Transfer, and Assumption Agreement is that all fees and charges accrued by Corpat prior to the sale's closing date be paid in full by Corpat. Enterprise DBA Alamo Rent a Car and National Car Rental will be responsible for all fees and charges incurred beginning with the closing date of the sale through the end of the term of the Concession and Lease in 2021.

## RECOMMENDATION

Staff recommends that the City Council approve the Assignment, Transfer, and Assumption Agreement of the Automobile Concession and Lease from Corpat to Enterprise.

## APPROVED BY CITY ADMINISTRATOR

**Consent** **1. K.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Limited Commercial Aviation Hangar and Ground Lease with Billings Clinic (Lot 7)

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

**Department:** Airport

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

Billings Clinic desires to renew the Limited Commercial Aviation Hangar and Ground Lease it has held for the past five years on Lot 7 situated in the Executive Hangar area, located at 2401 Overlook Drive on the west end of the Airport. Billings Clinic is asking for an additional ten-year lease term for this City owned hangar property. The term commences on September 1, 2018, and terminates on August 31, 2028. Billings Clinic currently utilizes this 5,400 square foot hangar to operate its emergency flight service functions, including the storage, maintenance, and preparation of their fixed wing aircraft for the transport of seriously ill patients to and from distant locations. This is one of two hangar and ground leases that Billings Clinic has at the Airport and is also known as the Clinic's East Hangar at the Airport.

## ALTERNATIVES ANALYZED

City Council may:

- Approve the renewal of the Limited Commercial Aviation Hangar and Ground Lease to Billings Clinic; or
- Disapprove the renewal of the Limited Commercial Aviation Hangar and Ground Lease to Billings Clinic.

## FINANCIAL IMPACT

This ten-year lease will generate $31,212 in annual revenue in the first year, with lease rentals in subsequent years adjusted on an annual basis using the Consumer Price Index for All Urban Consumers (CPI-U), published monthly by the Department of Labor. This rate is similar to what is being charged to other tenants utilizing City owned executive hangars.

## RECOMMENDATION

Staff recommends City Council approve the ten-year renewal of the Limited Commercial Aviation Hangar and Ground Lease with the Billings Clinic on Lot 7, aka East Hangar, situated in the Executive Hangar area located on the west end of the Airport.

## APPROVED BY CITY ADMINISTRATOR

**Consent** **1. L.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** NeighborWorks Montana Riverfront Pointe II - HOME Allocation Increase

**PRESENTED BY:** Brenda Beckett

**Department:** Planning & Community Services

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

The Community Development Division is required by federal regulation to commit 15 percent of its annual U.S. Department of Housing and Urban Development (HUD) HOME allocation funds to a Community Housing Development Organization (CHDO) for affordable housing development purposes. The City of Billings entered into a Development Agreement with NeighborWorks Montana to build two townhomes in the Riverfront Pointe Subdivision in August 2017. At that time, only $75,000 was available for award to NeighborWorks for the Riverfront Pointe II Project.

With the new 2018-2019 federal fiscal year, an additional $56,710 must be allocated to a qualified CHDO project to meet the 15% threshold for HUD requirements. Staff recommends allocating this additional funding to the NeighborWorks Riverfront Pointe II project in order to maintain HUD compliance and to ensure affordability for two additional low income households. The new funding allocation would total $131,710. The City of Billings previously dedicated $175,000 to a similar NeighborWorks Riverfront Point project, which was completed in May 2017.

## ALTERNATIVES ANALYZED

City Council may:

- Approve additional funding for the proposed project, with or without conditions. A funding allocation to support this new construction project would assist the City in meeting affordable housing needs while ensuring compliance for CHDO allocations through FY18-19; or
- Not approve additional funding for the project. NeighborWorks Montana would need to secure additional conventional financing to complete the project, increasing costs passed on to the buyer. The City also would need to find another CHDO to award funds so that it would meet its HUD requirements.

## FINANCIAL IMPACT

NeighborWorks Montana is currently one of two CHDOs certified by the City of Billings. If additional funding is not committed to the proposed NeighborWorks Montana project, it could become too difficult for NeighborWorks Montana to move forward with the project and would put the City in jeopardy of noncompliance with federal housing development funding allocation requirements.

## RECOMMENDATION

The Community Development Board recommends the City Council approve an additional HOME funding allocation of $56,710 to NeighborWorks Montana and approve the modification to NeighborWorks Development Agreement increasing the total funding allocation to $131,710.

## APPROVED BY CITY ADMINISTRATOR

---

## Attachments

8.7.18 CD Board Memo - Recommendation
Modification Agreement
Development Agreement NWMT Riverfront Pointe II

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COMMUNITY DEVELOPMENT DIVISION
**Affordable Housing Development Program**
2825 3rd Avenue North, Billings, MT 59101 406.657.3045 Fax: 406.294.7595 www.ci.billings.mt.us/chdo

| | |
|---|---|
| DATE: | July 9, 2018 |
| TO: | Community Development Board |
| TITLE: | Funding Increase for NeighborWorks Montana Project #2 - Two Dwelling Development at Riverfront Pointe |
| DEPARTMENT: | Planning & Community Development Division |
| PRESENTED BY: | Dina Harmon, Community Development Program Coordinator |

## *ISSUE STATEMENT*

The City of Billings Community Development Division is required by federal regulation to commit 15 percent of its annual HUD HOME allocation to a Community Housing Development Organization (CHDO) for affordable housing development purposes. The Community Development Division entered into a Development Agreement with NeighborWorks Montana, a Community Development Community Housing Development Organization (CHDO) to develop and build two townhomes in the Riverfront Pointe Subdivision on August 10, 2017. At that time, $75,000 was awarded to NeighborWorks for the Riverfront Pointe #2 Project. Upon the completion of the two townhomes, they will be sold to low income households below the 80% area median income level.

NeighborWorks Montana proposes to construct a two family "twin home" which will create two single family homeownership opportunities for low income families. The homes will have three bedrooms, two bathrooms, a double car garage, and will be universally designed including construction conformity with visitability standards of zero-step entries. The two single family residential homes will be built in the Riverfront Pointe Subdivision located in the Southwest Corridor neighborhood.

Due to an increase in development and building costs, NeighborWorks Montana has submitted a request for additional funding for the project to make it more feasible. The City of Billings Community Development Division does now have $56,710 available to allocate to a project from the FY18-19 HOME CHDO funds allocation. The initial $75,000 committed utilized FY17-18 HOME CHDO reserve funds and program income. Committing an additional $56,710 from the FY18-19 HOME CHDO funds would allow the City to remain in compliance with CHDO allocation requirements. A portion of the HOME funding would be secured via recorded Deed Restriction and Montana Trust Indenture as a second lien against the property upon sale to a qualified first time home buyer. This second mortgage will be due in full from the homeowner to the City of Billings upon resale, refinance, or use of the property as a rental.

## *ALTERNATIVES ANALYZED*

1) Approve additional funding for the proposed project, with or without conditions. A funding allocation to support this new construction project would assist the City in meeting affordable housing needs while ensuring compliance for CHDO allocations through FY18-19;

2) Not approve additional funding for the project. NeighborWorks Montana would need to secure additional conventional financing to complete the project, increasing costs passed on to the buyer.

## *FINANCIAL IMPACT*

NeighborWorks Montana is currently one of two CHDOs certified by the City of Billings. If additional funding is not committed to the proposed NeighborWorks Montana project, it could become too difficult for NeighborWorks

Montana to move forward with the project which would put the City in jeopardy of noncompliance with federal regulations.

### *PROCEDURAL HISTORY*

- **February 25, 2016:** A presentation was made at the Southwest Corridor Task Force meeting regarding the proposed project. Task force members were supportive of the project moving forward.
- **January 19, 2017:** NeighborWorks Montana submitted an Affordable Housing Development Program application to the City's Community Development Division requesting $75,000 in HOME funding to develop an affordable housing project.
- **February 7, 2017:** Staff sent a memo detailing the project to the Community Development Board.
- **March 7, 2017:** NeighborWorks Montana staff will review the project with the Community Development Board during their regular monthly meeting. A recommendation must be made on this project in order to prepare documents for City Council.
- **April 24, 2017:** The City Council will review the FY17-18 Annual Action Plan and proposed budget, including funding for this project, and will make a final determination on allocation.
- **July 5, 2018:** The City of Billings Community Development Division received a request for additional HOME CHDO funds from NeighborWorks Montana.

### *PROJECT REVIEW*

**Location:** The property is located within the Billings city limits in the Southwest Corridor area. Parking and landscaping will be included in the site plan. Utilities are available at the site and the project conforms to infill development recommendations.

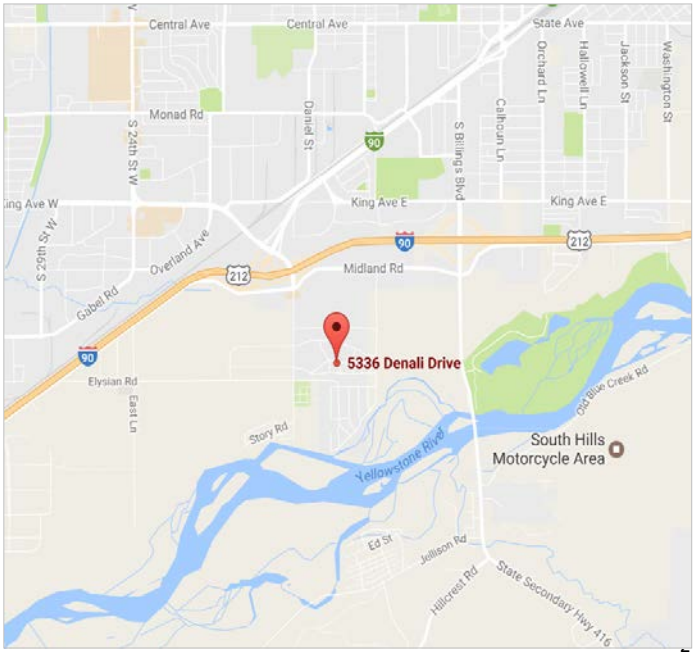
Staff has completed the full Environmental Assessment, including historic review on this project and did not discover any issues with the site as the lot is located in a developed residential area and is not located adjacent to areas of potential environmental concern; the airport, PCE contamination site, or a four-lane street.

**Units:** Proposed sales price of each unit will not exceed the lower of the following: 95 percent of the median purchase price for the area based on Federal Housing Administration (FHA) single family mortgage program; or the appraised value of the completed unit.

The homes will have three bedrooms, two bathrooms, double car garage and will be universally designed including construction conformity with visitability standards of zero-step entries.

**Beneficiaries & Deal Structure:** The prospective buyer will apply directly with the lender of their choice for a first mortgage loan and will be reviewed through the City's First Time Home Buyer program to determine income eligibility. The household will be referred to the Home Center for homebuyer education classes and will enter into a buy/sell agreement with NeighborWorks Montana.

Total household income must not exceed 80 percent of the Area Median Income (AMI) as determined by HUD (see chart, following page). Buyers will be qualified for a first mortgage using 29 percent of household income with an estimated first mortgage from $150,000 to $160,000.



| HUD HOME Income Limits - Effective June 1, 2018 | |
|---|---|
| *Household Size* | *80 Percent AMI Limit* |
| 1 | $39,900 |
| 2 | $45,600 |
| 3 | $51,300 |
| 4 | $56,950 |
| 5 | $61,550 |
| 6 | $66,100 |

NeighborWorks Montana is committing $10,000 per unit from a Wells Fargo Targeted Market Grant to assist in financing construction of each of the units. HOME funds will be used for zero percent interest deferred second mortgages* to bring the homeowner's housing payment to no more than 29 percent of household income and a total debt ratio no higher than 41 percent of household income. A $15,000 zero percent interest deferred loan in third position will be provided with Community Frameworks funds.

**The City of Billings will be the recipient for repayment of second mortgage HOME funds upon resale, refinance or non-use as a primary residence.*

**Organizational Strengths:** NeighborWorks Montana staff has significant experience in affordable housing development, processing mortgage loans and determining required federal subsidy needed to bring forth successful projects. Organization staff will be working with local lenders for primary mortgages and with City staff for secondary mortgages. Marketing will be conducted through the Billings Association of Realtors and the homes will be listed on the Multiple Listing Service.

NeighborWorks Montana has developed 23 single family homes in Shelby, Ronan, Great Falls, Black Eagle, and Red Lodge and this will be their second project in Billings. Staff has extensive knowledge, experience, and formal education to ensure the long term viability of the project. NeighborWorks Montana has the financial capacity to oversee and fund the proposed development.

**Financial Plan:** Sources of funds to complete the project financing to date are as follows:

| | |
|---|---|
| NeighborWorks MT Equity | $83,686 |
| Western Security Bank Loan | $250,000 |
| Community Frameworks | $30,000 |
| City of Billings HOME Funds | $131,710 |
| Homeowner Labor, Loan Fees | $6,260 |
| Wells Fargo Targeted Market Grant | $20,000 |
| **Total Sources:** | **$521,656** |

With $131,710 in HOME funding allocated to the project, the total per unit subsidy would be $65,855 for each of the two units. The maximum allowable HOME allocation for a three bedroom unit is $252,662 Projects previously funded by the city include:

- **Pheasant Home:** $554,191 for 16 units, with an overall cost per unit of $34,637. Four of the units in the project were HOME-assisted, creating a $138,548 subsidy for each HOME-assisted unit.
- **Southern Lights:** $500,000 for 20 units, with a $25,000 cost per unit; all of the units are HOME-assisted.
- **Acme:** $143,400 for 19 HOME-assisted units, with a $7,547 cost per unit.
- **Old Town Square:** $242,000 for 8 HOME-assisted units, with a $30,250 cost per unit.

**Additional Reviews:** A subsidy layering review has been completed using the income documentation of four different households with the sales price and approximate taxes for these homes. A review of the market assessment has also been completed. The market assessment reflects a strong need for single family housing in this particular price range.

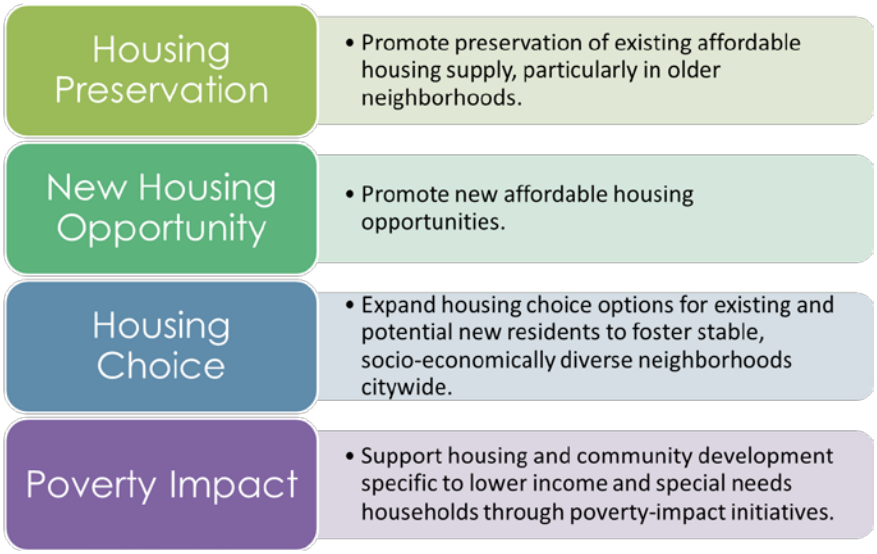
NeighborWorks Montana will be required to sell each of the homes to income qualified households within six months of Certificate of Occupancy issuance. Staff does not anticipate issues with the organization meeting this deadline. The project is not located in an area where it will adversely affect affordable housing projects being completed by other organizations. Both the subsidy layering and market assessment reviews are available for inspection upon request.

### *CONSISTENCY WITH ADOPTED POLICIES OR PLANS*

City staff completed the five-year Consolidated Plan in 2015 and the following key findings were identified as a result of a Housing Needs Assessment, Market Analysis and an Analysis of Impediments to Fair Housing Choice:

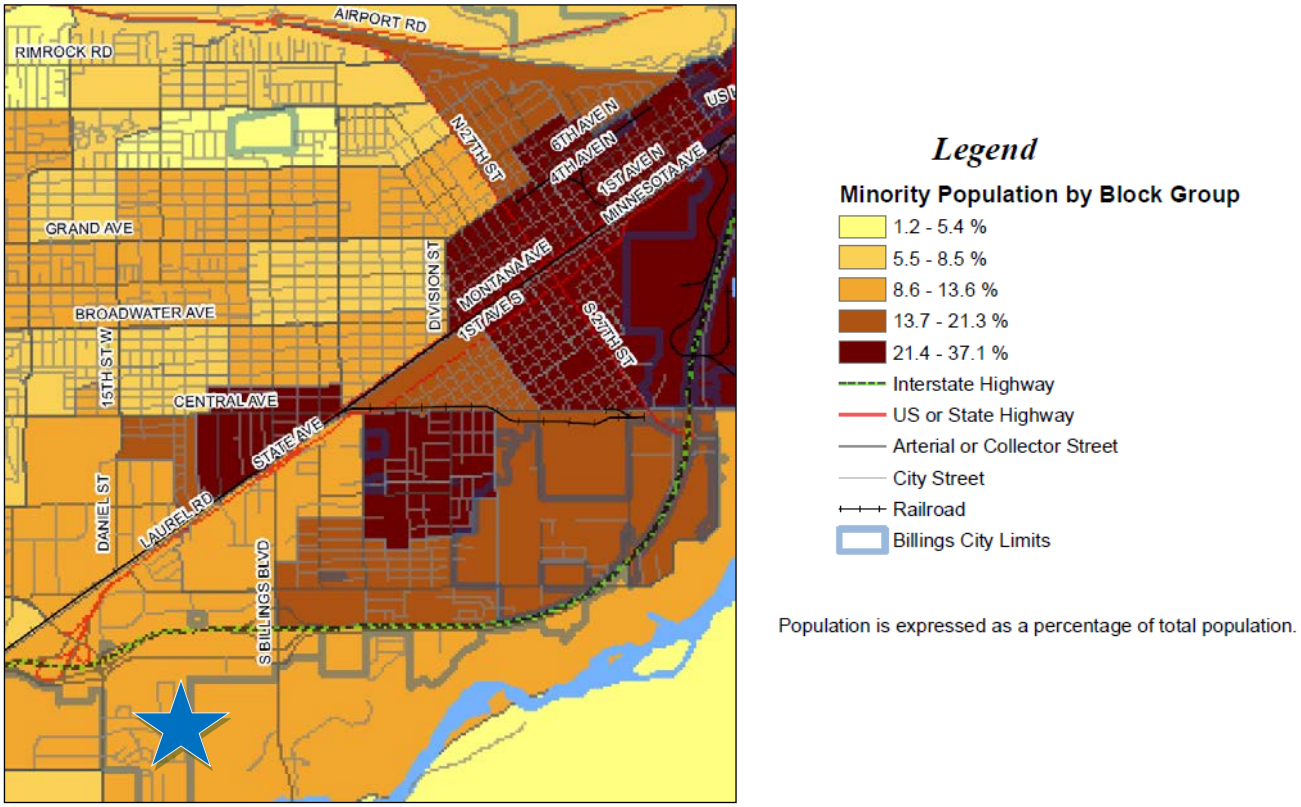
- **Housing Cost Burden:** The most severe housing problem for local residents is paying greater than 30 percent income for housing expenses.
- **Smaller Housing Units:** 1,200 households are on the Housing Authority waiting list for one-bedroom rental units.
- **Tight Housing Market:** Billings currently has a very low vacancy rate. Over half of the public housing voucher holders seeking housing have not been able to secure it due to high rent costs and poor unit conditions.
- **Minority Concentrations:** Data evidenced the beginnings of neighborhood segregation and lending discrimination against Hispanic Americans. Most White households own their homes. Most minority households are renting.
- **Homelessness is on the rise:** An average of 711 individuals are experiencing homeless on any given day in Billings, including 122 families.
- **Special Needs Populations:** Elderly, Disabled, Public Housing Residents and HIV/AIDS populations are in need of various services and support.

Priority needs have been identified in the five-year Consolidated Plan and include the provision of new affordable housing opportunity.



**Key Findings & Priorities:** This project will assist in addressing the following key findings as identified in the City's five-year Consolidated Plan:

- **Housing Cost Burden:** Housing costs relative to principle mortgage, insurance and taxes will be maintained at less than 30 percent of household income.
- **Tight Housing Market:** While only producing two units, this project represents the same project of its kind to date, and has the potential to be replicated in the future to assist in planned unit development through CHDO reserve channels.
- **Special Needs Populations:** Project design includes visitability standards with zero-step entrances.
- **Minority Concentrations:** HUD has encouraged the City to focus affordable housing development efforts outside of the highest minority concentrations of the City. The Southwest Corridor area for this project has a moderate level minority concentration; 8.6 to 13.6 percent according to the 2010 Census.




Population is expressed as a percentage of total population.

## *STAKEHOLDERS*

- NeighborWorks Montana made a presentation to the Southwest Corridor Task Force February 25, 2016. Task force members were supportive of twin – home projects.
- Low income families and individuals in the community, as the project is targeted to families and individuals under 80 percent AMI.
- Disabled individuals and families in the community, as the project has been designed with visitability and accessibility features.
- Surrounding property owners would benefit from new, high-quality, single family housing for two families would be constructed to complement the neighborhood.

## *SUMMARY*

An overall review of the application reveals the project is consistent with similar projects the City has funded in the past. The HOME subsidy amount is within limits and considered reasonable gap financing required to ensure long term project viability. Match requirements are being met as NeighborWorks Montana has committed to accommodate 63 percent of overall project costs. The project meets Section 504 and ADA accessibility requirements and the project is also consistent with the City's Consolidated Plan.

There is a demonstrated need for affordable single-family units, as evidenced through data from the City's recent Housing Needs Assessment, Market Analysis and the Analysis of Impediments to Fair Housing Choice. NeighborWorks Montana has extensive experience, both in developing and managing affordable housing projects, and they are knowledgeable about HOME program requirements.

## *RECOMMENDATION*

Staff recommends the Community Development Board approve the additional funding in the amount of $56,710 to NeighborWorks Montana and approve the modification to NeighborWorks Development Agreement increasing the funding to $131,710.

## *COMMUNITY DEVELOPMENT BOARD DECISION*

- [X] Approval
- [ ] Denial
- [ ] Conditional Approval (state conditions):

NeighborWorks® MONTANA

July 5, 2018

Dina Harmon
CD Program Coordinator
2825 3rd Avenue North, 6th floor
Billings, MT 59101

Dear Dina:

Subject: Request for Additional HOME Development Funds

NeighborWorks Montana hereby requests an increase in the principal balance of our Development Agreement to $131,710.00 for the development of two townhomes on the following property referred to as the Dall Townhomes:

**Lot 5, Block 5 Riverfront Pointe Subdivision, in the City of Billings, Yellowstone County, Montana**

Attached is a revised Sources and Uses of Funds Statement reflecting the increased costs for construction. The architectural drawings are complete and the building permit has been issued.

Thank you for your consideration.

Sincerely,

Maureen J. Rude
Executive Director

P.O. Box 1025 • Great Falls, MT 59403
Website: www.nwmt.org
(406) 761-5861 • Fax (406) 403-0273

EQUAL HOUSING LENDER

NEIGHBORWORKS™ GREEN ORGANIZATION
A comprehensive commitment to sustainable operations

# CITY OF BILLINGS
# FUNDING SOURCES STATEMENT

- Please list sources of funding for the project. List both the funding source and the agency which administers the program.
- Include financing, grants, donations, and equity. Attach letter(s) of commitment.
- Identify each source as to TYPE by noting after name (L) for Loan, (G) for Grant, or (E) for Equity.
- Identify each source by DESCRIPTION CODE using the codes from the list below.
- Indicate in the STATUS column whether (P) Proposed, (R) Requested, or (A) Approved.

**LIST ALL SOURCES OF PROJECT FUNDING**

| SOURCE | LIEN POSITION | AMOUNT | TYPE | DESCRIPTION CODE | STATUS | RATE % | LOAN TERM (YEARS) | AMORTIZATION PERIOD (YEARS) | ANNUAL DEBT SERVICE | DATE REQUESTED | ACTUAL OR EXPECTED COMMITMENT DATE |
|---|---|---|---|---|---|---|---|---|---|---|---|
| NeighborWorks MT | | $83,686 | E | 4 | A | | | | | | 1/10/2017 |
| Western Security Bank | 1st | $250,000 | L | 9 | A | | 1 | | | | 7/1/2018 |
| Community Frameworks | 2nd | $30,000 | G | 9 | A | | | | | | 4/1/2017 |
| City of Billings (17-18) | | $75,000 | G | 10 | A | | | | | | 4/1/2017 |
| City of Billings (18-19) | | $56,710 | G | 10 | P | | | | | | 8/27/2018 |
| Homeowner Labor, Loan Fees | | $6,260 | E | 4 | P | | | | | | 9/1/2018 |
| Wells Fargo Community Grant | | $20,000 | G | 9 | A | | | | | | 12/1/2015 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | $521,656 | | | | | | | | | |

**DESCRIPTION CODES**

| | | |
|---|---|---|
| *1. AHP Subsidized Financing* | *6. Housing Agency Bond* | *11. Rental Rehabilitation* |
| *2. Other Loans (Conventional)* | *7. State & Local Grants* | *12. Other HUD* |
| *3. Low-Income Housing Tax Credit* | *8. Foundations* | *13. Other Loans (subsidized)* |
| *4. Equity* | *9. Other Grants* | *14. CDBG* |
| *5. Other Subsidies* | *10. HOME* | |

**NOTE: TOTAL SOURCES OF FUNDS MUST EQUAL TOTAL USES OF FUNDS**

# CITY OF BILLINGS
## FUNDING USES

| | SOURCE NWMT | SOURCE Community Frameworks | SOURCE City of Billings | SOURCE Wells Fargo | SOURCE Homebuyer | SOURCE Western Security Bank | TOTAL PROJECT BUDGET |
|---|---|---|---|---|---|---|---|
| **ADMINISTRATION** | | | | | | | - |
| Personnel Services | | | | | | | $0 |
| Supplies | | | | | | | $0 |
| Communications | | | | | | | $0 |
| Printing/Duplication/Postage | | | | | | | $0 |
| Advertising | | | | | | | $0 |
| Accounting/Auditing | | | | | | | $0 |
| Travel | | | | | | | $0 |
| Training | | | | | | | $0 |
| Other Administration | | | | | | | $0 |
| TOTAL ADMINISTRATION COSTS | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **LAND/BLDG/ACQUISITION** | | | | | | | - |
| Land | $54,000 | $30,000 | | | | | $84,000 |
| Existing Structure | | | | | | | $0 |
| Demolition | | | | | | | $0 |
| Homebuyer's Assistance | | | | | | | $0 |
| TOTAL LAND & BUILDING COSTS | $54,000 | $30,000 | $0 | $0 | $0 | $0 | $84,000 |
| **SITE WORK** | | | | | | | - |
| Site Work Water & Sewer Hookup Fees | | | | | | $9,860 | $9,860 |
| Off-Site Improvement | | | | | | | $0 |
| Environmental | | | | | | | $0 |
| Other Homeowner Labor | | | | | $2,000 | | $2,000 |
| TOTAL SITE WORK COSTS | $0 | $0 | $0 | $0 | $2,000 | $9,860 | $11,860 |
| **CONSTRUCTION AND REHAB** | | | | | | | - |
| New Building | | | $111,710 | $14,986 | | $199,305 | $326,001 |
| Rehabilitation | | | | | | | $0 |
| Accessory Structures Building Permit | $1,500 | | | | | | $1,500 |
| General Requirements | | | | | | | $0 |
| Contractor Overhead | | | | | | | $0 |
| Contractor Profit | | | | | | | $0 |
| Construction Contingency | | | | | | | $0 |
| Community Revitalization | | | | | | | $0 |
| Other | | | | | | | $0 |
| TOTAL REHAB & CONSTRUCTION COSTS | $1,500 | $0 | $111,710 | $14,986 | $0 | $199,305 | $327,501 |
| **SUBTOTAL Page One** | $55,500 | $30,000 | $111,710 | $14,986 | $2,000 | $209,165 | $423,361 |

## FUNDING USES - Page Two

| | | SOURCE NWMT | SOURCE Community Frameworks | SOURCE City of Billings | SOURCE Wells Fargo | SOURCE Homebuyer | SOURCE Western Security Bank | TOTAL PROJECT BUDGET |
|---|---|---|---|---|---|---|---|---|
| **PROFESSIONAL WORK & FEES** | | | | | | | | - |
| Architect Design | | | | | | | $37,635 | $37,635 |
| Architect Supervision | | | | | | | | $0 |
| Attorney, Real Estate | HOA Documents | $2,000 | | | | | | $2,000 |
| Consultant/Agent | | | | | | | | $0 |
| Engineer/Surveyor | Rimrock - Soils Report | $2,200 | | | | | | $2,200 |
| Other | Realtor Fees | $18,986 | | | $5,014 | | | $24,000 |
| Other | | | | | | | | $0 |
| TOTAL PROFESSIONAL WORK & FEES | | $23,186 | $0 | $0 | $5,014 | $0 | $37,635 | $65,835 |
| **CONSTRUCTION/ INTERIM FEES** | | | | | | | | - |
| Hazard & Liability Insurance | | | | | | | $1,000 | $1,000 |
| Credit Report | | | | | | | | $0 |
| Construction Interest | | | | | | | | $0 |
| Origination Points | | | | | | | | $0 |
| Discount Points | | | | | | | | $0 |
| Inspection Fees | | | | | | | | $0 |
| Title & Recording | | | | | | | $1,000 | $1,000 |
| Legal Fees | | | | | | | $500 | $500 |
| Taxes | | | | | | | $700 | $700 |
| Other | | | | | | | | $0 |
| Other | | | | | | | | $0 |
| TOTAL CONSTRUCTION INTERIM FEES | | $0 | $0 | $0 | $0 | $0 | $3,200 | $3,200 |
| **PERMANENT FINANCING FEES** | | | | | | | | - |
| Credit Report | | | | | | $60 | | $60 |
| Discount Points | | | | | | | | $0 |
| Origination Fees | | | | | | $3,200 | | $3,200 |
| Title and Recording | | | | | | $1,000 | | $1,000 |
| Legal Fees | | | | | | | | $0 |
| Prepaid MIP | | | | | | | | $0 |
| Other | Construction Financing Fees/Interest | $5,000 | | | | | | $5,000 |
| Other | | | | | | | | $0 |
| TOTAL FINANCING FEES | | $5,000 | $0 | $0 | $0 | $4,260 | $0 | $9,260 |
| **SUBTOTAL Page Two** | | $28,186 | $0 | $0 | $5,014 | $4,260 | $40,835 | $78,295 |

## FUNDING USES - Page Three

| | SOURCE NWMT | SOURCE Community Frameworks | SOURCE City of Billings | SOURCE Wells Fargo | SOURCE Homebuyer | SOURCE Western Security Bank | TOTAL PROJECT BUDGET |
|---|---|---|---|---|---|---|---|
| **SOFT COSTS** | | | | | | | - |
| Feasibility Appraisal | | | | | | | $0 |
| Market Study | | | | | | | $0 |
| Environmental Study | | | | | | | $0 |
| Tax Credit Fees | | | | | | | $0 |
| Cost Certification | | | | | | | $0 |
| TBRA | | | | | | | $0 |
| Other | | | | | | | $0 |
| TOTAL SOFT COSTS | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **SYNDICATION COSTS** | | | | | | | - |
| Organizational (Partnership) | | | | | | | $0 |
| Bridge Loan Fees & Expenses | | | | | | | $0 |
| Tax Opinion | | | | | | | $0 |
| Other | | | | | | | $0 |
| TOTAL SYNDICATION COSTS | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **DEVELOPER'S FEES** | | | | | | | - |
| Developer's Overhead | | | | | | | $0 |
| Developer's Fees | | | $20,000 | | | | $20,000 |
| Consultant Fee | | | | | | | $0 |
| Other | | | | | | | $0 |
| TOTAL DEVELOPER'S FEES | $0 | $0 | $20,000 | $0 | $0 | $0 | $20,000 |
| **PROJECT RESERVES** | | | | | | | - |
| Rent-Up Reserve | | | | | | | $0 |
| Operating Reserve | | | | | | | $0 |
| Replacement Reserve | | | | | | | $0 |
| Escrow | | | | | | | $0 |
| Other | | | | | | | $0 |
| TOTAL PROJECT RESERVES | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| SUBTOTAL Page 3 | $0 | $0 | $20,000 | $0 | $0 | $0 | $20,000 |
| SUBTOTAL Page 1 | $55,500 | $30,000 | $111,710 | $14,986 | $2,000 | $209,165 | $423,361 |
| SUBTOTAL Page 2 | $28,186 | $0 | $0 | $5,014 | $4,260 | $40,835 | $78,295 |
| **GRAND TOTAL PROJECT COSTS** | $83,686 | $30,000 | $131,710 | $20,000 | $6,260 | $250,000 | $521,656 |

Please Return To:

City of Billings
Community Development Division
P.O. Box 1178
Billings, Montana 59103

**AGREEMENT OF MODIFICATION**

WHEREAS on August 14, 2017, Montana Homeownership Network, Inc. dba NeighborWorks Montana of Great Falls, Montana, as Grantor, made, executed, and delivered a certain HOME Community Housing Development Organization Agreement to Brent Brooks of Billings, Montana, As Trustee with the City of Billings, a municipal corporation, as beneficiary for the purpose of securing by the Grantor to the Beneficiary in the sum of $75,000.00.

**Lot 5, Block 5 Riverfront Pointe Subdivision, in the City of Billings, Yellowstone County, Montana.**

NOW THEREFORE, in consideration of the mutual covenants between the parties, it is hereby agreed:

1. That the principal balance of the Development Agreement be **increased** to $131,710.00, due and payable if all or part of the property is not completed for sale to a low income first time homebuyer.
2. All parties agree that said Development Agreement, except as herein modified, shall remain in full force and effect in every provision thereof.

By:_____
NeighborWorks Montana
By Maureen J. Rude, Executive Director

STATE OF MONTANA

County of Lewis and Clark

Signed or acknowledged before me on _____ by Maureen J. Rude, Executive Director, NeighborWorks Montana

_____
Printed name of notary public
Notary public for the state of Montana
Residing at: _____
My commission expires: _____

By:_____
BRENT BROOKS, Trustee

On this _____day of _____2018, before me, a Notary Public for the State of Montana, personally appeared BRENT BROOKS as TRUSTEE, known to me to be the person whose name is subscribed to the foregoing 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 first above written.

_____
Printed name of notary public
Notary public for the state of Montana
Residing at: _____
My commission expires: _____

City of Billings - Community Development Division

HOME Investment Partnerships Program

Community Housing Development Organization

**AGREEMENT OF MODIFICATION**

THE AGREEMENT made and entered into on August 10, 2017 by and between the CITY OF BILLINGS, Montana municipal corporation, P.O. Box 1178, Billings, MT 59103, hereinafter referred to as the "City," and Montana Homeownership Network, Inc. dba NeighborWorks Montana, a Montana Nonprofit Organization, 509 1st Avenue South, Great Falls, MT 59401, hereinafter referred to as "Developer," is hereby amended in the following sections:

**D. ACCEPTANCE OF HOME PROGRAM REQUIREMENTS**

1. The Developer agrees to the following:

a. **Project Schedule**

The Developer will complete all work required by this agreement in accordance with the timetable set forth:

| ***Milestone*** | ***Start By:*** | ***Complete By:*** |
|---|---|---|
| Project Planning | Began prior to the date of this Agreement | ~~July 1, 2017~~ October 1, 2018 |
| All Financial Resources Identified | | |
| Construction<br>*Must begin 12 months following commitment of funds via written agreement.* | September 2017 | N/A |
| Project Completion<br>*Must be completed within four years of written agreement date.* | N/A | July 1, 2021 |
| Homebuyer Housing Units Sold to Income-Eligible Homebuyers<br>*Requires a ratified sales contract.* | N/A | Nine Months Post the Date of Construction Completion |

The Developer must communicate any anticipated changes to this schedule to the City in writing as soon as they are known and the City must approve any proposed changes. In addition, this project is subject to ongoing HOME compliance requirements for a maximum of 20 years from the date the project completion report is entered into HUD's Integrated Disbursement & Information System (IDIS).

b. **Project Budget and Expenditure Deadlines**

The total budget for this Project includes:

| | | |
|---|---|---|
| NeighborWorks Montana Equity | ~~$350,740~~ | $83,686 |
| Community Frameworks | | $30,000 |
| City of Billings HOME Funds | ~~$75,000~~ | $131,710 |
| Homeowner Labor, Loan Fees | ~~$4,260~~ | $6,260 |
| Wells Fargo Targeted Market Grant | | $20,000 |
| Western Security Bank Loan | - | $250,000 |
| **Total Sources:** | **~~$480,000~~** | **$521,656** |

The total HOME budget and CHDO reserve funding allocated to the Developer is ~~$75,000~~ $131,710 for this Project. Funding includes the following CHDO set-aside and expenditure deadline:

| ***FY*** | ***Amount*** | ***Expenditure Deadline*** |
|---|---|---|

Current and complete Sources and Uses are on file with the City and the Developer is required to submit updated financial documents to the City as revised commitments are made. The Developer represents that the HOME funds invested are no more than necessary to provide affordable housing. The Developer will disclose to the City any changes in sources of funds within ten (10) of days from notice of such changes, and the City will reserve the right to revise the project's HOME award based on a revised Sources and Uses statement and subsequent subsidy layering analysis.

The Developer may not modify the finalized budget without having requested and received the City's written approval of the adjustment. Modifications to the budget without City approval will be considered a violation of the contract and are grounds for termination at any point without consideration for performance or compensation. The Developer agrees to adhere to maximum 221(d)(3) HOME per-unit subsidy requirements.

The Developer understands that the HOME funds being provided are subject to the requirements of 24 CFR 92.300, Set-Aside for CHDOs. Eligible costs may be paid if incurred up to 24 months prior to the date HOME funds are committed to the Project.

The ~~$75,000~~ $131,710 in funding allocated to the project will be repaid to the City by the Developer if the Developer fails to comply with federal, state or local requirements for the use of HOME funds, construction, or sale to income-eligible households.

The Developer will submit a HOME Match Funds report when units are completed.

**F. COMPENSATION**

The City shall **reimburse** the Developer for all eligible project costs in the total amount of **~~$75,000~~ $131,710**. The City's obligation to make periodic or final payment to the Developer shall be conditioned upon the City's receipt of HOME funds sufficient to make such payment. Final compensation will be made only when the Developer is in full compliance with this Agreement.

**P. CHDO PROVISIONS**

It is understood that the Developer has certified that it is and will maintain CHDO status for the term of this agreement in accordance with 24 CFR 92. Developer agrees to provide information as may be requested by the City to document its continued compliance, including but not limited to an annual board roster and certification of continued compliance.

Any funds advanced as CHDO pre-development funds must be in compliance with 24 CFR 92.301, and are forgivable only under the terms in 24 CFR 92.301. Any funds advanced to the CHDO as CHDO Operating Expenses must be expended in compliance with 24 CFR 92.208. If the project is rental, the Developer will create and follow a tenant participation plan as required in 24 CFR 92.303 Any funds that the CHDO is permitted to retain as CHDO proceeds from this project shall be used in compliance with 24 CFR 92.300(a)(2) or as specified in this Agreement.

The Developer agrees to refrain from charging servicing, loan origination, loan processing, or other fees for the costs of administering HOME program funds, including assessing fees to low-income families for construction management, inspections, or other services. The Developer may charge nominal fees for homebuyer housing counseling.

Added Provision: Program income or other revenues received from the sale of housing unit(s) over and above Developer investment will be retained by the Developer and utilized for future HOME-eligible activities. The Developer agrees to report the use of program income or revenues to the City on a bi-annual basis.

**Z. SIGNATURES**

| *For Montana Homeownership Network, Inc. dba NeighborWorks Montana* | |
|---|---|
| **Printed Name:**<br>Maureen J. Rude | **Title:**<br>Executive Director |
| **Signature:** | **Organization:**<br>Montana Homeownership Network, Inc. dba NeighborWorks Montana |
| **Date:** | **Date:** |

STATE OF MONTANA )
: ss.
County of Cascade )

On this _____ day of _____, 2018, before me, a Notary Public in and for the State of Montana, personally appeared _____whose name is subscribed to the foregoing instrument in such capacity and acknowledged to me that he / she / they executed the same.

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

| | |
|---|---|
| *Seal:* | _____<br>Printed Name:_____<br>Notary Public for the State of Montana<br>Residing At:_____<br>My Commission Expires:_____ |

| *For the City of Billings, Montana* | |
|---|---|
| **Printed Name:**<br>Denise Bohlman, City Clerk | **Printed Name:**<br>William A. Cole, Mayor, City of Billings |
| **Signature:** | **Signature:** |
| **Date:** | **Date:** |

STATE OF MONTANA )
: ss.
County of Yellowstone )

On this ____ day of _____, 2018, before me, a Notary Public for the State of Montana, personally appeared WILLIAM A. COLE and DENISE BOHLMAN, known to me to be the Mayor and City Clerk respectively of the City of Billings, and whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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

| | |
|---|---|
| *Seal:* | _____<br>Printed Name: |

HOME Investment Partnerships Program
COMMUNITY HOUSING DEVELOPMENT ORGANIZATION AGREEMENT

between

**City of Billings**
A Montana Municipal Corporation
P.O. Box 1178 Billings, Montana 59103
the "City"

and

**Montana Homeownership Network, Inc. dba NeighborWorks Montana**
a Montana Nonprofit Organization
509 1st Avenue South, Great Falls, MT 59401
and is a certified Community Housing Development Organization
through the City of Billings,
the "Developer"

On this date:

**August 10, 2017**

WHEREAS, the Developer desires to work with the City and build affordable housing on property being purchased by NeighborWorks Montana in the City of Billings, Yellowstone County, Montana commonly known as 5336 Denali Drive, Billings, Montana and legally known as:

> *Lot 5, Block 5 Riverfront Pointe Subdivision, in the City of Billings, Yellowstone County, Montana.*

WHEREAS, the City has concurrently entered into a HOME Contract with the United States Department of Housing and Urban Development (HUD) whereby the City will receive and administer HOME Investment Partnership Program (HOME) moneys to provide financing, in part, for an acquisition / construction project (the "Project") to be undertaken by the Developer.

WHEREAS, the Developer is desirous of obtaining such financing on the Project and is willing to assume obligations to the City under the City's HOME Contract with HUD on the terms and conditions, as provided herein.

WHEREAS, the Developer desires to utilize HOME funds to assist with the acquisition and / or new construction, and related development costs resulting in the creation of two new owner-occupied affordable housing units. HOME funds will also be utilized as direct assistance to income-eligible households, as described herein.

WHEREAS, the City has completed an Environmental Review Record and has garnered HUD's authority to utilize HOME funds for the development of the Project.

WHEREAS, the City has certified completion of the following prior to this HOME funding commitment: subsidy layering and underwriting analysis; assessment of the current market demand in the neighborhood; assessment of the experience and financial capacity of the Developer; and confirmation of firm written financial commitments to the Project.

WITNESSETH THAT the City and the Developer, mutually agree as follows:

**A. PURPOSE**

The purpose of this written Agreement is to ensure compliance with 24 CFR 92, including 92.300, which provides for the funding of approved Community Housing Development Organization (CHDO) project activities by the City through its HOME Contract with HUD; and to achieve the purposes of Title II (42 USC 12701-12839) of the Cranston-Gonzales National Affordable Housing Act (Public Law 101-625, approved November 28, 1990), including previous and future amendments.

**B. DOCUMENTS INCORPORATED INTO THIS AGREEMENT BY REFERENCE BUT NOT ATTACHED HERETO:**

The Developer, a CHDO and recipient of HOME funds, agrees to comply with all appropriate federal, state, and local laws applicable to the HOME funds awarded to complete approved activities undertaken through this agreement, including: All program requirements which regulate and restrict the use of the funds under the HOME Investment Partnerships Program 24 CFR Part 92 and the regulations issued there under, now or hereafter, including but not limited to 24 CFR, and the

regulations, policies, guidelines, and requirements as they relate to the application, acceptance, and use of federal funds for this program; Developer's project application statements; Uniform Relocation Act; and Section 104 (d) and all amendments to these laws which govern the use of HOME funds. Incorporated by reference is Title VI of the Civil Rights Act of 1964, Executive Order 11246, Section 3, Federal Labor Standards set forth in 24 CFR 570-605 and the Americans with Disabilities Act. The Developer must also comply with applicable Uniform Administration Requirements as described in 24 CFR 92.505; 2 CFR Part 230 for non-profit organizations.

**C. ROLES AND RESPONSIBILITIES**

The Developer agrees to complete all development activities which will result in an affordable housing project to include obtaining financing, locating and purchasing the property, and hiring a construction contractor. The City agrees to review project plans, budget and HOME subsidy for approval. The City will also be responsible for payment inspections and disbursements. Both the Developer and City agree to complete the required activities to secure a finished HOME affordable housing project.

**D. ACCEPTANCE OF HOME PROGRAM REQUIREMENTS**

1. The Developer will comply with all applicable parts and requirements of the aforementioned regulatory requirements, as now in effect or as they may be amended during the term of this Agreement; applicable state and federal laws, regulations, administrative directives and procedures; and local ordinances and resolutions.
2. The Developer agrees to the following:
   a. **Project Schedule**

   The Developer will complete all work required by this agreement in accordance with the timetable set forth:

| ***Milestone*** | ***Start By:*** | ***Complete By:*** |
|---|---|---|
| Project Planning<br>All Financial Resources Identified | Began prior to the date of this Agreement | July 1, 2017 |
| Construction<br>*Must begin 12 months following commitment of funds via written agreement.* | September 2017 | N/A |
| Project Completion<br>*Must be completed within four years of written agreement date.* | N/A | July 1, 2021 |
| Homebuyer Housing Units Sold to Income-Eligible Homebuyers<br>*Requires a ratified sales contract.* | N/A | Nine Months Post the Date of Construction Completion |

The Developer must communicate any anticipated changes to this schedule to the City in writing as soon as they are known and the City must approve any proposed changes. In addition, this project is subject to ongoing HOME compliance requirements for a maximum of 20 years from the date the project completion report is entered into HUD's Integrated Disbursement & Information System (IDIS).

   b. **Project Budget and Expenditure Deadlines**

The total budget for this Project includes:

| | |
|---|---|
| NeighborWorks Montana Equity | $350,740 |
| Community Frameworks | $30,000 |
| City of Billings HOME Funds | $75,000 |
| Homeowner Labor, Loan Fees | $4,260 |
| Wells Fargo Targeted Market Grant | $20,000 |
| **Total Sources:** | **$480,000** |

The total HOME budget and CHDO reserve funding allocated to the Developer is $75,000 for this Project. Funding includes the following CHDO set-aside and expenditure deadline:

| *FY* | *Amount* | | *Expenditure Deadline* |
|---|---|---|---|
| FY17-18 | $44,250<br>$30,750 | $75,000 | Within four years of the date funds are committed as reflected by the date of the last signature on the Development Agreement |

Current and complete Sources and Uses are on file with the City and the Developer is required to submit updated financial documents to the City as revised commitments are made. The Developer represents that the HOME funds invested are no more than necessary to provide affordable housing. The Developer will disclose to the City any changes in sources of funds within ten (10) of days from notice of such changes, and the City will reserve the right to revise the project's HOME award based on a revised Sources and Uses statement and subsequent subsidy layering analysis.

The Developer may not modify the finalized budget without having requested and received the City's written approval of the adjustment. Modifications to the budget without City approval will be considered a violation of the contract and are grounds for termination at any point without consideration for performance or compensation. The Developer agrees to adhere to maximum 221(d)(3) HOME per-unit subsidy requirements.

The Developer understands that the HOME funds being provided are subject to the requirements of 24 CFR 92.300, Set-Aside for CHDOs. Eligible costs may be paid if incurred up to 24 months prior to the date HOME funds are committed to the Project.

The $75,000 in funding allocated to the project will be repaid to the City by the Developer if the Developer fails to comply with federal, state or local requirements for the use of HOME funds, construction, or sale to income-eligible households.

The Developer will submit a HOME Match Funds report when units are completed.

c. **Project Scope and Statement of Work**

The Developer will carry out the activities as established herein. The major components pertaining to this Agreement include acquisition and new construction of two units of affordable single family owner-occupied housing within the City of Billings limits. Each of the homes will have two bedrooms, two bathrooms, single car garage and will be universally designed including construction conformity with visitability standards of zero-step entries. One of the units will be built to be fully handicap accessible.

The project includes a market study to determine type of housing needed in the community. Obtaining financing will be required for development of the project that will be determined by market study. A construction contractor is to be hired post site control establishment. Housing to be constructed will meet local and state building codes and the plans approved by the City and will meet uniform physical condition standards as required in 24 CFR 92.251 (Property Standards for New Construction Projects). The Developer will perform all professional services necessary to complete project development and sale to income-eligible households.

All units will be rehabilitated / constructed (as applicable) to ensure compliance with 24 CFR 92.251 as it relates to Property Standards and / or Uniform Physical Condition Standards (UPCS) including the use of local building codes. All units will be rehabilitated / constructed to ensure compliance with the Accessibility Standards under 24 CFR 92.251 including the use of universal design concepts to meet the needs of those with disabilities. All existing units built prior to 1978 will be rehabilitated to ensure compliance with the Lead Based Paint Requirements as found in 24 CFR 92.355 and 24 CFR Part 35.

New construction must meet the current edition of the International Energy Conservation Code published by the Council of American Building Officials.

d. **Period of Affordability**

The Developer agrees that all units constructed under this Agreement will be sold to income-eligible homebuyers under the terms of the Deed Restriction Agreement which will be filed with the Yellowstone County Clerk & Recorder at the time it is negotiated. For purposes of that Agreement, the period of affordability is as follows:

| *HOME Funding Per Unit / Project Type* | *Period of Affordability* |
|---|---|
| Less than $15,000 | 5 years |
| $15,000 to $40,000 | 10 years |
| More than $40,000 | 15 years |
| Rental New Construction | 20 years |

e. Sales Price, Income Eligibility, Mortgage Liens and Sales Timeline

The proposed sales price of each unit will not exceed the lower of the following: 95 percent of the median purchase price for the area based on Federal Housing Administration (FHA) single family mortgage program; or the appraised value of the completed unit.

Prospective buyers will apply directly with the lender of their choice for a first mortgage loan and will be reviewed through the City's First Time Home Buyer program staff to determine income eligibility. Total household income must not exceed 80 percent of the Area Median Income as determined by HUD. The household will be referred to the Home Center for homebuyer education classes and will enter into a buy/sell agreement with the Developer.

Buyers will be qualified for a first mortgage using no more than 30 percent of household income for monthly payments. Silent, zero percent interest, deferred payment loans will be secured as secondary mortgages to ensure primary mortgage payments are no more than 30 percent of total household income. Total debt ratio will be no higher than 41 percent of household income.

The Developer will ensure a City-approved Montana Trust Indenture, Promissory Note and Deed Restriction are secured against the units for the secondary liens. The Deed Restriction will include the amount of HOME assistance, deferred payment restrictions, use of funds, restrictions on use, mechanisms to ensure the affordability periods are met, and recapture provisions for proceeds to be paid back to the City. These second-position liens will identify the City of Billings as the sole recipient for repayment of HOME funds upon resale, refinance or non-use as a primary residence.

The Developer may receive and retain proceeds from the initial sale of the property to the first home purchasers in order to assist in other housing activities to benefit low income households.

The City will monitor the units for non-use as a primary residence through the procedures implemented for the First Time Home Buyer program.

The Developer will sell the units to income-eligible households within nine months of unit completion.

3. The Developer agrees that all contracts entered into by the Developer for the completion of the activities described in the Project Scope of this Agreement will contain provisions requiring Developers to comply with all applicable HOME requirements. These contract provisions are to be included in all subcontracts.

4. The Developer expressly agrees to repay to the City any funds paid on behalf on the Developer or its subcontractors that are expended in violation of the terms of this Agreement or the federal statutes and regulations governing the HOME program, or if for some reason the project is unable to move forward within the time frame set forth in the PROJECT SCHEDULE and / or TIME OF PERFORMANCE sections of this Agreement.

**E. SURVIVAL OF CERTAIN CONTRACT TERMS**

Notwithstanding anything herein to the contrary, the parties understand and agree that all terms and conditions of this Agreement and attachments hereto which may require continued performance or compliance beyond the termination date of this Agreement shall survive such termination date and shall be enforceable by City as provided herein in the event of such failure to perform or comply by the Developer or its subcontractors.

**F. COMPENSATION**

The City shall **reimburse** the Developer for all eligible project costs in the total amount of **$75,000**. The City's obligation to make periodic or final payment to the Developer shall be conditioned upon the City's receipt of HOME funds sufficient to make such payment. Final compensation will be made only when the Developer is in full compliance with this Agreement.

## G. REQUESTS FOR DISBURSEMENT OF FUNDS

Payment is made on a reimbursement basis of actual and proper expenditures and shall be made in accordance with this Agreement between City and Developer. The Developer may only request disbursement of funds when funds are needed for payment of eligible costs, and the amount of the disbursement request must be limited to the amount needed. The City shall only reimburse HOME-eligible expenses, following on-site inspection for construction compliance.

The City may withhold any payment if the Developer has failed to comply with program objectives, contractual terms, or reporting requirements. The City may withhold payment of the final five percent (5%) of the total award amount until the Developer has submitted, and the City has accepted, all required financial and performance report information required pursuant to either the Project or City requirements. The following documentation must be submitted for payment requests:

- Invoices, receipts, purchase orders, and/or contracts pertaining to the specific request for disbursement.
- Completed Request for Reimbursement and Progress Report form.

## H. DEVELOPER AN INDEPENDENT DEVELOPER

The Developer shall be considered an independent Developer, and may not be the agent or employee of City, and shall have no authorization, express, implied, or apparent, to bind City to any agreements, settlements, liability, or understanding except as expressly set forth herein.

## I. PERSONNEL

The Developer represents that it has, or shall secure all personnel required in performing the services under this Agreement. All of the services required hereunder shall be performed by the Developer, or under his/her supervision, and all personnel engaged in the work shall be fully qualified and shall be eligible under the law to perform such services.

Where the State or local public jurisdictions require licensure for the provision of services provided hereunder, the Developer and any subcontractors shall be properly licensed.

Other professional services subcontracted for by the Developer will provide proof of insurance as required by Montana Law to include Commercial General Liability not less than $1.5 Million per occurrence and Builder's Risk Insurance for development and construction in an amount not less than the completed value of the whole completed property.

## J. TIME OF PERFORMANCE

This Agreement shall become effective upon its execution. The project shall commence as soon as practicable after the execution of this Agreement and shall be undertaken and performed in accordance with the schedule set forth in this Agreement between the City and the Developer. The Developer agrees that time is of the essence in the performance of its obligations under this Agreement, and that completion of the project shall occur no later than the termination date or the date(s) set forth in the PROJECT SCHEDULE section of this Agreement.

## K. ENFORCEMENT OF THE AGREEMENT

The affordability requirements in CFR 24 92.252 for rental housing or 24 CFR 92.254 for homeownership housing shall be enforced by recorded deed. Any issues relating to non-compliance will be managed in accordance with a progression of severity for non-responsiveness and continued non-compliance. This progression includes verbal guidance, guidance delivered via email, guidance delivered by mail, informal meetings to resolve non-compliance issues, withholding currently allocated and committed funding for reimbursements, mandatory meetings to resolve non-compliance issues, notifications of non-compliance via certified mail, determination of ineligibility for future City funding, and termination of current agreements due to non-compliance.

## L. LIAISON AND NOTICE

- Dina Harmon, Program Coordinator, is the City's liaison with the Developer.
- Mary Lou Affleck is the Developer's liaison with the City.

Notice will be sufficient if given in writing and emailed and / or mailed to the parties' liaison at the addresses described herein.

## M. OWNERSHIP AND PUBLICATION OF MATERIALS

All reports, information, data, and other materials related to the project and prepared by any subcontractor pursuant to this Agreement are to be the property of the Developer, and the City, which each have the nonexclusive and unrestricted authority to release, publish or otherwise use in whole or in part, information relating to it. No material produced in whole or in part under this Agreement may be copyrighted or patented in the United States or in any other country without the prior written permission of the City and the Developer.

## N. ACCESS TO RECORDS

The Developer will supply to the City copies of all current records, including, but not limited to: contracts; approved invoices and lien releases; project budgets; cash flow statements; annual audits; and any and all financial records which impact the performance of the Developer under the terms of this written agreement.

The Developer may, at the City's discretion, be considered in breach of this agreement by failing to provide any and all requested documentation in a timely manner. Failure to provide timely access to records is grounds for termination of this agreements and non-reimbursement for expenditures. The City will retain records of the Developer's performance under this Agreement and will allow access to these records at any time during normal business hours by the Developer, HUD, and the Comptroller General. These records will be kept at the Community Development Office, 2825 3rd Avenue North, 6th Floor, Billings, Montana.

**Project Records Required:**

Upon completion of the project's predevelopment, the Developer will submit to the City the following project predevelopment records:

1. Property acquisition records including but not limited to:
    - Property Appraisal
    - Title Report
    - Site Control Status
    - Property Survey
    - Soils Report
    - Engineer's Report
    - Environmental Reports
2. Property construction / rehabilitation records including but not limited to:
    - Documentation that the project meets applicable property standards for HOME rehabilitation activities and / or new construction.
    - Documentation that the sales price for each HOME assisted unit conforms to HOME program requirements.
    - For each household buying a HOME assisted unit, a copy of the application, income verification, and purchase agreement.
    - Copies of invoices submitted for payment.
    - Verification of matching contribution from owner.

The records described above must be retained for a period of five years after project closeout. Records demonstrating compliance with project requirements that apply for the period of affordability must be retained for at least five years after the required period of affordability. If any litigation, claim negotiation, audit or other action has been commenced before the expiration of the regular five-year period, the records must be retained until completion of the action and resolution of all issues which arise from it, or until the end of the regular period, whichever is later.

Access to the records described above and all other documentation relating to the program is governed by all applicable state and federal laws as they pertain to disclosure of information to the public and to the individual's right of privacy.

## O. PROGRESS REPORTING

The Developer will promptly submit status reports on project progress at the request of, and in the format prescribed by, the City of Billings. During the development phase of this project, the Developer will submit reports on project progress **quarterly** to: Community Development Coordinator, P.O. Box 1178, Billings, MT 59103.

**P. CHDO PROVISIONS**

It is understood that the Developer has certified that it is and will maintain CHDO status for the term of this agreement in accordance with 24 CFR 92. Developer agrees to provide information as may be requested by the City to document its continued compliance, including but not limited to an annual board roster and certification of continued compliance.

Any funds advanced as CHDO pre-development funds must be in compliance with 24 CFR 92.301, and are forgivable only under the terms in 24 CFR 92.301. Any funds advanced to the CHDO as CHDO Operating Expenses must be expended in compliance with 24 CFR 92.208. If the project is rental, the Developer will create and follow a tenant participation plan as required in 24 CFR 92.303 Any funds that the CHDO is permitted to retain as CHDO proceeds from this project shall be used in compliance with 24 CFR 92.300(a)(2) or as specified in this Agreement.

The Developer agrees to refrain from charging servicing, loan origination, loan processing, or other fees for the costs of administering HOME program funds, including assessing fees to low-income families for construction management, inspections, or other services. The Developer may charge nominal fees for homebuyer housing counseling.

**Q. AVOIDANCE OF CONFLICT OF INTEREST**

The Developer will comply with the provisions of 24 CFR § 92.356; and with § 2-2-125, 2-2-201, 7-3-4367, 7-5-2106, and 7-5-4109, MCA, as applicable, regarding the avoidance of conflict of interest.

A conflict of interest would be any employee of the City or his/her relative that has a real or perceived financial interest in a project receiving HOME funds from the City, or if a CHDO employee or member of the board occupies a HOME-assisted unit (with exceptions for management and maintenance employees).

**R. MODIFICATION AND ASSIGNABILITY OF AGREEMENT**

This Agreement contains the entire agreement between the parties, and no statements, promises, or inducements made by either party, or agents of either party who are not contained in or authorized by this written Agreement, are valid or binding. This Agreement may not be enlarged, modified, or altered except upon written agreement. Any written request to modify or amend agreement will be reviewed by the City and respond to the Developer in writing.

All change orders to the approved scope must be submitted to the City for review and approved at the time the change is needed. If the City is unable to review the work at the time of the change or the change order is held and submitted at the end of construction, the change order may not be approved.

This Agreement does not imply any continuing commitment by the City of Billings beyond the termination date noted herein.

The City & Developer accept responsibility for adherence to the terms of this Agreement by contractor, subcontractor or sub-recipient entities and by its agents, if any, to which it delegates authority to carry out portions hereof. For the purposes of this Agreement, legal actions pending (or in process) are considered a pending modification of the written agreement and require a written notice to the City as soon as the written agreement becomes part or party to a legal civil or criminal action.

Modification or assignment of this Agreement without prior written notice to the City will be grounds for termination and loss of unexpended funds at the City's discretion. The City reserves the right to seek damages if the termination of this written agreement results in the loss or repayment of funds by the City to HUD.

**S. CONSTRUCTION AND VENUE**

This Agreement will be construed under and governed by the laws of the State of Montana. In the event of litigation concerning it, venue is in the District Court of the Thirteenth Judicial District in and for the County of Yellowstone, State of Montana.

**T. INDEMNIFICATION**

The Developer waives any and all claims and recourse against the City, including the right of contribution for loss or damage to persons or property arising from, growing out of, or in any way connected with or incidental to the Developer's or any contractor's, subcontractor's or sub-recipient's performance of this Agreement.

a. Certification of Federal Assistance

b. Sources and Uses Budget

c. Development Budget

d. Operating Budget, including Pro-Forma for a period of operation equal to the duration of the established period of affordability.

Should the project involve the use of low-income housing tax credits (LIHTC), the Developer will provide the City a copy of the LIHTC subsidy layering review for the project file as soon as the review is completed.

8. **Religious Organization:** The Developer will follow the provisions governing the restriction on the use of HOME funds by religious organizations, as contained in 24 CFR 92.257.

9. **Drug-Free Work Place:** The Developer certifies that it will provide a drug-free work place.

10. **Non-Discrimination:** The Developer will not discriminate against any contractor, subcontractor, or rental applicant due to race, color, creed, religion, ancestry, national origin, sex, disability, or other handicap, age, marital / familial status, or status with regard to direct rental assistance, or other public assistance. The Developer will take affirmative action to ensure all employment practices are free from such discrimination. The Developer agrees to comply with the non-discrimination in employment and Contracting opportunities laws, regulations, and executive orders referenced in 24 CFR 570.607 and (CDBG funding) as revised by Executive Order 13279 or 24 CFR 92.350 (HOME funding).

11. **Labor Standards:** Housing projects with twelve (12) or more HOME-assisted units are subject to conform to the Davis-Bacon Act (40 USC 276a-276a-5), which requires payment of not less than the wages prevailing in the locality to all laborers and mechanics employed in the development of any such housing. Housing projects with HOME-assisted units must also comply with the Contract Work Hours and Safety Standards Act (CWHSSA), the Copeland Act (Anti-Kickback Act), and the Fair Labor Standards Act (FLSA), including the applicable overtime provisions.

## Y. FINANCING CONTROLS

Notwithstanding any provision herein to the contrary, the performance and administration of this Agreement shall be subject to the applicable provisions of the City's HOME Contract with HUD. Accordingly, the Developer hereby assumes all obligations under the Contract as a condition to Developer's obligation to perform under this Agreement.

**Z. SIGNATURES**

**Printed Name:** Maureen J. Rude

**Signature:** Maureen J Rude

**Date:** 8/14/17

**Printed Name:**

**Signature:**

**Date:**

STATE OF MONTANA )
: ss.
County of ~~Yellowstone~~ Cascade )

On the 14th day of August, 2017, before me, Lori A Yurko, a Notary Public for the State of Montana, personally appeared Maureen J Rude and _____ and whose name~~s~~ are subscribed to the within instrument and acknowledged to me that ~~they~~ she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.
*Seal:*

LORI A YURKO NOTARIAL SEAL STATE OF MONTANA

**LORI A YURKO**
**NOTARY PUBLIC for the State of Montana**
**Residing at Great Falls, MT**
**My Commission Expires April 6, 2021**

Lori A Yurko

Printed Name: Lori A Yurko

Notary Public for the State of Montana

Residing At: Great Falls

My Commission Expires: 04-06-2021

**Printed Name:** Denise Bohlman, City Clerk

**Signature:** Denise R. Bohlman

**Date:** 8.21.17

**Printed Name:** Thomas W. Hanel, Mayor, City of Billings

**Signature:**

**Date:** 8.21.17

STATE OF MONTANA )
: ss.
County of Yellowstone )

On this 21st day of August, 2017, before me, a Notary Public for the State of Montana, personally appeared THOMAS W. HANEL and DENISE BOHLMAN, known to me to be the Mayor and City Clerk respectively of the City of Billings, and whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year first above written.
*Seal:*

Wynnette J Maddox

WYNNETTE J. MADDOX NOTARIAL SEAL STATE OF MONTANA

**WYNNETTE J. MADDOX**
**NOTARY PUBLIC for the State of Montana**
**Residing at Shepherd, Montana**
**My Commission Expires September 16, 2018**

Thomas W. Hanel

Printed Name: Wynnette J Maddox

Notary Public for the State of Montana

Residing At: Shepherd MT

My Commission Expires: 9-16-2018

Approved as to form:

Brent Brooks, City Attorney

NOTARIAL
SEAL
STATE OF MONTANA

**Consent** **1. M.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018
**TITLE:** O'Malley Farms Subdivision - Preliminary Minor Plat
**PRESENTED BY:** Wyeth Friday
**Department:** Planning & Community Services
**Presentation:** No

## PROBLEM/ISSUE STATEMENT

On August 1, 2018, Craig Dalton, agent for Big Sky Endeavors, LLC, applied for preliminary Minor plat approval for O'Malley Farms Subdivision. The proposed subdivision creates three lots from one residential lot. The subject property is generally located on the southwest corner of the intersection of O'Malley Drive and Virginia Lane. This parcel is zoned Residential 9600 and there is currently one single-family dwelling on the property.

## ALTERNATIVES ANALYZED

In accordance with state law, the City Council has 35 working days to act upon this preliminary subsequent minor plat. The 35 working day review period for this proposed plat ends on September 20, 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 review period, the City Council is required to:

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

## FINANCIAL IMPACT

Should the City Council approve the preliminary plat, the subject property may be developed for three lots with single-family development and may be further improved under private ownership, resulting in additional tax revenues for the City.

## BACKGROUND

General location: Generally located on the southwest corner of the intersection of O'Malley Drive and Virginia Lane
Legal Description: SEC 31, T1N, R26E, FRAC 125 F X 330 FR OF NE CORNER SESE NE4
Owner/Subdivider: Big Sky Endeavors, LLC
Engineer and Surveyor: Craig Dalton, Performance Engineering
Existing Zoning: R-96
Existing land use: Residential
Proposed land use: Residential
Gross and Net area: 0.947/0.838
Proposed number of lots: 3

**PROCEDURAL HISTORY**

- A pre-application meeting was held on May 10, 2018 to discuss the proposal.
- The preliminary plat application was submitted to the Planning Division on August 1, 2018.
- The City Council will consider the preliminary plat on September 10, 2018.
- The 35 working-day preliminary plat review period ends September 20, 2018.

## STAKEHOLDERS

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

## CONSISTENCY WITH ADOPTED POLICIES OR PLANS

Consistency with the 2016 City of Billings Growth Policy, the 2014 Transportation Plan Update, and the 2017 Billings Area Bikeway and Trail Master Plan Update are discussed within the Findings of Fact.

## SUMMARY

One of the purposes of the City's subdivision review process is to identify potential negative effects of property being subdivided. When negative effects are identified, it is the subdivider's responsibility to mitigate those effects. Various City departments have reviewed this application and provided input on effects and mitigation. The Findings of Fact, which are presented as an attachment, discuss potential negative impacts of the subdivision and conditions of approval are recommended as measures to further mitigate any impacts. In this case, there were found to be minimal impacts from this proposed subdivision. The City's Engineering division recommended alternatives to the requested variances, conditions have been included to reflect those changes. Engineering is stating that instead of variances for the street dedication of 50 feet rather than 56 feet for Oak Street and to omit curb and gutter adjacent to the subdivision, the City will waive the requirement for completion of these improvements now so that sometime in the future they may be completed.

## RECOMMENDATION

Staff recommends conditional approval of the preliminary plat of O'Malley Farms Subdivision to the City Council, and adoption of the Findings of Fact as presented in the staff report. Planning staff recommends the following conditions of approval:

1. To ensure the provision of easements for utilities, prior to final plat approval the subdivider shall provide utility easements on the final plat for water and sewer lines as well as those requested by the private utility companies.
2. Access to each parcel will be clearly shown on the final plat and specified in the Access section of the SIA.
3. Remove wording in the SIA for variances requested #1 and #2 as they are being withdrawn (they are not necessary as Engineering is waiving the requirements at this time).
4. Prior to final plat approval, within the Streets section of the SIA, wording shall be added as follows: "The street widening of O'Malley Drive and Oak Street are not required at this time. The street widening is included in the Waiver of Right to Protest."
5. To ensure public health and safety and proper placement of USPS postal boxes, prior to final plat approval the applicant will coordinate placement of postal boxes with USPS and provide a letter from them stating the proposed location is acceptable to the USPS.
6. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.

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

## APPROVED BY CITY ADMINISTRATOR

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## Attachments

Findings of Fact
Proposed Plat
SIA
Mayor's Letter

---

# O'MALLEY FARMS SUBDIVISION
# FINDINGS OF FACT

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

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

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

The subject property is not used for agriculture, and has no agriculture irrigation facilities serving it. Irrigation ditches that exist on the perimeter of this development are for the benefit of other properties. Perimeter ditches and drains shall remain in place and shall not be altered by the Subdivider or subsequent owners unless otherwise noted herein. There are no anticipated negative effects on agricultural irrigation facilities or agriculture from this proposal.

**2. Effect on local services**

a. **Utilities** – Water service for the proposed lots is provided by the City of Billings. The subdivision will be served by an existing 12-inch water main located in Oak Street and O'Malley Drive. No additional water system improvements are proposed for this subdivision. When the lots develop, any applicable fees will be paid at that time. All water line installation shall meet City of Billings Public Works Department and Montana DEQ standards, rules, and regulations. This requirement is called out in the SIA under the heading **VI. Utilities.**

   Sewer services are to be provided by the City of Billings. Sanitary Sewer service to the subdivision will be provided by connecting to the existing sewer main at the intersection of Oak Street and O'Malley Drive and extending an 8-inch sewer main along O'Malley Drive. When the new lots develop any applicable fees will be paid at that time. All sewer line installation shall meet City of Billings Public Works Department and Montana DEQ standards, rules, and regulations. This requirement is called out in the SIA under the heading **VI. Utilities.**

   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. To ensure the proper utility easements are provided, it is recommended that the developer consult with the utility companies and place the requested easements on the final plat. **(Condition #1)**

b. **Storm water** – A complete stormwater management plan shall be submitted to the City Engineering Division and Montana Department of Environmental Quality for review and approval at the time of development. The storm drainage system shall utilize the subdivision's boulevards for storm runoff detention. Curb and gutter and subsurface

storm facilities may be installed at a later date by way of an SID and are included in the waiver of protest. 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.

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 property currently has existing accesses on O'Malley Drive. Access to the subdivision is provided by Virginia Lane, O'Malley Drive, and Oak Street. No additional right of way is required. The street widening of O'Malley Drive and Oak Street are not required at this time. This requirement is called out in the SIA under the heading III. Transportation. **(Condition #4)**

e. **Emergency services** - The Billings Police and Fire Departments will respond to emergencies within the proposed subdivision. The nearest Fire Station is located at 2305 8th Avenue North (Station #1). The subdivision is located within the ambulance service area of American Medical Response.

f. **Schools** – This subdivision should have a minimal effect on schools in the area.

g. **Parks and Recreation** - Parkland dedication is not required for this subdivision pursuant Section 23-1008, A. A minor Subdivision and C. Subdivision into parcels that are all nonresidential.

h. **Mail Delivery -** The United States Postal Service has requested either a CBU or individual curb side delivery box. It is recommended the applicant contact the USPS to coordinate the location of boxes. **(Condition #5)**

**3. Effect on the natural environment**

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

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

The proposed subdivision should not affect wildlife or habitat. There are no known endangered or threatened species on the property.

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

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

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

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

**C. Does the subdivision conform to the Yellowstone County-City of Billings 2008 Growth Policy Update, the 2014 Billings Urban Area Long Range Transportation Plan, and the Billings Area Bikeway and Trails Master Plan? [BMCC 23-303(H)(3)]**

**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). Implementation of the Infill Policy is important to encourage development of underutilized properties. (p.8)

**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 within the plan.

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

The Billings Area Bikeway and Trail Master Plan covers this area. No new improvements will be required with this subdivision to meet the Trail Plan recommendations.

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

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

**E. Does the proposed subdivision conform to all requirements of the zoning in effect? [BMCC 23-303(H)(2)(e)]**

The subject property is located in a Residential-9600 zoning. All development shall comply with the standards set forth in Section 27-308, BMCC. Final zoning compliance will be determined at the time of building permit review.

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

The plat provides easements for utilities within the proposed subdivision. It is recommended that the developer work with NWE and MDU and show the needed easements on the final plat.

**G. Does the proposed plat provide legal and physical access to each parcel within the subdivision and notation of that access on the plat? [MCA 76-3-608(3)(d) and BMCC 23-303(H)(2)(c)]**

Access to the subdivision will be from O'Malley Drive and Oak Street. All drive approaches will be noted on the plat and approved by City Engineering.

**CONCLUSIONS OF FINDING OF FACT**

- The preliminary plat for O'Malley Farms Subdivision, 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 Plan or the Bikeway and Trail Master Plan.

- The proposed subdivision complies with state and local subdivision regulations, local zoning, and sanitary requirements and provides legal and physical access to each lot.

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

Approved by the Billings City Council, September 10, 2018

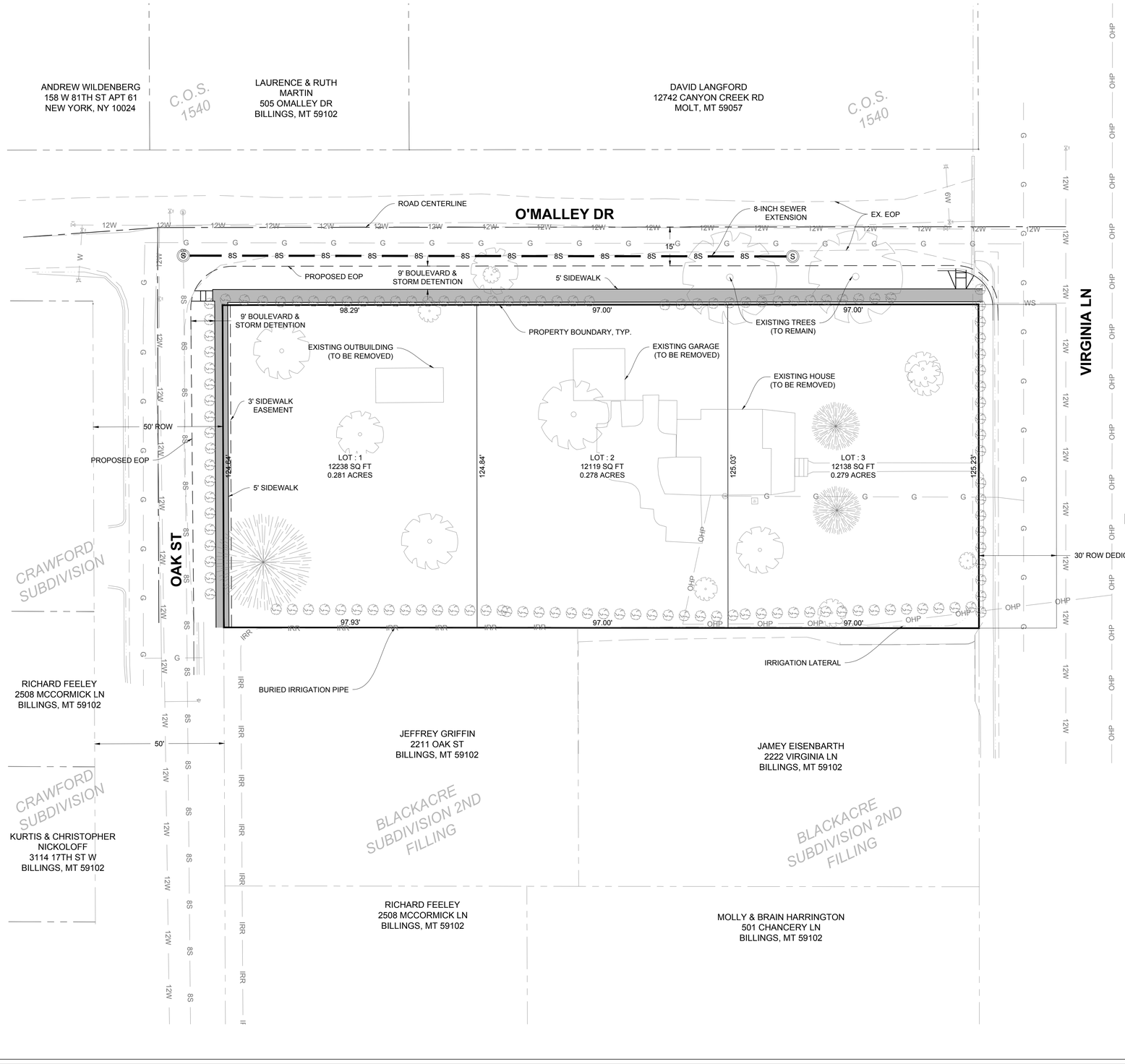
_____

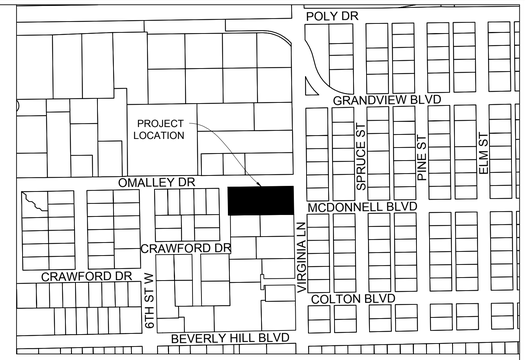
William Cole, Mayor

PRELIMINARY PLAT OF

# O'MALLEY FARMS SUBDIVISION

OF SECTION 31, T01 N, R26 E, FRAC 125 FT X 300 FT OF NE CORNER IN SESE NE4 P.M.M.
BILLINGS, YELLOWSTONE COUNTY, MONTANA




PROPERTY OWNER: JAMEY EISENBARTH

EXISTING LAND USE: RESIDENTIAL

EXISTING ZONING: R-9600

PROPOSED LAND USE: RESIDENTIAL

PROPOSED ZONING: R-9600

PREPARED FOR: BIG SKY ENDEAVORS, LLC

PREPARED BY: PERFORMANCE ENGINEERING, LLC

PRELIMINARY PLAT DATE: JULY 2018

## SITE DATA

| | |
|---|---|
| # OF LOTS | 3 |
| MAXIMUM LOT AREA | ± 0.281 AC |
| MINIMUM LOT AREA | ± 0.279 AC |
| PARKLAND AREA | N/A |
| LINEAL FEET OF STREETS | N/A |
| NET ACREAGE | ± 0.838 AC |
| GROSS ACREAGE | ± 0.947 AC |


7100 COMMERCIAL AVE., SUITE 4
BILLINGS, MT 59101
OFFICE - 406-384-0080
www.performance-ec.com


PERFORMANCE ENGINEERING

DRAWN BY: TRT | CHECKED BY: CPD | DATE: CHCK DATE

SHEET 1

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**SUBDIVISION IMPROVEMENTS AGREEMENT**

# O'Malley Farms Subdivision

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**City of Billings**


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# SUBDIVISION IMPROVEMENTS AGREEMENT

## O'Malley Farms Subdivision

**This agreement** is made and entered into this ____ day of _____, 20__, by and between *BIG SKY ENDEAVORS, LLC* whose address for the purpose of this agreement is 2222 Virginia Lane; Billings, MT 59102, hereinafter referred to as "Subdivider," and the **CITY OF BILLINGS**, Billings, Montana, hereinafter referred to as "City."

**WITNESSETH:**

**WHEREAS**, the plat of *O'Malley Farms Subdivision*, located in Yellowstone County, Montana, was submitted to the Yellowstone County Board of Planning; and

**WHEREAS**, at a regular meeting conducted on _____ day of _____, 20__, the City Council conditionally approved a preliminary plat of *O'Malley Farms Subdivision;* 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 *O'Malley Farms Subdivision* 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

Subdivider has requested, and the City hereby grants, the following variances by the City Council from the strict interpretation of the City's Subdivision Regulations (Section 23.1101, BMCC):

1. Variance #1: The right-of-way along Oak Street be reduced to 50 feet wide.
2. Variance #2: To omit curb and gutter from O'Malley Drive and Oak Street omit curb and gutter for and utilize the boulevard for stormwater management.

## II. CONDITIONS THAT RUN WITH THE LAND

**A.** Lot owners will be required to construct that segment of the required sidewalk that fronts their property at the time of lot development.

**B.** 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. Currently all permitted structures within city limits are required by the City of Billings to obtain and follow a geotechnical report prior to construction.

**C.** 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 may need to protect young 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.

**D.** No water shares have been transferred to the individual lot owners. Irrigation ditches that exist on the perimeter of this development are for the benefit of other properties. Perimeter ditches and drains shall remain in place and shall not be altered by the Subdivider or subsequent owners unless otherwise noted herein.

**E.** There is attached hereto a Waiver waiving the right to protest the creation of the special improvement district or districts (SID) 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.

**F.** 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.

**G.** 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

- 30 feet of Right-of-Way shall be dedicated to the City for Virginia Lane. Right-of-way along the Oak Street frontage shall be dedicated to the City in order to create a 50-foot right-of-way.

- The Subdivider will execute a private contract to construct the road improvements along O'Malley Drive and Oak Street adjacent to the Subdivision. These road improvements shall be built to grade with a satisfactory subbase, base course, and asphalt surface.

- No other off-site street improvements will be required by the Subdivider.

### B. Sidewalks

- The Subdivider will install, within the private contract, corner intersection handicap ramps and aprons. Subdivider will grade all street frontages for sidewalk finished grades.

- Individual lot owners will be responsible for the construction of the sidewalks within the public right-of-way adjacent to their lot at the time of lot development 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

- The Subdivider shall 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 Department.

- No traffic signals are required within this subdivision.

- The Subdivider shall furnish and install all necessary traffic control devices in accordance with the Manual of Uniform Traffic Control Devices and approved by the City of Billings Public Works Department.

### E. Access

- Access to the subdivision is provided by Virginia Lane, O'Malley Drive, and Oak Street.

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

- This subdivision is located within the jurisdictional area of the BABTMP. There is a proposed short-range bike lane for Virginia Lane. No improvements are required at this time for the subdivision.

### G. Public Transit

- This subdivision does not require improvements to ensure public transit service. The nearest transit stop is at the intersection of Virginia Lane and Parkhill Drive.

## IV. EMERGENCY SERVICES

The Billings Fire Department currently provides fire protection 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

A complete stormwater management plan shall be submitted to the City Engineering Division for review and approval at the time of development. The storm drainage system shall utilize the subdivision's boulevards for storm runoff detention. Curb and gutter and subsurface storm facilities may be installed at a later date by way of an SID and are included in the waiver of protest.

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

### A. Water

The subdivision will be served by an existing 12-inch water main located in Oak Street and O'Malley Drive.

### B. Sanitary Sewer

Sanitary Sewer service to the subdivision will be provided by connecting to the existing sewer main at the intersection of Oak Street and O'Malley Drive and extending an 8-inch sewer main along O'Malley Drive.

### 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 proposed *O'Malley Farms Subdivision*, as this is a minor subdivision [MCA 76-3-621(3)(a)].

## VIII. IRRIGATION

Irrigation ditches that exist on the perimeter of this development are for the benefit of other properties. Perimeter ditches and drains shall remain in place and shall not be altered by the Subdivider or subsequent owners unless otherwise noted herein.

## IX. SOILS/GEOTECHNICAL STUDY

A soils/geotechnical study has been performed for the subdivision. The reported dated June 26, 2018 is available for review at the City of Billings Planning Department. Lot owners and contractors/builders are encouraged to review the report and its recommendations.

## X. PHASING IMPROVEMENTS

There are no intended phasing improvements.

## XI. FINANCIAL GUARANTEES

Except as otherwise provided, Subdivider shall install and construct said required improvements with cash or by utilizing the mechanics of a private contract secured by letters of credit or a letter of commitment to lend funds from a commercial lender. All engineering and legal work in connection with such improvements shall be paid by the contracting parties pursuant to said private contract, and the improvements shall be installed as approved by the City Engineer and Utility Department Manager.

## 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" *Big Sky Endeavors, LLC*

By: _____

Title: _____

STATE OF MONTANA )
: ss
County of )

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 *Big Sky Endeavors, LLC*, who executed the foregoing instrument and acknowledged to me that he/she executed the same.

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

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 a period of no more than twenty years from the recording of this waiver, for street light maintenance and energy, and for the construction of streets, street widening, sidewalks, survey monuments, street name signs, curb and gutter, street lights, driveways, traffic signals, and traffic control devices, parks and park maintenance, trails, sanitary sewer lines, water lines, storm drains (either within or outside the area), 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:

*O'Malley Farms Subdivision*

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

Big Sky Endeavors, LLC

_____

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 an owner of ***Big Sky Endeavors, LLC***, the person who executed the forgoing instrument and acknowledged to me that he/she executed the same.

IN WITNESS WHEROF, 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: _____

# CITY OF BILLINGS

WILLIAM A. COLE, MAYOR

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


September 10, 2018

Big Sky Endeavors, LLC
2222 Virginia Lane
Billings, MT 59102

Dear Applicant:

On September 10, 2018, the Billings City Council conditionally approved the preliminary plat of O'Malley Farms Subdivision, subject to the following conditions of approval:

1. To ensure the provision of easements for utilities, prior to final plat approval the subdivider shall provide utility easements on the final plat for water and sewer lines as well as those requested by the private utility companies.
2. Access to each parcel will be clearly shown on the final plat and specified in the Access section of the SIA.
3. Remove wording in the SIA for variances #1 and #2 (they are not necessary as City Engineering has agreed to have the improvements installed later and cover the requirement in the Waiver of Right to Protest future special improvement districts).
4. Prior to final plat approval, within the Streets section of the SIA, wording shall be added as follows: "The street widening of O'Malley Drive and Oak Street are not required at this time. Street widening is included in the Waiver of Right to Protest."
5. To ensure public health and safety and proper placement of USPS postal boxes, prior to final plat approval the applicant will coordinate placement of postal boxes with USPS and provide a letter from USPS stating the proposed location is acceptable.
6. Minor changes may be made in the SIA and final documents, as requested by the Planning, Legal or Public Works Departments to clarify the documents and bring them into the standard acceptable format.
7. The final plat shall comply with all requirements of the City of Billings Subdivision Regulations, rules, regulations, policies, and resolutions of the City of Billings, and the laws and Administrative Rules of the State of Montana.

Should you have questions please contact Karen Husman at (406) 247-8684 or by email at husmank@ci.billings.mt.us .

Sincerely,

_____
William A. Cole, Mayor

Pc: Performance Engineering

**Consent 1. N.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Sunnyside Subdivision, Amended Lot 3, Block 5, First Filing - Preliminary Minor Plat

**PRESENTED BY:** Wyeth Friday

**Department:** Planning & Community Services

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

On August 1, 2018, Stahly Engineering & Associates, agent for Opportunity Bank of Montana, applied for Preliminary Subsequent Minor Plat approval for Sunnyside Subdivision, 1st Filing, Amended Lot 3, Block 5. The proposed subdivision creates 2 lots from one lot. The subject property is generally located on the northeast corner of the intersection of 10th Avenue North and North 27th St. The property is zoned Community Commercial (CC). The hotel previously located on the property has been demolished in preparation for new construction of a restaurant and Opportunity Bank branch.

## ALTERNATIVES ANALYZED

In accordance with state law, the City Council has 35 working days to act upon this minor preliminary plat. The 35 working day review period for the proposed plat ends on September 20, 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 35 working day review period, the City Council is required to:

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

## FINANCIAL IMPACT

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

## BACKGROUND

### PROCEDURAL HISTORY

- A pre-application meeting was held on May 10, 2018 to discuss the proposal.
- The preliminary plat application was submitted to the Planning Division on August 1, 2018.
- The City Council will consider the preliminary plat on September 10, 2018.
- The 35 working-day preliminary plat review period ends September 20, 2018.

**PLAT INFORMATION**

General location: Generally located on the northeast corner of the intersection of North 27th Street and 10th Ave. North

Legal Description: Lot 3, block 5, Sunnyside Sub. 1st . S 100' of L 4, Blk 5, Sunnyside Sub, 1st, N 50' of s 1/2 Lt 4, Blk 5 Sunnyside Sub 1st

Owner/Subdivider: Opportunity Bank

Engineer and Surveyor: Stahly Engineering & Associates

Existing Zoning: CC

Existing land use: Vacant Land

Proposed land use: Commercial

Gross and Net area: 0.964

Proposed number of lots: 2

Lot size: Max: 21,420 square feet
Min.: 20,580 square feet

Parkland requirements: In accordance with 76-3-621(3)(c), MCA this subdivision is exempt from parkland dedication.

Variance requested: No variances have been requested.

## STAKEHOLDERS

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

## CONSISTENCY WITH ADOPTED POLICIES OR PLANS

Consistency with the 2016 Growth Policy, the 2014 Transportation Plan Update, and the 2017 Billings Area Bikeways and Trail Master Plan are discussed within the Findings of Fact.

## SUMMARY

One of the purposes of the City's subdivision review process is to identify potential negative effects of property being subdivided. When negative effects are identified it is the subdivider's responsibility to mitigate those effects. Various City departments have reviewed this application and provided input on effects and mitigation. The Findings of Fact, which are presented as an attachment, discuss potential negative impacts of the subdivision and conditions of approval are recommended as measures to further mitigate any impacts. In this case, there were found to be

minimal impacts from this proposed subdivision.

## RECOMMENDATION

Planning staff recommends conditional approval of the proposed subdivision with the following conditions of approval:

1. To ensure the provision of easements for utilities, prior to final plat approval the subdivider shall provide utility easements on the final plat for proposed water and sewer line as well as those requested by the private utility companies.
2. To ensure public safety and proper placement of USPS postal boxes, prior to final plat approval the applicant will coordinate placement of postal boxes with the USPS and provide a letter from them stating the proposed location is acceptable to the USPS.
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

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### Attachments

Findings of Fact
Proposed Plat
Mayors Letter
Draft SIA & Waiver

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# FINDINGS OF FACT

The Planning staff has prepared the Findings of Fact for the preliminary plat of Sunnyside Subdivision, 1st Filing, Amended Lot 3, Block 5. These findings are based on the preliminary plat application and supplemental documents and address the review criteria required by the Montana Subdivision and Platting Act (76-3-608, MCA) and the Billings Subdivision Regulations (Section 23-303(H), BMCC).

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

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

The subject property is not used for agriculture, and has no agriculture irrigation facilities serving it. It is currently a vacant lot with no improvements on it. The owners are proposing to create two lots for infill development. There is no anticipated negative effects on agricultural irrigation facilities or agriculture from this proposal.

**2. Effect on local services**

a. **Utilities** – Water service for the proposed lots is provided by the City of Billings. Both proposed lots are currently served by individual water services. No additional water system improvements are proposed for this subdivision. When the lots develop, any applicable fees will be paid at that time. All water line installation shall meet City of Billings Public Works Department and Montana DEQ standards, rules, and regulations. This requirement is called out in the SIA under the heading **VI. Utilities.**

   Sewer services are to be provided by the City of Billings. Both proposed lots are currently served by individual sanitary sewer services. All existing sewer services that are located on the lots will be removed and capped at the sanitary sewer main. New sewer services will be installed at the locations required by the development of the lots. When the new lots develop any applicable fees will be paid at that time. All sewer line installation shall meet City of Billings Public Works Department and Montana DEQ standards, rules, and regulations. This requirement is called out in the SIA under the heading **VI. Utilities.**

   Private utilities for both lots are currently available. Both proposed lots are currently served by individual electric, gas, telephone and cable services. To ensure the proper utility easements are provided, it is recommended that the developer consult with the utility companies and place the requested easements on the final plat. **(Condition #1)**

b. **Storm water** – Storm stormwater management system will consist of two separate infiltration systems with large diameter perforated pipe. The infiltration system will tie into the city's existing storm system and will include access risers for maintenance purposes. 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 complete stormwater management plan shall be submitted to the City

Engineering Division and Montana Department of Environmental Quality for review and approval at the time of development.

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 property currently has existing accesses on North 27th Street and 12th Avenue North. North 27th Street is a state road and any changes in location or additional accesses would have to be approved by MDT. A reciprocal access and parking easement will be created with this subdivision to provide physical and legal access to both streets from the shared parking lot. No additional right of way is required for either street.

e. **Emergency services** - The Billings Police and Fire Departments will respond to emergencies within the proposed subdivision. The nearest Fire Station is located at 2305 8th Avenue North (Station #1). The subdivision is located within the ambulance service area of American Medical Response.

f. **Schools** – This subdivision should have a minimal effect on schools as it is a commercial development and will not add any housing to the area.

g. **Parks and Recreation** - Parkland dedication is not required for this subdivision pursuant Section 23-1008, A. A minor Subdivision and C. Subdivision into parcels that are all nonresidential.

h. **Mail Delivery -** The United States Postal Service has requested either a CBU or individual curb side delivery box on 12th Avenue North located where the carrier does not have to exit vehicle to access boxes. It is recommended the applicant contact the USPS to coordinate the location of boxes. **(Condition #2)**

**3. Effect on the natural environment**

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

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

The proposed subdivision should not affect wildlife or habitat. There are no known endangered or threatened species on the property.

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

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

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

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

**C. Does the subdivision conform to the Yellowstone County-City of Billings 2008 Growth Policy Update, the 2014 Billings Urban Area Long Range Transportation Plan, and the Billings Area Bikeway and Trails Master Plan? [BMCC 23-303(H)(3)]**

**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) Neighborhoods that are safe and attractive and provide essential services are much desired (p. 7).

b. **Strong Neighborhoods (livable, safe, sociable and resilient neighborhoods):** Neighborhoods that are safe and attractive and provide essential services are much desired (p.8). Implementation of the Infill Policy is important to encourage development of underutilized properties. (p.8)

c. **Prosperity (promoting equal opportunity and economic advancement)** A diversity of available jobs can ensure a strong Billings' economy. Successful businesses that provide local jobs benefit the community. (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 within the plan.

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

The Billings Area Bikeway and Trail Master Plan covers this area. There is a proposed short-range bike lane shown on North 27th Street. No new improvements will be required with this subdivision to meet the Trail Plan recommendations.

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

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

**E. Does the proposed subdivision conform to all requirements of the zoning in effect? [BMCC 23-303(H)(2)(e)]**

The subject property is located in Community Commercial zoning. All development shall comply with the standards set forth in Section 27-309, BMCC. Final zoning compliance will be determined at the time of the building permit.

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

The plat provides easements for utilities within the proposed subdivision. It is recommended that the developer work with NWE and MDU and show the needed easements on the final plat.

**G. Does the proposed plat provide legal and physical access to each parcel within the subdivision and notation of that access on the plat? [MCA 76-3-608(3)(d) and BMCC 23-303(H)(2(c)]**

Access to the subdivision will be two approaches off of North 27th Street. The accesses will be shared on the property. Reciprocal access and parking easement documents will be submitted and recorded with the final plat documents.

**CONCLUSIONS OF FINDING OF FACT**

- The preliminary plat for Sunnyside Subdivision, 2nd Filing, Amended Lot 3, Block 5, 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 Plan or the Bikeway and Trail Master Plan.

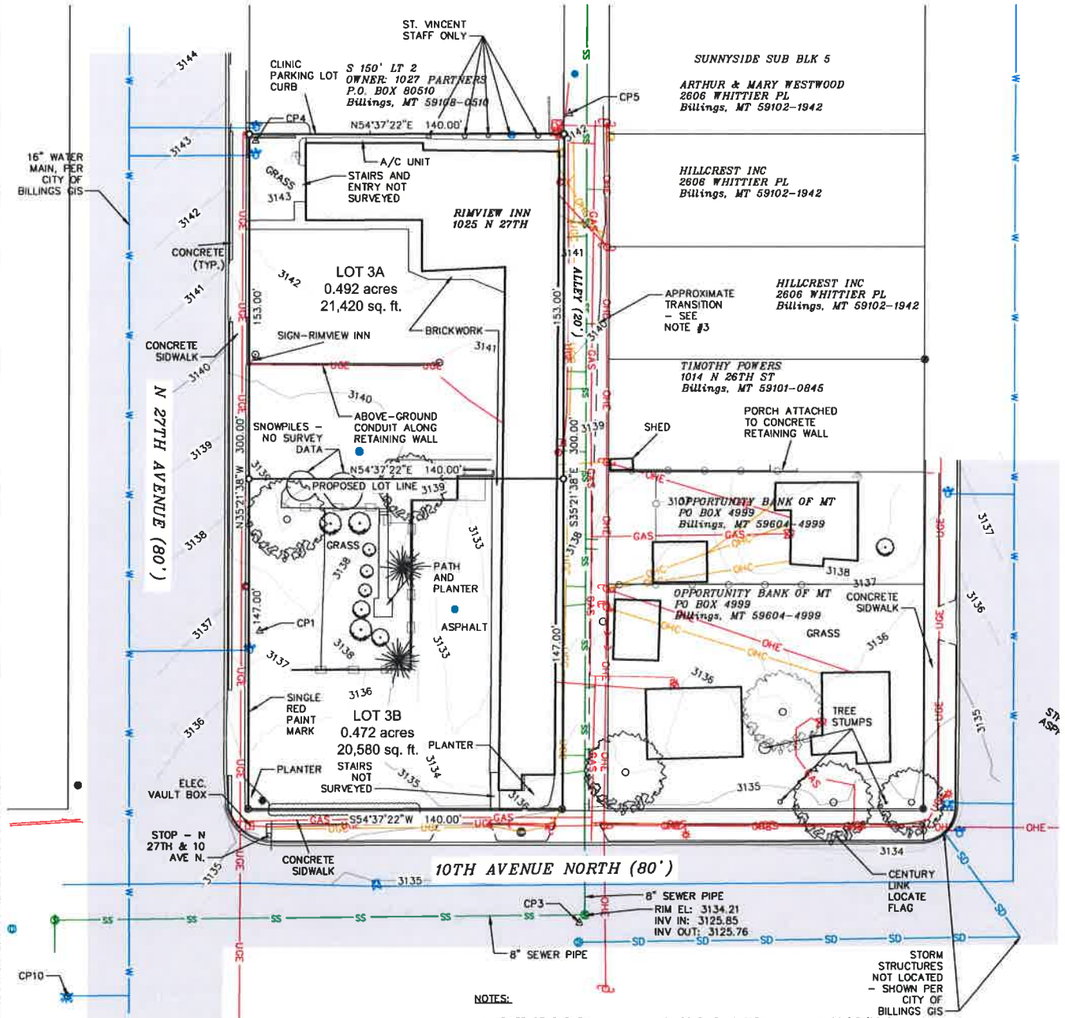
- The proposed subdivision complies with state and local subdivision regulations, local zoning, and sanitary requirements and provides legal and physical access to each lot.

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

# PRELIMINARY SUBDIVISION PLAT

## AMENDING LOT 3, BLOCK 5, OF THE SUNNYSIDE SUBDIVISION PLAT 1ST FILING

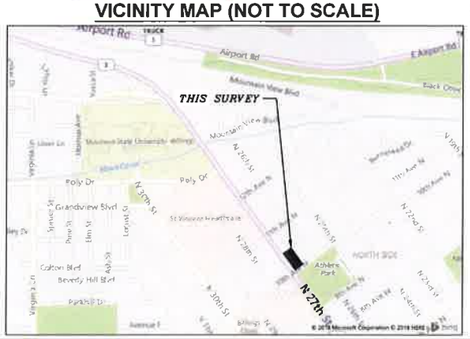
## LOCATED IN THE E½ OF SECTION 34, TOWNSHIP 01 NORTH, RANGE 26 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA




### LEGEND

| | |
|---|---|
| CONTROL POINT | |
| FOUND MONUMENT | |
| SET MONUMENT | |
| IRRIGATION VALVE | |
| WATER VALVE | |
| CURB STOP | |
| FIRE HYDRANT | |
| FROST FREE HYDRANT | |
| SANITARY SEWER MANHOLE | |
| COMMUNICATION MANHOLE | |
| STORM SEWER MANHOLE | |
| STORM DRAIN INLET | |
| SIGN | |
| PROPANE METER | |
| ELECTRIC METER | |
| ELECTRIC PEDESTAL | |
| ELECTRICAL/COMM. DROP | |
| COMMUNICATIONS PEDESTAL | |
| METAL POST | |
| BOLLARD | |
| LAMP POST | |
| POWER POLE | |
| GUY WIRE | |
| TREE - CONIFEROUS | |
| TREE - DECIDUOUS | |
| APPROACH | |
| EDGE OF GRAVEL | |
| CURB AND GUTTER | |
| METAL FENCE | |
| CHAIN-LINK FENCE | |
| GATE | |
| WATER MAIN | W |
| WATER SERVICE LINE | |
| SANITARY SEWER MAIN | SS |
| SANITARY SEWER SERVICE | |
| UNDERGROUND COMM. LINE | UGC |
| UNDERGROUND GAS LINE | GAS |
| UNDERGROUND POWER LINE | UGE |
| OVERHEAD POWER LINE | OHE |
| OVERHEAD COMM. LINE | OHC |
| EDGE OF HEDGE OR BUSH | |
| APPROXIMATE BUILDING EDGE | |
| CONTOUR INTERVAL - 1FT | 3142 |

### VICINITY MAP (NOT TO SCALE)




### NOTES:

1. DATE OF SURVEY: January-April, 2018; Prelim. Plat prepared 06/15/2018
2. PURPOSE OF SURVEY: Minor subdivision.
3. OWNERS OF RECORD: Hillcrest, Inc.
4. SURVEY COMMISSIONED BY: Hillcrest, Inc.
5. Number of Lots: 2
6. Maximum Lot Area: 0.492 Acres (21,420 sq. ft.)
7. Minimum Lot Area: 0.472 Acres (20,580 sq. ft.)
8. Area of Parkland: 0
9. Linear feet of streets: 0
10. Net and gross Acreage: 0.964 Acres
11. Existing and Proposed Zoning: Community Commercial
12. Existing and Proposed Land Use: Commercial
13. Utilities shown on this survey should be considered approximate and should not be used as a reference for excavation. A one-call utility locate request should always be used prior to excavation.

**CERTIFICATE OF SURVEYOR**

I, the undersigned, Dan Stahly, Professional Land Surveyor, do hereby certify that in January-April, 2018, I surveyed Lot 3 of the Sunnyside Subdivision First Filing, and described the same as shown on the accompanying plat and platted in accordance with the provisions of the Montana Subdivision and Platting Act, Section 76-3-101 through 76-3-625, MCA, and the Yellowstone County Subdivision Regulations.
DATED this _____ day of _____ A.D., 20___

_____
Dan Stahly, PLS. (Seal of Surveyor) Registration No

0 15 30 60
IN FEET

**CERTIFICATE OF DEDICATION**

I, the undersigned property owner, do hereby certify that I have caused to be surveyed, subdivided and platted into lots as shown by the plat herunto included, the following described land in Yellowstone County, to-wit:

**LEGAL DESCRIPTION**
Two tracts of land located within the east one half of Section 34, Township 1 North, Range 26 East, Principal Meridian Montana, City of Billings, Yellowstone County, Montana, being more particularly described as the Lot 3 of the Sunnyside Subdivision Plat 1st Filing, according to the official plat filed with the Clerk & Recorder of Yellowstone County, Montana, (Document #300843), containing 0.95 acres or 41,818 square feet.

**DEPARTMENT OF ENVIRONMENTAL QUALITY EXCLUSION**
Lots 3A and 3B are excluded from Department of Environmental Quality review pursuant to ARM 17.36.605(2)(b)(i) "no facilities other than those previously approved exist or will be constructed on the parcel;

and

ARM 17.36.605 (2)(b)(ii) "the division of land will not cause approved facilities to deviate from the conditions of approval, in violation of 76-4-130, MCA."

DATED this _____ day of _____, A.D., 20___

_____
Darryl Rensmon, representative for Hillcrest, Inc.

State of _____
County of _____

This instrument was acknowledged before me on

_____ _____ by
(Date)

_____as
(Name of signee)

_____of
(type of authority)

_____ _____ (party or entity)

_____
(Notary - printed)

_____
(Notary - signed)

Notary Public for the State of:
Residing at:
My commission expires:

**CERTIFICATE OF CITY COUNCIL**
I, _____, City of Billings, Montana, do hereby certify that the accompanying plat has been duly examined and have found the same to conform to the law, approve it, and hereby accept the dedication to public use.

DATED this _____ day of _____, A.D., 20___

CITY OF BILLINGS, MONTANA

BY: _____
Mayor

ATTEST: _____
City Clerk

**CERTIFICATE OF CITY/COUNTY HEALTH DEPARTMENT**

This Certificate of Survey has been reviewed and approved by the Yellowstone City/County Health Department and the State Department of Environmental Quality.

DATED this _____ day of _____, A.D., 20___.

_____
Health Officer/Authorized Representative
Yellowstone County Health Department

**CERTIFICATE OF CITY ATTORNEY**
This document has been reviewed by the City Attorney's office and is acceptable as to form.

DATED this _____ day of _____, A.D., 20___.

Reviewed by: _____

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

DATED this _____ day of _____, A.D., 20___.

_____
(Signature Treasurer of Yellowstone County)

**CERTIFICATE OF EXAMINING LAND SURVEYOR**
I, the undersigned, acting as an Examining Land Surveyor, do hereby certify that I have examined this plat for errors and omissions in drafting.

Dated this _____ day of _____, 20___.

_____
Examining Land Surveyor

**CERTIFICATE OF CLERK AND RECORDER**
I, Jeff Martin, Clerk and Recorder of Yellowstone County, Montana, do hereby certify that the foregoing instrument was filed in my office at ___o'clock, (a.m., or p.m.), this day of , A.D., 20___ , and recorded in Book_____ of Plats on Page _____, as Document No._____, Records of the Clerk and Recorder, Yellowstone County, Montana.

_____
(Signature Clerk and Recorder)


STAHLY ENGINEERING & ASSOCIATES
PROFESSIONAL ENGINEERS & SURVEYORS
www.seaeng.com
2223 MONTANA AVE, STE. 201, BILLINGS, MT 59101, Phone:(406)601-4055, Fax:(406)601-4062
3530 CENTENNIAL DR. HELENA, MT 59601, Phone:(406)442-8594, Fax:(406)442-8557
851 BRIDGER DR. STE. 1 BOZEMAN, MT 59715, Phone:(406)522-9526, Fax:(406)522-9529


**SUBDIVISION PLAT NO. _____**

COUNTY: YELLOWSTONE

PRINCIPAL MERIDIAN, MONTANA

| 1/4 | SEC | T | R |
|---|---|---|---|
| NW | 34 | 01N | 26E |

DESIGNED: _
DRAWN: RH
CHECKED: _
DATE: 07/30/2018

SHEET
1 OF 1

C:\Users\rhartsock\appdata\local\temp\AcPublish_8056\3256-05218 Opportunity Bank in 27th Wk Dep, 24436 Plat (ARTSOCK).dwg, Plotted Jul 30, 2018 - 8:16am

# CITY OF BILLINGS

WILLIAM A. COLE, MAYOR

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


September 10, 2018

Opportunity Bank of Montana
P.O. Box 4999
Helena, MT 59604-4999

Dear Applicant:

On September 10, 2018, the Billings City Council conditionally approved the preliminary plat of Sunnyside Subdivision, Amended Lot 3, Block 5, 1st Filing, subject to the following conditions of approval:

1. To ensure the provision of easements for utilities, prior to final plat approval the subdivider shall provide utility easements on the final plat for proposed water and sewer line as well as those requested by the private utility companies.

2. To ensure public safety and proper placement of USPS postal boxes, prior to final plat approval the applicant will coordinate placement of postal boxes with the USPS and provide a letter from them stating the proposed location is acceptable to the USPS.

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.

Should you have questions please contact Karen Husman at (406) 247-8684 or by email at husmank@ci.billings.mt.us .

Sincerely,

_____
William A. Cole, Mayor

Pc: Stahly Engineering

P Z-18-00075

# SUBDIVISION IMPROVEMENTS AGREEMENT
## Amended Plat of Lot 3, Sunnyside Subdivision – 1st Filing
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**(City of Billings)**


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DRAFT

# SUBDIVISION IMPROVEMENTS AGREEMENT

## Amended Plat of Lot 3, Sunnyside Subdivision – 1st Filing

**This agreement** is made and entered into this ____ day of _____, 20__, by and between Opportunity Bank of Montana, whose address for the purpose of this agreement is P.O. Box 4999, Helena, MT 59604-4999, hereinafter referred to as "Subdivider," and the **CITY OF BILLINGS**, Billings, Montana, hereinafter referred to as "City."

**WITNESSETH:**

**WHEREAS**, the amended plat of *Lot 3, Sunnyside Subdivision – 1st Filing*, located in Yellowstone County, Montana, was submitted to the Yellowstone County Board of Planning; and

**WHEREAS**, at a regular meeting conducted on _____ day of _____, 20__, the City Council conditionally approved an amended preliminary plat of *Lot 3, Sunnyside Subdivision – 1st 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 *Lot 3, Sunnyside Subdivision – 1st 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

There are no variances requested for this subdivision.

### II. CONDITIONS THAT RUN WITH THE LAND

**A.** Lot owners should be aware that there are Covenants, Conditions and Restrictions of the Lot 3, Sunnyside Subdivision – 1st Filing recorded in conjunction with this subdivision that outlines additional requirements specific to this subdivision.

**B.** A geotechnical engineering report was prepared for this development by Terracon Consultants, Inc. titled, *New Commercial Development, Billings, Montana,* dated May 30, 2018. This report details foundation design, pavement and concrete sections, and infiltration rates for stormwater management systems specific to the proposed site improvements.

**C.** No water rights have been transferred to the lot owners.

**D.** There is attached hereto a Waiver waiving the right to protest the creation of the special improvement district or districts 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.

**E.** The subdivider and subsequent contractors/builders acknowledge that there is a Stormwater Pollution and Prevention Plan (SWPPP) 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.

**F.** 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

North 27th Street has a right-of-way width of 80 feet and is fully constructed adjacent to the project limits with curb and gutter and an approximately 60' paved width. No improvements to North 27th Street are proposed with this subdivision.

10th Avenue North has a right-of-way width of 80 feet and is fully constructed adjacent to the project limits with a paved width of approximately 50'. No improvements to 10th Avenue North are proposed with this subdivision.

### B. Sidewalks

An approximately 7' wide concrete sidewalk is currently in place along North 27th Street. A 10' wide boulevard and 5' wide concrete sidewalk will be

constructed along the frontage of the subject parcel along North 27th Street. Timing of the sidewalk improvements will be determined in conjunction with the Montana Department of Transportation and City Engineering.

An approximately 7.5' wide boulevard and 6' wide concrete sidewalk are currently in place along 10th Avenue North. No improvements to the boulevard or sidewalk along 10th Avenue North are proposed with this subdivision other than replacing areas that are damaged during construction of the on-site improvements.

**C. Street Lighting**

There are no street lighting improvements proposed with this subdivision.

**D. Traffic Control Devices**

There are existing stop signs and street signs on 10th Avenue North at the intersection with North 27th Street. There are no additional traffic control devices proposed with this subdivision.

**E. Access**

Legal access will be granted by way of the dedicated right-of-way along North 27th Street via two approaches. A reciprocal access and parking easement will be placed over the parking lot to provide legal, shared access and parking to both lots. The approach locations and configurations will be determined in conjunction with the Montana Department of Transportation and City Engineering.

**F. Billings Area Bikeway and Trail Master Plan**

The Billings Area Bikeway and Trail Master Plan identifies a proposed short-range bike lane along North 27th Street adjacent to this property. This subdivision will not require the construction of any bikeway or trail improvements.

**G. Public Transit**

There are no public transit improvements proposed with this subdivision.

## IV. EMERGENCY SERVICE

Construction of buildings made of combustible materials shall have adequate fire apparatus access roads and water supply (fire hydrants) in place to allow for fire suppression requirements. Prior to the 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.

The City of Billings Fire and Police Departments will provide emergency fire and law enforcement services. Emergency access shall be provided via North 27th

Street. An operational fire hydrant is located in the southwest quadrant of the intersection of North 27th Street and 10th Avenue North.

## 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 complete stormwater management plan shall be submitted to the Engineering Division for review and approval at the time of development.

The proposed stormwater management system will consist of two separate infiltration systems with large diameter perforated pipe. The infiltration system will tie into the City's existing storm sewer system and will include access risers for maintenance purposes.

## 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 and sanitary sewers to the Public Works Department – Engineering Division. The extension/connection of/to water mains and sanitary sewers is subject to the approval of the applications and the conditions of approval. Applications shall be submitted for processing prior to the start of any construction and prior to review and approval of any project plans and specifications.

The Developer/Owner acknowledges that the subdivision shall be subject to the applicable System Development and Franchise Fees in effect at the time new water and/or sanitary sewer service connections are made.

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, Fire Department and the Montana Department of Environmental Quality.

### A. Water

Both proposed lots are currently served by individual water services. No additional water system improvements are proposed for this subdivision.

### B. Sanitary Sewer

Both proposed lots are currently served by individual sanitary sewer services. All existing sanitary sewer services that are located on the lots will be removed and capped at the sanitary sewer main. New sanitary sewer services will be installed at the locations required by the development of the lots.

**C. Power, Telephone, Gas, and Cable Television**

Both proposed lots are currently served by individual power, telephone, gas, and cable television services. No additional power, telephone, gas, or cable television improvements are proposed for this subdivision.

## VII. PARKS/OPEN SPACE

There is no parkland requirement for proposed Lot 3, Sunnyside Subdivision – 1st Filing, as this is a minor subdivision [MCA 76-3-621(3)(a)].

## VIII. IRRIGATION

Both parcels of the subdivision are within the Sunnyside Irrigation District; however, both parcels will utilize private irrigation systems.

## IX. SOILS/GEOTECHNICAL STUDY

A geotechnical engineering report was prepared for this development by Terracon Consultants, Inc. titled, *New Commercial Development, Billings, Montana,* dated May 30, 2018. This report details foundation design, pavement and concrete sections, and infiltration rates for stormwater management systems specific to the proposed site improvements.

## X. PHASING OF IMPROVEMENTS

There are no phases associated with this subdivision.

## XI. FINANCIAL GUARANTEES

Except as otherwise provided, Subdivider shall install and construct said required improvements with cash or by utilizing the mechanics of a private contract secured by letters of credit or a letter of commitment to lend funds from a commercial lender. All engineering and legal work in connection with such improvements shall be paid by the contracting parties pursuant to said private contract, and the improvements shall be installed as approved by the City Engineer and Utility Department Manager.

## 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.

DRAFT

**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" *Opportunity Bank Of Montana*

By: _____

Its: _____

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 *Opportunity Bank of Montana*, who executed the foregoing instrument and acknowledged to me that he/she executed the same.

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

DRAFT

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: _____

DRAFT

# 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 a period of no more than twenty years from the recording of this waiver, for street light maintenance and energy, and for the construction of streets, street widening, sidewalks, survey monuments, street name signs, curb and gutter, street lights, driveways, traffic signals, and traffic control devices, parks and park maintenance, trails, sanitary sewer lines, water lines, storm drains (either within or outside the area), 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:

*Amended Lot 3, Sunnyside Subdivision – 1st Filing*

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

Subdivider/Owner

_____

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 *Subdivider/Owner*, the person who executed the forgoing instrument and acknowledged to me that he/she executed the same.

IN WITNESS WHEROF, 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: _____

DRAFT

**Consent** **1. O. 1.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Payment of Claims August 13, 2018

**PRESENTED BY:** Andy Zoeller

**Department:** City Hall Administration

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

Claims in the amount of $1,165,848.14 have been audited and are presented for City Council payment approval. A complete listing of the claims dated August 13, 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

council memo 81318

| Check Date | Check # | Name | Fund Name | Amount | Item Desc |
|---|---|---|---|---|---|
| 08/13/2018 | 815723 | A & I Distributors | Fleet | $ 122.54 | 3155583 PO NUM 306302 |
| 08/13/2018 | 815723 | A & I Distributors | Transit | $ 428.58 | 3157198 |
| 08/13/2018 | 815723 | A & I Distributors | Transit | $ 92.95 | 3159948 |
| 08/13/2018 | 815723 | A & I Distributors | Fleet | $ 276.06 | 3162724 PO NUM 306302 |
| 08/13/2018 | 815723 | A & I Distributors | Solid Waste | $ 285.38 | Auto Shut off Nozzle for the oil barrels |
| 08/13/2018 | 815723 | A & I Distributors | Solid Waste | $ 557.70 | DEF for the Garbage trucks 3162478 |
| 08/13/2018 | 815723 | A & I Distributors | Solid Waste | $ 557.70 | DEF for the Landfill Equipment |
| 08/13/2018 | 815723 | A & I Distributors | Airport | $ 428.58 | Invoice #3157196. Stock Order Hydraulic Fluid |
| 08/13/2018 | 815723 | A & I Distributors | Transit | $ 857.16 | Invoice #3165274. Hydraulic Fluid for MET Lift |
| 08/13/2018 | 815723 | A & I Distributors | Water | $ 37.18 | NONSTOCKING ITEMS-P.U.D. |
| 08/13/2018 | 815723 | A & I Distributors | Fleet | $ 3,022.40 | 3155583 PO NUM 306302 |
| 08/13/2018 | 815723 | A & I Distributors | Transit | $ 1,713.68 | 3159948 PO NUM 306302 |
| 08/13/2018 | 815723 | A & I Distributors | Wastewater | $ 148.72 | NONSTOCKING ITEMS-P.U.D. |
| 08/13/2018 | 815723 | A & I Distributors | Fleet | $ 170.98 | 3155583 PO NUM 306302 |
| 08/13/2018 | 815723 | A & I Distributors | Fleet | $ 356.40 | 3158225 PO NUM 306302 |
| 08/13/2018 | 815723 | A & I Distributors | Fleet | $ 548.39 | 3159843 PO NUM 306302 |
| 08/13/2018 | 815723 | A & I Distributors | Fleet | $ 2,439.23 | 3159843 PO NUM 306302 |
| 08/13/2018 | 815723 | A & I Distributors | Street/Traffic Oper | $ 278.85 | 3158830 |
| 08/13/2018 | 815724 | A+ Electric Motor Repair | General | $ 2,997.58 | Pump motor repair at South pool |
| 08/13/2018 | 815735 | Anderson Service Inc | General | $ 3,725.07 | 15295 |
| 08/13/2018 | 815736 | Archie Cochrane | Public Safety | $ 218.63 | 5250911 |
| 08/13/2018 | 815736 | Archie Cochrane | Transit | $ 756.78 | 5252566 |
| 08/13/2018 | 815736 | Archie Cochrane | Public Safety | $ 147.10 | 5251044 |
| 08/13/2018 | 815736 | Archie Cochrane | Transit | $ 58.67 | 5252917 |
| 08/13/2018 | 815736 | Archie Cochrane | Public Safety | $ 111.28 | 5250957 |
| 08/13/2018 | 815736 | Archie Cochrane | Transit | $ (225.00) | 5252661 |
| 08/13/2018 | 815736 | Archie Cochrane | Public Safety | $ 35.89 | 5251158 |
| 08/13/2018 | 815736 | Archie Cochrane | Public Safety | $ 93.09 | 5251113 |
| 08/13/2018 | 815736 | Archie Cochrane | Public Safety | $ 75.39 | 5251070 |
| 08/13/2018 | 815736 | Archie Cochrane | Transit | $ 208.71 | 5253010 |
| 08/13/2018 | 815736 | Archie Cochrane | Public Safety | $ 119.97 | 5251384 |
| 08/13/2018 | 815736 | Archie Cochrane | Public Safety | $ 30.16 | 5251520 |
| 08/13/2018 | 815736 | Archie Cochrane | Public Safety | $ 801.01 | 5251818 |
| 08/13/2018 | 815736 | Archie Cochrane | Public Safety | $ 379.70 | 5251981 |

| Check Date | Check # | Name | Fund Name | Amount | Item Desc |
|---|---|---|---|---|---|
| 08/13/2018 | 815736 | Archie Cochrane | Public Safety | $ 276.99 | 5251990 |
| 08/13/2018 | 815737 | Associated Employers Of MT | Public Safety | $ 275.00 | Inv. #19-103887 |
| 08/13/2018 | 815737 | Associated Employers Of MT | Wastewater | $ 6,475.07 | Inv. 19-103375 |
| 08/13/2018 | 815739 | Auto Trim Design | Capital Replacement | $ 1,450.00 | TRUCK TOPPER/FIRE UNIT #4077 |
| 08/13/2018 | 815739 | Auto Trim Design | Capital Replacement | $ 1,450.00 | UNIT 4094/TRUCK TOPPER 2018 RAM |
| 08/13/2018 | 815742 | Big Sky Linen & Uniform | Public Safety | $ 33.41 | 1076 JUL2018/FIRE & 911 LINEN SERVICE |
| 08/13/2018 | 815742 | Big Sky Linen & Uniform | Public Safety | $ 274.40 | 1076 JUL2018/FIRE & 911 LINEN SERVICE |
| 08/13/2018 | 815742 | Big Sky Linen & Uniform | Water | $ 199.20 | 2600 AUG 2018; JULY UNIFORM FEES |
| 08/13/2018 | 815742 | Big Sky Linen & Uniform | Water | $ 31.20 | 2600 AUG 2018; JULY UNIFORM FEES |
| 08/13/2018 | 815742 | Big Sky Linen & Uniform | Water | $ 763.58 | 2600 AUG 2018; JULY UNIFORM FEES |
| 08/13/2018 | 815742 | Big Sky Linen & Uniform | Water | $ 390.60 | 2600 AUG 2018; JULY UNIFORM FEES |
| 08/13/2018 | 815742 | Big Sky Linen & Uniform | Wastewater | $ 9.60 | 2600 AUG 2018; JULY UNIFORM FEES |
| 08/13/2018 | 815742 | Big Sky Linen & Uniform | Wastewater | $ 839.63 | 2600 AUG 2018; JULY UNIFORM FEES |
| 08/13/2018 | 815742 | Big Sky Linen & Uniform | Wastewater | $ 260.40 | 2600 AUG 2018; JULY UNIFORM FEES |
| 08/13/2018 | 815747 | Billings Depot Inc | P.W. Admin | $ 1,720.96 | 471; 2017 CAM & PROPERTY TAX ADJUSTMENTS |
| 08/13/2018 | 815747 | Billings Depot Inc | Engineering | $ 2,581.43 | 471; 2017 CAM & PROPERTY TAX ADJUSTMENTS |
| 08/13/2018 | 815752 | Broadway Property | Police Programs | $ 5,008.00 | Rent &Utilities- July/August 2018- Target Investments. |
| 08/13/2018 | 815758 | Cayton Excavation Inc | Wastewater | $ 11,761.20 | Sanitary Sewer Extension 3321 37th St W |
| 08/13/2018 | 815759 | Century Link | Airport | $ 36.63 | 406-245-1044 Airport Terminal Power M |
| 08/13/2018 | 815759 | Century Link | EOC 911 | $ 7,308.43 | 406-255-9700 E911 |
| 08/13/2018 | 815759 | Century Link | Airport | $ 56.98 | 406-252-0721 Airport 1FB Line |
| 08/13/2018 | 815759 | Century Link | Transit | $ 50.57 | 406-254-7038 MET Transit |
| 08/13/2018 | 815759 | Century Link | Parking | $ 49.17 | 406-252-2041 Park 2 Elevator Phone |
| 08/13/2018 | 815759 | Century Link | Airport | $ 98.34 | 406-252-9412 Airport |
| 08/13/2018 | 815759 | Century Link | Information Resources | $ 37.29 | 406-245-4437 Kenco Security Alarm IT Alarm |
| 08/13/2018 | 815759 | Century Link | Telephone System | $ 123.12 | 406-657-3009 PUD Measured Lines 406-247-8579 |
| 08/13/2018 | 815759 | Century Link | Public Safety | $ 37.67 | 406-245-1743 Fire Elevator |
| 08/13/2018 | 815759 | Century Link | Parking | $ 43.63 | 406-657-3054 Park 1 Elevator Phone |
| 08/13/2018 | 815759 | Century Link | Telephone System | $ 79.49 | 406-252-3774 BOC Measured Lines 406-252-3789 |
| 08/13/2018 | 815759 | Century Link | EOC 911 | $ 0.58 | 406-255-9702 E911 Backup Line 4 Call Reroute |
| 08/13/2018 | 815759 | Century Link | Solid Waste | $ 62.40 | 406-245-7193 Solid Waste Landfill |
| 08/13/2018 | 815759 | Century Link | Wastewater | $ 36.63 | 406-259-2328 PUD Sahara Sand Lift Station |
| 08/13/2018 | 815759 | Century Link | Street/Traffic Oper | $ 50.57 | 406-259-3298 PW Traffic 3728 McDougall |
| 08/13/2018 | 815759 | Century Link | Telephone System | $ 56.74 | Library 6 lines (4) Library(2) Phone |

| Check Date | Check # | Name | Fund Name | Amount | Item Desc |
|---|---|---|---|---|---|
| 08/13/2018 | 815759 | Century Link | Telephone System | $ 2,630.26 | 406-657-8377 Main System Centrex |
| 08/13/2018 | 815759 | Century Link | Library | $ 170.20 | Library 6 lines (4) Library (2) Phone |
| 08/13/2018 | 815759 | Century Link | General | $ 36.63 | 406-657-3014 Parks 3890 Stillwater |
| 08/13/2018 | 815759 | Century Link | Telephone System | $ 75.34 | Airport Measured Lines |
| 08/13/2018 | 815759 | Century Link | General | $ 40.84 | 406-652-8403 Stewart Park Batting Cages |
| 08/13/2018 | 815759 | Century Link | Public Safety | $ 36.73 | 406-245-6600 Crime Prevention Alarm |
| 08/13/2018 | 815759 | Century Link | Public Safety | $ 49.17 | 406-655-0728 Fire Maintenance Shop |
| 08/13/2018 | 815759 | Century Link | Street/Traffic Oper | $ 36.63 | 406-245-9906 PW Traffic Signal 4th 27 |
| 08/13/2018 | 815759 | Century Link | General | $ 53.15 | 406-652-5507 Parks |
| 08/13/2018 | 815759 | Century Link | Solid Waste | $ 116.09 | 406-245-9820 Solid Waste Landfil |
| 08/13/2018 | 815759 | Century Link | General | $ 49.17 | 406-652-0269 Cemetery FAX Line |
| 08/13/2018 | 815759 | Century Link | Telephone System | $ 81.75 | 406-248-9124 Met Measured Lines 406-248-9179 |
| 08/13/2018 | 815759 | Century Link | Street/Traffic Oper | $ 37.67 | 406-652-8104 PW Traffic Signal 24 Central |
| 08/13/2018 | 815764 | Clean Harbors Environmental | Solid Waste | $ 4,708.41 | HHW Materials Management at the Landfill |
| 08/13/2018 | 815770 | Creative Monograms | Police Programs | $ 2,654.60 | Beat the Heat glasses. |
| 08/13/2018 | 815772 | CTA Inc | EOC 911 | $ 28,230.55 | 911 Center Architect and Engineering Services |
| 08/13/2018 | 815780 | Downtown Billings BID, Inc. | Tax Increment N 27th | $ 16,578.34 | Implementation of Battle of the Plans Program |
| 08/13/2018 | 815782 | Duval Ford LLC | Capital Replacement | $141,838.00 | Contract SPB18-0032JK. Fleet Services |
| 08/13/2018 | 815783 | Ebms | City Health Ins Fund | $ 1,485.00 | August 2018 Fee Breakdown |
| 08/13/2018 | 815783 | Ebms | City Health Ins Fund | $ 25,554.80 | August 2018 Fee Breakdown |
| 08/13/2018 | 815783 | Ebms | City Health Ins Fund | $ 55,044.40 | August 2018 Fee Breakdown |
| 08/13/2018 | 815783 | Ebms | City Health Ins Fund | $ 850.50 | August 2018 Fee Breakdown |
| 08/13/2018 | 815783 | Ebms | City Health Ins Fund | $ 1,977.00 | August 2018 Fee Breakdown |
| 08/13/2018 | 815783 | Ebms | City Health Ins Fund | $ 4,646.40 | August 2018 Fee Breakdown |
| 08/13/2018 | 815788 | Enterprise Rent-A-Car | Police Programs | $ 45,753.00 | UC vehicle rental. Receipts on file at the BPD. |
| 08/13/2018 | 815792 | Folsom Associates | Wastewater | $ 21,850.00 | TUTHILL PUMP MODEL #330-DI |
| 08/13/2018 | 815792 | Folsom Associates | Wastewater | $ 358.09 | 8325; ADD FREIGHT TO PO |
| 08/13/2018 | 815800 | Guardian Security Inc | Library | $ 8,849.28 | Invoice 293 Security service July 2018 |
| 08/13/2018 | 815803 | HDR, Inc. | Solid Waste | $140,433.37 | WO 17-12 Landfill Drop-off Facility |
| 08/13/2018 | 815803 | HDR, Inc. | Water | $ 5,937.73 | WO 18-16 Filter Bldg Console Replacement |
| 08/13/2018 | 815803 | HDR, Inc. | Solid Waste | $ 3,346.17 | WO 18-17 CNG Backup Compressor |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 13.19 | 35635644 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 15.90 | 35635645 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 35.11 | 35635645 |

| Check Date | Check # | Name | Fund Name | Amount | Item Desc |
|---|---|---|---|---|---|
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 16.95 | 35556044 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 44.14 | 35556044 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 32.18 | 35556044 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 91.85 | 35556044 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 8.39 | 35635648 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 18.39 | 35635649 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 791.96 | 35635649 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 963.42 | 35635649 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 60.61 | 35635649 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 10.17 | 35635647 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 165.58 | 35635646 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 30.64 | 35635646 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 19.22 | 35643879 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 52.48 | 35643879 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 89.89 | 35643879 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 25.62 | 35643880 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 32.32 | 35643880 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 13.77 | 35613878 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 98.41 | 35643881 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 88.73 | 35643881 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 9.59 | 35643881 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 9.19 | 35643881 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 37.58 | 35643881 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 34.91 | 35654257 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 60.08 | 35654257 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 59.75 | 35643883 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 239.85 | 35643884 |
| 08/13/2018 | 815810 | Ingram Library Services Inc. | Library | $ 23.00 | 35643882 |
| 08/13/2018 | 815812 | Insight Public Sector | Information Resources | $ 14,070.00 | Maintenance renewal- 14 Veeam Licenses software |
| 08/13/2018 | 815812 | Insight Public Sector | Public Safety | $ 80.00 | FZ-VSTQ11U PANASONIC HAND STRAP |
| 08/13/2018 | 815812 | Insight Public Sector | Public Safety | $ 750.00 | Port Replicator |
| 08/13/2018 | 815814 | Interstate Power Systems | Solid Waste | $ 451.40 | C007046803.01 |
| 08/13/2018 | 815814 | Interstate Power Systems | Public Safety | $ 26.00 | C007046711.01 |
| 08/13/2018 | 815814 | Interstate Power Systems | Transit | $ (4,200.00) | C007046911:01 |

| Check Date | Check # | Name | Fund Name | Amount | Item Desc |
|---|---|---|---|---|---|
| 08/13/2018 | 815814 | Interstate Power Systems | Public Safety | $ 305.54 | C007046711.01 |
| 08/13/2018 | 815814 | Interstate Power Systems | Transit | $ 9,569.96 | C007046836:01 |
| 08/13/2018 | 815814 | Interstate Power Systems | Solid Waste | $ 20.64 | C007046803.01 |
| 08/13/2018 | 815814 | Interstate Power Systems | Solid Waste | $ 730.09 | C007046824.01 |
| 08/13/2018 | 815815 | ISI Telemanagement Solutions | Telephone System | $ 5,685.00 | Call Accounting Maintenance Renewa |
| 08/13/2018 | 815815 | ISI Telemanagement Solutions | Telephone System | $ 3,021.00 | Renewal Rate Table Subscription |
| 08/13/2018 | 815815 | ISI Telemanagement Solutions | Telephone System | $ 602.00 | Renewal SCANNEX 32MB Box no modem kit |
| 08/13/2018 | 815816 | J & J Concrete Inc. | Sidewalk Construction | $ 31,742.31 | WO 18-02 Misc Developer |
| 08/13/2018 | 815816 | J & J Concrete Inc. | Gas Tax | $ 52,328.05 | WO 18-02 Misc Developer |
| 08/13/2018 | 815825 | Knife River (JTL Group Inc.) | Gas Tax | $ 66,000.83 | WO 18-05 54th St W & Rimrock Rd Signal |
| 08/13/2018 | 815825 | Knife River (JTL Group Inc.) | Street/Traffic Oper | $ 1,556.50 | asphalt |
| 08/13/2018 | 815825 | Knife River (JTL Group Inc.) | Street/Traffic Oper | $ 1,471.86 | asphalt |
| 08/13/2018 | 815825 | Knife River (JTL Group Inc.) | Street/Traffic Oper | $ 860.10 | asphalt |
| 08/13/2018 | 815825 | Knife River (JTL Group Inc.) | Street/Traffic Oper | $ 584.65 | asphalt |
| 08/13/2018 | 815825 | Knife River (JTL Group Inc.) | Street/Traffic Oper | $ 657.80 | asphalt |
| 08/13/2018 | 815825 | Knife River (JTL Group Inc.) | Street/Traffic Oper | $ 62.96 | 1 1/2" crushed base |
| 08/13/2018 | 815825 | Knife River (JTL Group Inc.) | Street/Traffic Oper | $ 3,086.05 | asphalt |
| 08/13/2018 | 815825 | Knife River (JTL Group Inc.) | Street/Traffic Oper | $ 125.95 | asphalt |
| 08/13/2018 | 815825 | Knife River (JTL Group Inc.) | Street/Traffic Oper | $ 220.55 | asphalt |
| 08/13/2018 | 815825 | Knife River (JTL Group Inc.) | Street/Traffic Oper | $ 8,768.10 | asphalt |
| 08/13/2018 | 815843 | Midland Electric Company | Street/Traffic Oper | $ 2,819.00 | street lights on west side of division street |
| 08/13/2018 | 815850 | MT Waterworks | Street/Traffic Oper | $ 192.26 | adjustable water lids |
| 08/13/2018 | 815850 | MT Waterworks | Water | $ 400.00 | CURB BOX 1-1/2" TAP - 6 1/2' (MINNESOTA) |
| 08/13/2018 | 815850 | MT Waterworks | Water | $ 143.12 | 3/4 COMPRESSION CPLG SLIP |
| 08/13/2018 | 815850 | MT Waterworks | Water | $ 880.36 | 8 X 20 CI-FC REPAIR CLMP |
| 08/13/2018 | 815850 | MT Waterworks | Water | $ 2,488.80 | 6X15 C1 FC REPAIR CLAMP - F1-724 X 15 SH |
| 08/13/2018 | 815850 | MT Waterworks | Water | $ 92.88 | KRYLON - ULTRA FLAT BLACK P/N: K01602A07 |
| 08/13/2018 | 815850 | MT Waterworks | Water | $ 425.88 | 6" HYMAX COUPLING |
| 08/13/2018 | 815850 | MT Waterworks | Water | $ 644.36 | 6X30 CI-FC REPAIR CLAMP- - F1-724 X 30 -SH |
| 08/13/2018 | 815850 | MT Waterworks | Water | $ 1,183.32 | 8 X 30 C1-FC REP/CLAMP |
| 08/13/2018 | 815850 | MT Waterworks | Water | $ 389.00 | 8 X 15 X CC4  REPAIR CLAM |
| 08/13/2018 | 815850 | MT Waterworks | Water | $ 168.00 | MARKING PAINT GREEN - GREEN SP P/N: S03631 |
| 08/13/2018 | 815850 | MT Waterworks | Water | $ 411.54 | 12 X 15-SH CI-FC REP CLMP - F1-1350 X 15-SH |
| 08/13/2018 | 815850 | MT Waterworks | Water | $ 376.84 | 12 X 30-SH CI-FC REP CLMP |

| Check Date | Check # | Name | Fund Name | Amount | Item Desc |
|---|---|---|---|---|---|
| 08/13/2018 | 815852 | NeighborWorks Montana | CDBG | $ 34,085.05 | CHDO NeighborWorks MT Riverfront Pointe |
| 08/13/2018 | 815859 | NorthWestern Energy | Library | $ 9,273.53 | Account 3039007-4 Library July 2018 |
| 08/13/2018 | 815859 | NorthWestern Energy | Public Safety | $ 357.27 | FIRE 6 - MONTHLY ELECTRICAL CHARGES |
| 08/13/2018 | 815859 | NorthWestern Energy | Airport | $ 123.86 | 0712535-4. Employee Parking. July 2018 |
| 08/13/2018 | 815859 | NorthWestern Energy | Airport | $ 17.80 | 0712797-0. Gate 9. July 2018 |
| 08/13/2018 | 815859 | NorthWestern Energy | Airport | $ 18.03 | 0712795-4. Gate 17. July 2018 |
| 08/13/2018 | 815859 | NorthWestern Energy | Airport | $ 17.79 | 0712791-3. Gate 16. July 2018 |
| 08/13/2018 | 815859 | NorthWestern Energy | Airport | $ 7.05 | 07127813-5. Burnpit. July 2018 |
| 08/13/2018 | 815859 | NorthWestern Energy | Airport | $ 17.42 | 0719759-3. Gate 12. July 2018 |
| 08/13/2018 | 815859 | NorthWestern Energy | Airport | $ 19.71 | 0719760-1. Gate 14. July 2018 |
| 08/13/2018 | 815859 | NorthWestern Energy | Airport | $ 17.07 | 0720296-3. Gate 29. July 2018 |
| 08/13/2018 | 815859 | NorthWestern Energy | Airport | $ 17.91 | 0719762-7. Gate 13. July 2018 |
| 08/13/2018 | 815859 | NorthWestern Energy | Airport | $ 13.20 | 0719761-9. Gate 15. July 2018 |
| 08/13/2018 | 815859 | NorthWestern Energy | Airport | $ 18.56 | 2114868-9. Runway Weather System. July 2018 |
| 08/13/2018 | 815859 | NorthWestern Energy | Airport | $ 5.85 | 0712805-1. IP-10. July 2018 |
| 08/13/2018 | 815860 | Olympus Technical Services | Solid Waste | $ 4,151.62 | Soil Sampling- stormwater breech at the Landfill |
| 08/13/2018 | 815862 | Ozark Materials LLC | Street/Traffic Oper | $ 7,557.00 | 3 white totes of paint |
| 08/13/2018 | 815862 | Ozark Materials LLC | Street/Traffic Oper | $ 2,299.20 | 2 pallets of white 5 gal buckets |
| 08/13/2018 | 815862 | Ozark Materials LLC | Street/Traffic Oper | $ 17,998.75 | 7 totes of yellow paint |
| 08/13/2018 | 815868 | Potters Industries LLC | Street/Traffic Oper | $ 14,520.00 | glass beads for painting |
| 08/13/2018 | 815869 | Public Utilities | Parking | $ 225.00 | 102418 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 250.02 | 136087 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 321.66 | 136082 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 1,276.48 | 136099 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 1,849.51 | 136100 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 384.90 | 136101 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 5,687.93 | 136103 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 17.51 | 136112 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 43.97 | 136115 |
| 08/13/2018 | 815869 | Public Utilities | Airport | $ 15,221.27 | 136516 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 249.08 | 148074 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 2,416.74 | 148398 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 254.08 | 148423 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 1,499.59 | 148654 |

| Check Date | Check # | Name | Fund Name | Amount | Item Desc |
|---|---|---|---|---|---|
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 334.24 | 148702 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 926.71 | 158252 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 94.21 | 163944 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 1,515.26 | 164211 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 7,215.90 | 164212 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 2,622.70 | 166674 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 624.11 | 168362 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 1,879.33 | 175850 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 184.14 | 176577 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 220.29 | 177710 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 16.44 | 179987 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 1,437.62 | 180090 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 136.47 | 180091 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 475.80 | 180092 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 100.36 | 187900 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 2,180.82 | 192352 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 678.60 | 201942 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 12,095.33 | 236250 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 2,722.74 | 242652 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 40.66 | 136111 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 2,040.46 | 136108 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 773.17 | 136093 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 4,997.04 | 136095 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 30.36 | 136096 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 219.24 | 136098 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 8,782.83 | 136092 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 3,473.09 | 136091 |
| 08/13/2018 | 815869 | Public Utilities | Parks Maintenance | $ 2,965.25 | 136090 |
| 08/13/2018 | 815869 | Public Utilities | General | $ 375.02 | 136087 |
| 08/13/2018 | 815871 | Public Works-Administration | Water | $ 7,080.80 | PWU July 2018 Engineering Permits |
| 08/13/2018 | 815871 | Public Works-Administration | Water | $ 390.00 | PWU July 2018 Engineering Permits - Pipe Bursting |
| 08/13/2018 | 815871 | Public Works-Administration | Water | $ 5,040.00 | PWU July Engineering Permits - Watermain Repair |
| 08/13/2018 | 815876 | RDO Equipment Co. | Solid Waste | $ 2,149.56 | Parts for Landfill Equipment P37903 |
| 08/13/2018 | 815876 | RDO Equipment Co. | Solid Waste | $ 1,071.96 | Parts for Landfill Equipment P37904 |

| Check Date | Check # | Name | Fund Name | Amount | Item Desc |
|---|---|---|---|---|---|
| 08/13/2018 | 815892 | St Vincent Occupational Health | General | $ 1,435.00 | Inv. #53299 |
| 08/13/2018 | 815892 | St Vincent Occupational Health | Public Safety | $ 425.00 | Inv. #53299 |
| 08/13/2018 | 815892 | St Vincent Occupational Health | Public Safety | $ 80.00 | Inv. #53299 |
| 08/13/2018 | 815892 | St Vincent Occupational Health | Water | $ 47.50 | Inv. #53299 |
| 08/13/2018 | 815892 | St Vincent Occupational Health | Water | $ 114.00 | Inv. #53299 |
| 08/13/2018 | 815892 | St Vincent Occupational Health | Wastewater | $ 47.50 | Inv. #53299 |
| 08/13/2018 | 815892 | St Vincent Occupational Health | Wastewater | $ 76.00 | Inv. #53299 |
| 08/13/2018 | 815892 | St Vincent Occupational Health | Solid Waste | $ 285.00 | Inv. #53299 |
| 08/13/2018 | 815892 | St Vincent Occupational Health | Airport | $ 235.00 | Inv. #53299 |
| 08/13/2018 | 815892 | St Vincent Occupational Health | Transit | $ 95.00 | Inv. #53299 |
| 08/13/2018 | 815892 | St Vincent Occupational Health | Transit | $ 195.00 | Inv. #53299 |
| 08/13/2018 | 815892 | St Vincent Occupational Health | Fleet | $ 145.00 | Inv. #53299 |
| 08/13/2018 | 815892 | St Vincent Occupational Health | City Health Ins Fund | $ 720.00 | Inv. #53299 |
| 08/13/2018 | 815895 | Stewart Title Company | CDBG | $ 15,000.00 | FTHB Kate Kay purchasing 1647 Roadrunner Place |
| 08/13/2018 | 815897 | Sysco Montana, Inc. | General | $ 22.12 | Food for Rose Pool concessions #143862807 |
| 08/13/2018 | 815897 | Sysco Montana, Inc. | General | $ 41.41 | Food for Rose Pool concessions #143861062 |
| 08/13/2018 | 815897 | Sysco Montana, Inc. | General | $ 782.85 | Food for Rose Pool concessions #143859407 |
| 08/13/2018 | 815897 | Sysco Montana, Inc. | General | $ 159.46 | Food for Rose Pool concessions #143864850 |
| 08/13/2018 | 815897 | Sysco Montana, Inc. | General | $ 719.74 | Food for Rose Pool concessions #143869359 |
| 08/13/2018 | 815897 | Sysco Montana, Inc. | General | $ 137.08 | Food for Rose Pool concessions #143873180 |
| 08/13/2018 | 815897 | Sysco Montana, Inc. | General | $ 222.89 | Food for Rose Pool concessions #143873226 |
| 08/13/2018 | 815897 | Sysco Montana, Inc. | General | $ 634.11 | Food for Rose Pool concessions #143880001 |
| 08/13/2018 | 815897 | Sysco Montana, Inc. | General | $ 163.56 | Food for Rose Pool concessions #143866654 |
| 08/13/2018 | 815897 | Sysco Montana, Inc. | General | $ 118.28 | Food for Rose Pool concessions #143871588 |
| 08/13/2018 | 815903 | Town & Country Supply | Public Safety | $ 486.56 | 310279:FIRE 3 DIESEL |
| 08/13/2018 | 815903 | Town & Country Supply | Public Safety | $ 608.20 | 310279:FIRE 5 DIESEL |
| 08/13/2018 | 815903 | Town & Country Supply | Water | $ 449.10 | NONSTOCKING ITEMS-P.U.D. |
| 08/13/2018 | 815903 | Town & Country Supply | Public Safety | $ 442.77 | 310279:FIRE 1 DIESEL |
| 08/13/2018 | 815903 | Town & Country Supply | Airport | $ 21,828.14 | Invoice #310019.  QTA Car Rental Fuel |
| 08/13/2018 | 815903 | Town & Country Supply | Public Safety | $ 1,159.56 | 310279:FIRE 1 UNLEADED |
| 08/13/2018 | 815907 | Treasure State Electrical | Transit | $ 12,690.00 | LED lights for Stewart Park |
| 08/13/2018 | 815917 | Western States Automation LLC | Water | $ 3,352.59 | 8524; STAPLES Z4 VAULT |
| 08/13/2018 | 815924 | Yellowstone County Finance Dpt | Public Safety | $ 38,000.00 | July 2018 Jail Boarders |
| 08/13/2018 | 815924 | Yellowstone County Finance Dpt | Parking | $ 1,900.11 | July_2018 County Lot Meter Collections |

**Consent** **1. O. 2.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Payment of Claims August 20, 2018

**PRESENTED BY:** Andy Zoeller

**Department:** City Hall Administration

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

Claims in the amount of $2,458,703.52 have been audited and are presented for City Council payment approval. A complete listing of the claims dated August 20, 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

councilmemo82018

| Check Date | Check # | Name | Fund Name | Amount | Item Desc |
|---|---|---|---|---|---|
| 08/20/2018 | 816215 | Addictions Consulting | Municipal Court Grants | $ 3,575.34 | BAMCTC Evaluation |
| 08/20/2018 | 816219 | Air Controls-Billings Inc | Water | $ 2,597.83 | LAB A/C UNIT REPAIR |
| 08/20/2018 | 816219 | Air Controls-Billings Inc | Parking | $ 2,675.00 | INSTALLED AC CONDENSER IN PARKING BOOTH |
| 08/20/2018 | 816224 | American Title & Escrow | CDBG | $ 25,100.00 | ESTABLISH REHAB PROGRAM FUNDS/ 1420 Avenue. D |
| 08/20/2018 | 816227 | Archie Cochrane | Public Safety | $ 286.64 | 5252073 |
| 08/20/2018 | 816227 | Archie Cochrane | Public Safety | $ 52.97 | 5252748 |
| 08/20/2018 | 816227 | Archie Cochrane | Transit | $ 293.33 | 5253963 |
| 08/20/2018 | 816227 | Archie Cochrane | Public Safety | $ 163.56 | 5252145 |
| 08/20/2018 | 816227 | Archie Cochrane | Solid Waste | $ 114.52 | 5252849 |
| 08/20/2018 | 816227 | Archie Cochrane | Public Safety | $ 276.92 | 5252204 |
| 08/20/2018 | 816227 | Archie Cochrane | Public Safety | $ 23.74 | 5253103 |
| 08/20/2018 | 816227 | Archie Cochrane | Public Safety | $ 276.92 | 5252227 |
| 08/20/2018 | 816227 | Archie Cochrane | Public Safety | $ 12.80 | 5253103 |
| 08/20/2018 | 816227 | Archie Cochrane | Public Safety | $ 73.87 | 5252250 |
| 08/20/2018 | 816227 | Archie Cochrane | Public Safety | $ 276.92 | 5252368 |
| 08/20/2018 | 816227 | Archie Cochrane | Public Safety | $ 165.95 | 5252387 |
| 08/20/2018 | 816227 | Archie Cochrane | Public Safety | $ 1,367.90 | 5252387 |
| 08/20/2018 | 816227 | Archie Cochrane | Public Safety | $ 228.26 | 5252444 |
| 08/20/2018 | 816227 | Archie Cochrane | Public Safety | $ 22.92 | 5252451 |
| 08/20/2018 | 816227 | Archie Cochrane | Public Safety | $ (400.00) | 5253071 |
| 08/20/2018 | 816228 | Askin Construction LLC | Sidewalk Construction | $ 4,084.54 | WO 18-10 Poet Streets - Overlay & Curb; 4 WO1810 Askin |
| 08/20/2018 | 816228 | Askin Construction LLC | Gas Tax | $ 98,028.91 | WO 18-10 Poet Streets - Overlay & Curb; 4 WO1810 Askin |
| 08/20/2018 | 816243 | Billings Kubota | Wastewater | $ 24,300.00 | 2 NEW 60" CUT SIDE DISCHARGE, DIESEL DRIVE MOWERS |
| 08/20/2018 | 816245 | Border States Electric | Water | $ 216.62 | 915615090; OXBOW RES LEVEL IND- WTP |
| 08/20/2018 | 816245 | Border States Electric | Water | $ 1,748.70 | 915669411; ANALOG CARD |
| 08/20/2018 | 816245 | Border States Electric | Wastewater | $ 170.99 | 915673494; REPLACEMNT WIRE 104 BLOWER WE |
| 08/20/2018 | 816245 | Border States Electric | Wastewater | $ 41.53 | 915681019; OUTLET FOR EFFLUENT FLOW |
| 08/20/2018 | 816245 | Border States Electric | Wastewater | $ 683.34 | 915718627; MACGRATOR SWITCH |
| 08/20/2018 | 816245 | Border States Electric | Wastewater | $ 615.67 | 915760799; WIRE FOR CONTROL PANEL |
| 08/20/2018 | 816245 | Border States Electric | Water | $ 813.98 | EATON PW9130 1000VA TOWER - UPS 120V (PW9130L1000T-XL) |
| 08/20/2018 | 816245 | Border States Electric | Water | $ 554.19 | ERRUPTABLE POWER SUPPLY |
| 08/20/2018 | 816245 | Border States Electric | Water | $ 126.28 | SURGE PROTECTOR OUTLET - STRIP (P OES) |
| 08/20/2018 | 816245 | Border States Electric | Water | $ 473.55 | SURGE PROTECTOR OUTLET - STRIP P/N: 2106553 |
| 08/20/2018 | 816245 | Border States Electric | Water | $ 34.92 | TYPE "R" WIRE NUT - |

| Check Date | Check # | Name | Fund Name | Amount | Item Desc |
|---|---|---|---|---|---|
| 08/20/2018 | 816245 | Border States Electric | Water | $ 97.20 | CABLE TIE MOUNTING - BRACKET. 100 PER BAG (TC5345A) |
| 08/20/2018 | 816245 | Border States Electric | Water | $ 377.39 | CONDUIT - 3/4 RIGID STEEL - P/N: 162383 |
| 08/20/2018 | 816257 | CMG Construction LLC | Tax Increment South | $ 10,801.97 | Optimist Park-Northern parking lot project |
| 08/20/2018 | 816258 | Commercial Roofing | Airport | $ 62,681.85 | Airport Operations Building Roof Replacement Project |
| 08/20/2018 | 816262 | Co Water Billings Heights | Parks Maintenance | $ 1,915.25 | County water for Uinta account #17140 |
| 08/20/2018 | 816262 | Co Water Billings Heights | General | $ 18.85 | County water for Arrowhead account #13137 |
| 08/20/2018 | 816262 | Co Water Billings Heights | Parks Maintenance | $ 2,835.37 | County water for Twin Oaks account #17196 |
| 08/20/2018 | 816262 | Co Water Billings Heights | Parks Maintenance | $ 2,741.24 | County water for Walden Grove account #30388 |
| 08/20/2018 | 816262 | Co Water Billings Heights | General | $ 83.12 | County water for Cleavenger account #01019 |
| 08/20/2018 | 816262 | Co Water Billings Heights | General | $ 1,413.86 | County water for Arrowhead account #13138 |
| 08/20/2018 | 816262 | Co Water Billings Heights | Parks Maintenance | $ 576.46 | County water for Rolling Hills account #09174 |
| 08/20/2018 | 816262 | Co Water Billings Heights | General | $ 2,709.62 | County water for Hawthorne account #08163 |
| 08/20/2018 | 816262 | Co Water Billings Heights | General | $ 2,000.39 | County water for Primrose account #06100 |
| 08/20/2018 | 816262 | Co Water Billings Heights | Parks Maintenance | $ 592.02 | County water for Luthern account #10112 |
| 08/20/2018 | 816262 | Co Water Billings Heights | Parks Maintenance | $ 1,741.58 | County water for France's account #16219 |
| 08/20/2018 | 816264 | CTA Inc | Wastewater | $ 349.12 | WO 17-22 Belknap Service Center HVAC |
| 08/20/2018 | 816264 | CTA Inc | Water | $ 1,047.38 | WO 17-22 Belknap Service Center HVAC |
| 08/20/2018 | 816264 | CTA Inc | Facilities Mngmt | $ 3,000.00 | LED Exterior Lighting Retrofit Parking Garages 1, 2 & 3 |
| 08/20/2018 | 816266 | Dana Safety Supply Inc | Capital Replacement | $ 433.70 | WHELEN TIR3 TRAFFIC ADVISOR FOR NEW DODGE TRUCK |
| 08/20/2018 | 816266 | Dana Safety Supply Inc | Capital Replacement | $ 338.00 | WEC THIN ION CLEAR SURFACE MOUNT - INSTALLED BY FLEET |
| 08/20/2018 | 816266 | Dana Safety Supply Inc | Capital Replacement | $ 3,911.58 | LIGHTBAR & MOUNTING KIT FOR INCIDENT COMMAND UNIT |
| 08/20/2018 | 816266 | Dana Safety Supply Inc | Capital Replacement | $ 340.00 | WHELEN 100W SPEAKERS FOR TWO FIRE UNITS |
| 08/20/2018 | 816266 | Dana Safety Supply Inc | Capital Replacement | $ 1,776.56 | RADIO, EQUIPMENT CONSOLE FOR DODGE TRUCKS |
| 08/20/2018 | 816269 | DC Frost Associates Inc | Wastewater | $ 4,720.15 | 20880; SEAL KIT & ACC WRF |
| 08/20/2018 | 816273 | Dixie Petro-Chem | Water | $ 3,592.00 | Bulk Chlorine for WTP |
| 08/20/2018 | 816273 | Dixie Petro-Chem | Water | $ 3,592.00 | Bulk Chlorine for WTP |
| 08/20/2018 | 816273 | Dixie Petro-Chem | Water | $ 3,592.00 | Bulk Chlorine for WTP |
| 08/20/2018 | 816275 | DOWL | Storm Sewer | $ 5,532.50 | WO 17-26 62nd and Rimrock Stormwater; 11 4036.21518.01 |
| 08/20/2018 | 816275 | DOWL | Storm Sewer | $ 3,415.00 | WO 18-28 Jackson Street Culvert Replacement; 2 - 4036.21692.01 |
| 08/20/2018 | 816275 | DOWL | Gas Tax | $ 50,625.57 | WO 16-05 Central Ave - Shiloh to 32nd St W;26 - 4024.21144.01 |
| 08/20/2018 | 816275 | DOWL | Gas Tax | $ 337.50 | ADA Ramp Replacement Materials |
| 08/20/2018 | 816278 | Dustbusters | Street/Traffic Oper | $ 9,580.35 | dust supressant for gravel streets |
| 08/20/2018 | 816278 | Dustbusters | Street/Traffic Oper | $ 10,052.87 | dust suppressant for gravel streets |
| 08/20/2018 | 816279 | Duval Ford LLC | Capital Replacement | $ 27,533.00 | 2018 Sedan Police Interceptor Base AWD |

| Check Date | Check # | Name | Fund Name | Amount | Item Desc |
|---|---|---|---|---|---|
| 08/20/2018 | 816290 | First Montana Title Co | CDBG | $ 15,000.00 | FTHB Amy Nash 2526 Zimmerman Trail |
| 08/20/2018 | 816295 | Galles Filter Service | Solid Waste | $ 404.23 | Filters for Landfill Equipment |
| 08/20/2018 | 816295 | Galles Filter Service | Solid Waste | $ 620.30 | Filters for Landfill Equipment |
| 08/20/2018 | 816295 | Galles Filter Service | Solid Waste | $ 412.09 | Filters for Landfill equipment P79996-01 |
| 08/20/2018 | 816295 | Galles Filter Service | Solid Waste | $ 22.07 | Filters for Landfill equipment P79996-02 |
| 08/20/2018 | 816295 | Galles Filter Service | Solid Waste | $ 337.52 | FIlters for Landfill Equipment P80409-01 |
| 08/20/2018 | 816295 | Galles Filter Service | Wastewater | $ 98.92 | NONSTOCKING ITEMS-P.U.D. |
| 08/20/2018 | 816295 | Galles Filter Service | Wastewater | $ 71.10 | P-79761-01; HEADWORKS FILTER- WRF |
| 08/20/2018 | 816295 | Galles Filter Service | Fleet | $ 326.64 | P-79762.01 PO NUM 306305 |
| 08/20/2018 | 816295 | Galles Filter Service | Transit | $ 263.39 | P-79923-01 PO NUM 306305 |
| 08/20/2018 | 816295 | Galles Filter Service | Parking | $ 42.37 | P-79960.01 |
| 08/20/2018 | 816295 | Galles Filter Service | Transit | $ 142.86 | P-80319-01 PO NUM 306305 |
| 08/20/2018 | 816295 | Galles Filter Service | Fleet | $ 208.30 | P-80321-01 PO NUM 306305 |
| 08/20/2018 | 816295 | Galles Filter Service | Transit | $ 51.76 | P-80353-01 |
| 08/20/2018 | 816295 | Galles Filter Service | Water | $ 44.88 | WATER PARTS AND SUPPLIES PO NUM 306240 |
| 08/20/2018 | 816295 | Galles Filter Service | Fleet | $ 49.39 | P-79763.01 PO NUM 306305 |
| 08/20/2018 | 816295 | Galles Filter Service | Parking | $ 24.10 | P-79960.02 |
| 08/20/2018 | 816295 | Galles Filter Service | Fleet | $ 320.95 | P-80410-01 PO NUM 306305 |
| 08/20/2018 | 816295 | Galles Filter Service | Water | $ 44.10 | WATER PARTS AND SUPPLIES PO NUM 306461 |
| 08/20/2018 | 816295 | Galles Filter Service | Fleet | $ 22.29 | P-79802.01 PO NUM 306305 |
| 08/20/2018 | 816295 | Galles Filter Service | Solid Waste | $ 63.11 | P-80116.01 |
| 08/20/2018 | 816295 | Galles Filter Service | Fleet | $ 386.43 | P-80514-01 PO NUM 306305 |
| 08/20/2018 | 816295 | Galles Filter Service | Water | $ 311.39 | WATER PARTS AND SUPPLIES PO NUM 306454 |
| 08/20/2018 | 816295 | Galles Filter Service | Fleet | $ 254.98 | P-79997.01 PO NUM 306305 |
| 08/20/2018 | 816295 | Galles Filter Service | Fleet | $ 155.04 | P-79911.01 PO NUM 306305 |
| 08/20/2018 | 816295 | Galles Filter Service | Fleet | $ 223.76 | P-80118.01 PO NUM 306305 |
| 08/20/2018 | 816295 | Galles Filter Service | Fleet | $ 238.48 | P-80198.01 PO NUM 306305 |
| 08/20/2018 | 816295 | Galles Filter Service | Water | $ 132.30 | WATER PARTS AND SUPPLIES PO NUM 306462 |
| 08/20/2018 | 816295 | Galles Filter Service | Fleet | $ 8.20 | P-79853.01 PO NUM 306305 |
| 08/20/2018 | 816295 | Galles Filter Service | Water | $ 4.96 | WATER PARTS AND SUPPLIES PO NUM 306463 |
| 08/20/2018 | 816295 | Galles Filter Service | Fleet | $ 7.35 | T-76616 PO NUM 306305 |
| 08/20/2018 | 816297 | General Contractors Const | Airport | $ 12,176.01 | AIP 53 Concourse B Upgrades Concession & Janitor Room |
| 08/20/2018 | 816297 | General Contractors Const | Airport | $ 456.96 | AIP 53 Concourse B Upgrades Restroom & Holdroom |
| 08/20/2018 | 816297 | General Contractors Const | Airport | $ 4,112.67 | AIP 53 Concourse B Upgrades Restroom & Holdroom |

| Check Date | Check # | Name | Fund Name | Amount | Item Desc |
|---|---|---|---|---|---|
| 08/20/2018 | 816301 | Gunarama Wholesale Inc | Airport | $ 4,135.00 | Airport Police Hand Gun Order |
| 08/20/2018 | 816306 | HDR, Inc. | Water | $ 2,509.95 | ESTIMATE HYDRAULIC CAPACITY OF DITCH SYSTEMS |
| 08/20/2018 | 816306 | HDR, Inc. | Wastewater | $ 1,729.97 | WRF CHEMICAL PILOTING |
| 08/20/2018 | 816306 | HDR, Inc. | Water | $ 3,862.42 | REVIEW OF RECLAMATION PLANS OF GRAVEL SITES |
| 08/20/2018 | 816310 | High Tech Solutions Group | Public Safety | $ 210.00 | 911 CENTER SYSTEM MONITORING (NEW BUILDING) |
| 08/20/2018 | 816310 | High Tech Solutions Group | Public Safety | $ 495.00 | FIRE1:PROVIDE, INSTALL FIRE ALARM IP/CELLULAR DIALER |
| 08/20/2018 | 816310 | High Tech Solutions Group | Public Safety | $ 245.00 | FIRE1: FIRE ALARM SYSTEM MONITORING |
| 08/20/2018 | 816310 | High Tech Solutions Group | Public Safety | $ 1,680.00 | FIRE1: PROVIDE, PROGRAM, TEST NEW FIRE ALARM PANEL |
| 08/20/2018 | 816310 | High Tech Solutions Group | Public Safety | $ 100.00 | FIRE ALARM PERMIT FEE |
| 08/20/2018 | 816315 | I-State Truck, Inc. | Solid Waste | $ 187.60 | C251247774.02 |
| 08/20/2018 | 816315 | I-State Truck, Inc. | Solid Waste | $ (328.24) | C251247898.01 |
| 08/20/2018 | 816315 | I-State Truck, Inc. | Solid Waste | $ (575.00) | C251247910.01 |
| 08/20/2018 | 816315 | I-State Truck, Inc. | Solid Waste | $ 956.20 | C251247962.01 |
| 08/20/2018 | 816315 | I-State Truck, Inc. | Solid Waste | $ 463.46 | C251247774.01 |
| 08/20/2018 | 816315 | I-State Truck, Inc. | Solid Waste | $ 2,944.80 | C251247774.02 |
| 08/20/2018 | 816315 | I-State Truck, Inc. | Solid Waste | $ 16.04 | C251247859.01 |
| 08/20/2018 | 816316 | Iaff | Sidewalk Debt Svc | $ 4,683.09 | Payroll Summary |
| 08/20/2018 | 816326 | Kemira Water Solutions | Water | $ 81,476.43 | PAX FOR WTP |
| 08/20/2018 | 816330 | Knife River (JTL Group Inc.) | Tax Increment South | $225,713.26 | Midland Road Improvements |
| 08/20/2018 | 816330 | Knife River (JTL Group Inc.) | Airport | $ 20,618.46 | AIP-57 Operations Building Ramp Rehabilitation - Local Share |
| 08/20/2018 | 816330 | Knife River (JTL Group Inc.) | Airport | $185,566.17 | AIP-57 Operations Building Ramp Rehabilitation - Federal Share |
| 08/20/2018 | 816330 | Knife River (JTL Group Inc.) | Street/Traffic Oper | $ 412.83 | 3/8" chips |
| 08/20/2018 | 816330 | Knife River (JTL Group Inc.) | Street/Traffic Oper | $ 188.36 | 1 1/2" crushed and 6" boulders |
| 08/20/2018 | 816330 | Knife River (JTL Group Inc.) | Street/Traffic Oper | $ 8,577.25 | asphalt |
| 08/20/2018 | 816330 | Knife River (JTL Group Inc.) | Airport | $ 4,034.25 | Airline Support Facility Access Road |
| 08/20/2018 | 816330 | Knife River (JTL Group Inc.) | Sidewalk Construction | $118,514.82 | Midland Road Improvements |
| 08/20/2018 | 816330 | Knife River (JTL Group Inc.) | Gas Tax | $111,428.56 | Midland Road Improvements |
| 08/20/2018 | 816334 | L N Curtis & Sons | Public Safety | $ 342.72 | 205113 |
| 08/20/2018 | 816334 | L N Curtis & Sons | Public Safety | $ 120.41 | 205113 |
| 08/20/2018 | 816334 | L N Curtis & Sons | Public Safety | $ 2,160.00 | 203283 |
| 08/20/2018 | 816334 | L N Curtis & Sons | Public Safety | $ 96.29 | 203283 |
| 08/20/2018 | 816342 | MES-NW | Public Safety | $ 467.50 | WILDFIRE FULL BRIM STYLE HELMET W/RATCHET SUSPENSION |
| 08/20/2018 | 816342 | MES-NW | Public Safety | $ 233.75 | WILDFIRE FULL BRIM STYLE HELMET W/RATCHET SUSPENSION |
| 08/20/2018 | 816342 | MES-NW | Public Safety | $ 2,103.75 | WILDFIRE FULL BRIM STYLE HELMET W/RATCHET SUSPENSION |

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| 08/20/2018 | 816342 | MES-NW | Public Safety | $ 3,272.50 | WILDFIRE FULL BRIM STYLE HELMET W/RATCHET SUSPENSION |
| 08/20/2018 | 816344 | Miller Trois LLC | General | $ 2,010.00 | I19-003291 Miller Trois LLC |
| 08/20/2018 | 816344 | Miller Trois LLC | Building Inspection | $ 6,458.00 | I19-003291 Miller Trois LLC |
| 08/20/2018 | 816344 | Miller Trois LLC | City County Planning | $ 4,302.00 | I19-003291 Miller Trois LLC |
| 08/20/2018 | 816344 | Miller Trois LLC | CDBG | $ 5,024.00 | I19-003291 Miller Trois LLC |
| 08/20/2018 | 816346 | Montana CSED | Sidewalk Debt Svc | $ 3,744.33 | Payroll Summary |
| 08/20/2018 | 816353 | MT State Fireman's Assoc | Sidewalk Debt Svc | $ 4,020.51 | Payroll Summary |
| 08/20/2018 | 816355 | Morrison Maierle Inc | Airport | $ 966.44 | Airline Support Facility Project - CA |
| 08/20/2018 | 816355 | Morrison Maierle Inc | Airport | $ 31,619.71 | Terminal Building Expansion Amendment #2 - Local Share |
| 08/20/2018 | 816355 | Morrison Maierle Inc | Airport | $ 6,812.59 | Terminal Expansion Project Preliminary Design - Local Share |
| 08/20/2018 | 816355 | Morrison Maierle Inc | Airport | $ 2,520.30 | ARFF Ramp Rehab & Water/Sewer Line - Local Share |
| 08/20/2018 | 816355 | Morrison Maierle Inc | Airport | $ - | Airline Support Facility Project - Design |
| 08/20/2018 | 816355 | Morrison Maierle Inc | Airport | $127,273.31 | Terminal Building Expansion Amendment #2 - Federal Share |
| 08/20/2018 | 816355 | Morrison Maierle Inc | Airport | $ 61,313.27 | Terminal Expansion Project Preliminary Design - Federal Share |
| 08/20/2018 | 816355 | Morrison Maierle Inc | Airport | $ 22,682.77 | ARFF Ramp Rehab & Water/Sewer Line - Federal Share |
| 08/20/2018 | 816355 | Morrison Maierle Inc | Airport | $ 3,673.28 | Water/Sewer Line to Airline Waste Facility - Federal Share |
| 08/20/2018 | 816355 | Morrison Maierle Inc | Airport | $ 408.14 | Water/Sewer Line to Airline Waste Facility - Local Share |
| 08/20/2018 | 816358 | MT Police Protective Asso | Sidewalk Debt Svc | $ 3,180.80 | Payroll Summary |
| 08/20/2018 | 816367 | NorthWestern Energy | Street/Traffic Oper | $ 10,520.66 | Signal Bills 8.15.18 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 502.57 | SILMD 8 Acct# 0712544-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | CDBG | $ 28.18 | FORECLOSURE ACQUISITION / REHAB PROGRAM |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 512.12 | SILMD 9 Acct# 0712545-3 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,441.92 | SILMD 10 Acct# 0712546-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 4,204.33 | SILMD 13 Acct# 0721276-4 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 2,084.88 | SILMD 14 Acct# 0721277-2 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,265.52 | SILMD 17 Acct# 0712553-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 451.69 | SILMD 95 Acct# 0712556-0 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 89.80 | SILMD 18 Acct# 0712554-5 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 13,676.95 | SILMD 97 Acct# 0712557-8 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,646.69 | SILMD 99 Acct# 0712558-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,802.79 | SILMD 107 Acct# 0712560-2 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 2,720.66 | SILMD 100 Acct# 0712559-4 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 4,521.26 | SILMD 109 Acct# 0712561-0 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 185.12 | SILMD 113 Acct# 0712562-8 |

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| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 972.95 | SILMD 114 Acct# 0712563-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 228.94 | SILMD 115 Acct# 0712564-4 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 600.95 | SILMD 116 Acct# 0712565-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 3,316.52 | SILMD 117 Acct# 0712566-9 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 239.46 | SILMD 118 Acct# 0712567-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 157.64 | SILMD 119 Acct# 0712568-5 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 2,575.41 | SILMD 121 Acct# 0712570-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 195.75 | SILMD 122 Acct# 0712571-9 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 343.39 | SILMD 123 Acct# 0712572-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,001.54 | SILMD 124 Acct# 0712573-5 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 400.61 | SILMD 125 Acct# 0712574-3 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 200.31 | SILMD 126 Acct# 0712575-0 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 734.02 | SILMD 127 Acct# 0712576-8 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 513.84 | SILMD 128 Acct# 0712577-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 343.39 | SILMD 129 Acct# 0712578-4 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 129.92 | SILMD 130 Acct# 0712579-2 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 887.07 | SILMD 131 Acct# 0712580-0 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 241.28 | SILMD 133 Acct# 0712581-8 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 556.80 | SILMD 134 Acct# 0712582-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 538.28 | SILMD 135 Acct# 0712583-4 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 486.47 | SILMD 136 Acct# 0712584-2 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 385.15 | SILMD 137 Acct# 0712585-9 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,001.57 | SILMD 230 Acct# 0712664-2 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 829.85 | SILMD 228 Acct# 0712662-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 429.23 | SILMD 229 Acct# 0712663-4 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,878.88 | SILMD 224 Acct# 0712658-4 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 355.76 | SILMD 225 Acct# 0712659-2 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 299.84 | SILMD 226 Acct# 0712660-0 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 606.61 | SILMD 227 Acct# 0712661-8 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 28.01 | SILMD 213 Acct# 0712650-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 414.72 | SILMD 214 Acct# 0712651-9 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 146.82 | SILMD 216 Acct# 0712652-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 352.75 | SILMD 217 Acct# 0712653-5 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 249.64 | SILMD 220 Acct# 0712654-3 |

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| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 8.94 | SILMD 221 Acct# 0712655-0 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 73.72 | SILMD 222 Acct# 0712656-8 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 111.97 | SILMD 223 Acct# 0712657-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 600.95 | SILMD 231 Acct# 0712665-9 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 2,604.02 | SILMD 232 Acct# 0712666-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 815.55 | SILMD 233 Acct# 0712667-5 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 458.59 | SILMD 234 Acct# 0712668-3 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 512.99 | SILMD 235 Acct# 0712669-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 163.26 | SILMD 236 Acct# 0712670-9 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 415.95 | SILMD 237 Acct# 0712671-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 15.30 | SILMD 238 Acct# 0712672-5 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 97.88 | SILMD 239 Acct# 0712673-3 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 391.81 | SILMD 240 Acct# 0712674-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 640.96 | SILMD 241 Acct# 0712675-8 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 85.86 | SILMD 242 Acct# 0712676-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 114.47 | SILMD 244 Acct# 0712677-4 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 88.90 | SILMD 245 Acct# 0712678-2 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 343.39 | SILMD 246 Acct# 0712679-0 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,195.30 | SILMD 247 Acct# 0712680-8 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 2,534.06 | SILMD 248 Acct# 0712681-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 2,832.96 | SILMD 249 Acct# 0718734-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 195.94 | SILMD 250 Acct# 0719001-0 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 4,066.03 | SILMD 251 Acct# 0718801-4 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 572.31 | SILMD 252 Acct# 0719162-0 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 2,000.62 | SILMD 253 Acct# 0719644-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 147.45 | SILMD 254 Acct# 0719763-5 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 164.56 | SILMD 255 Acct# 0720813-5 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 872.90 | SILMD 257 Acct# 0720360-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 2,699.19 | SILMD 258 Acct# 0720606-3 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,296.35 | SILMD 259 Acct# 0720810-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 515.08 | SILMD 261 Acct# 0720705-3 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 3,248.09 | SILMD 262 Acct# 0720937-2 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 922.99 | SILMD 263 Acct# 0720716-0 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 160.87 | SILMD 264 Acct# 0721427-3 |

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| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 362.38 | SILMD 265 Acct# 0721556-9 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 30.69 | SILMD 266 Acct# 0721684-9 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 428.90 | SILMD 270 Acct# 0906944-4 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,032.76 | SILMD 271 Acct# 0995095-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 2,908.16 | SILMD 272 Acct# 0905005-5 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 208.62 | SILMD 273 Acct# 0926386-4 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 465.72 | SILMD 276 Acct# 0961926-3 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 854.20 | SILMD 277 Acct# 1058710-3 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 206.80 | SILMD 278 Acct# 1087619-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 63.58 | SILMD 279 Acct# 1124127-0 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 668.30 | SILMD 280 Acct# 1045653-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 423.25 | SILMD 283 Acct# 1172743-5 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 350.23 | SILMD 285 Acct# 1206985-2 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 245.95 | SILMD 286 Acct# 1296582-8 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,834.30 | SILMD 288 Acct# 1303978-9 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 196.96 | SILMD 289 Acct# 1685375-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 106.95 | SILMD 290 Acct# 1433921-2 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 629.54 | SILMD 292 Acct# 1481532-8 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 244.70 | SILMD 293 Acct# 1481534-4 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 489.35 | SILMD 294 Acct# 1481535-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 114.47 | SILMD 295 Acct# 1481536-9 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,296.79 | SILMD 296 Acct# 1481537-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 220.22 | SILMD 297 Acct# 1481539-3 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 195.75 | SILMD 298 Acct# 1481540-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 416.80 | SILMD 300 Acct# 1662840-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 5,135.25 | SILMD 301 Acct# 1687005-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 185.20 | SILMD 302 Acct# 1607534-3 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 661.78 | SILMD 305 Acct# 1695873-8 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 159.59 | SILMD 306 Acct# 1740353-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 2,013.06 | SILMD 307 Acct# 2049005-8 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 273.08 | SILMD 308 Acct# 2072459-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 219.96 | SILMD 309 Acct# 2001311-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 215.45 | SILMD 310 Acct# 2060519-2 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 201.51 | SILMD 311 Acct# 3014475-2 |

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| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 201.52 | SILMD 312 Acct# 3146127-0 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 265.95 | SILMD 315 Acct# 3305804-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,136.23 | SILMD 316 Acct# 3291842-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 61.70 | SILMD 317 Acct# 3253826-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 800.29 | SILMD 318 Acct# 3372018-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 54.05 | SILMD 320 Acct# 0712569-3 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 273.46 | SILMD 321 Acct# 3338917-2 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 66.32 | SILMD 322 Acct# 3402033-9 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 83.82 | SILMD 324 Acct# 1246537-3 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 772.61 | SILMD 138 Acct# 0712586-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 257.55 | SILMD 139 Acct# 0712587-5 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 600.95 | SILMD 143 Acct# 0712588-3 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 28.53 | SILMD 144 Acct# 0712589-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 489.35 | SILMD 145 Acct# 0712590-9 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 372.00 | SILMD 146 Acct# 0712591-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 481.90 | SILMD 147 Acct# 0712592-5 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,490.20 | SILMD 149 Acct# 0712593-3 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 782.95 | SILMD 150 Acct# 0712594-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 658.16 | SILMD 151 Acct# 0712595-8 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 4,451.47 | SILMD 152 Acct# 0712596-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 562.75 | SILMD 153 Acct# 0712597-4 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,272.32 | SILMD 154 Acct# 0712598-2 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 515.08 | SILMD 155 Acct# 0712599-0 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 954.22 | SILMD 157 Acct# 0712600-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 829.85 | SILMD 158 Acct# 0712601-4 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,128.86 | SILMD 159 Acct# 0712602-2 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 744.00 | SILMD 160 Acct# 0712603-0 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,101.03 | SILMD 161 Acct# 0712604-8 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 62.54 | SILMD 162 Acct# 0712605-5 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 662.06 | SILMD 163 Acct# 0712606-3 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 391.48 | SILMD 164 Acct# 0712607-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 915.69 | SILMD 165 Acct# 0712608-9 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 244.70 | SILMD 167 Acct# 0712609-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 587.22 | SILMD 171 Acct# 0712610-5 |

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| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 556.80 | SILMD 172 Acct# 0712611-3 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,223.38 | SILMD 173 Acct# 0712612-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,027.64 | SILMD 174 Acct# 0712613-9 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 342.53 | SILMD 175 Acct# 0712614-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 44.66 | SILMD 176 Acct# 0712615-4 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 269.15 | SILMD 178 Acct# 0712616-2 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 378.16 | SILMD 179 Acct# 0712617-0 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 367.01 | SILMD 180 Acct# 0712618-8 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,745.55 | SILMD 181 Acct# 0712619-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 611.69 | SILMD 182 Acct# 0712620-4 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,223.39 | SILMD 183 Acct# 0712621-2 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 391.48 | SILMD 184 Acct# 0712622-0 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 146.82 | SILMD 185 Acct# 0712623-8 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 620.39 | SILMD 186 Acct# 0712624-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 244.70 | SILMD 187 Acct# 0712625-3 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 293.62 | SILMD 188 Acct# 0712626-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 244.70 | SILMD 189 Acct# 0712627-9 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 1,272.32 | SILMD 190 Acct# 0712628-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 437.14 | SILMD 191 Acct# 0712629-5 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 318.07 | SILMD 192 Acct# 0712630-3 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 782.95 | SILMD 193 Acct# 0712631-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 261.23 | SILMD 194 Acct# 0712632-9 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 217.66 | SILMD 195 Acct# 0712633-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 69.98 | SILMD 196 Acct# 0712634-5 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 69.98 | SILMD 197 Acct# 0712635-2 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 122.33 | SILMD 198 Acct# 0712636-0 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 74.69 | SILMD 200 Acct# 0712637-8 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 513.84 | SILMD 201 Acct# 0712638-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 577.17 | SILMD 202 Acct# 0712639-4 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 18.67 | SILMD 203 Acct# 0712640-2 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 308.63 | SILMD 204 Acct# 0712641-0 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 35.75 | SILMD 205 Acct# 0712642-8 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 342.53 | SILMD 206 Acct# 0712643-6 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 391.48 | SILMD 207 Acct# 0712644-4 |

| Check Date | Check # | Name | Fund Name | Amount | Item Desc |
|---|---|---|---|---|---|
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 239.14 | SILMD 208 Acct# 0712645-1 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 562.75 | SILMD 209 Acct# 0712646-9 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 83.98 | SILMD 210 Acct# 0712647-7 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 46.68 | SILMD 211 Acct# 0712648-5 |
| 08/20/2018 | 816367 | NorthWestern Energy | Light Maintenance | $ 46.68 | SILMD 212 Acct# 0712649-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 1.07 | 1948667-9 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 44.06 | 1941243-6 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 37.80 | 1904944-4 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 7.42 | 1902257-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | Water | $ 11.28 | 1867265-9 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 59.21 | 1849408-8 |
| 08/20/2018 | 816368 | NorthWestern Energy | Street/Traffic Oper | $ 1.51 | 1797828-9 |
| 08/20/2018 | 816368 | NorthWestern Energy | Street/Traffic Oper | $ 10.80 | 1738989-1 |
| 08/20/2018 | 816368 | NorthWestern Energy | Wastewater | $ 43.85 | 1704030-4 |
| 08/20/2018 | 816368 | NorthWestern Energy | Wastewater | $ 9.84 | 1704025-4 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 44.93 | 1692666-9 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 21.80 | 1635289-0 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 5.85 | 1588262-4 |
| 08/20/2018 | 816368 | NorthWestern Energy | Building Inspection | $ 39.90 | 1569631-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 6.70 | 1564209-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 7.18 | 1514388-6 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 7.18 | 1513804-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 5.85 | 1513802-7 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 71.48 | 1513800-1 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 197.40 | 1513796-1 |
| 08/20/2018 | 816368 | NorthWestern Energy | Water | $ 37.14 | 1346673-5 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 0.78 | 1312707-1 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 0.66 | 1265177-4 |
| 08/20/2018 | 816368 | NorthWestern Energy | Street/Traffic Oper | $ 5.85 | 1242222-6 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 5.85 | 1230066-1 |
| 08/20/2018 | 816368 | NorthWestern Energy | Public Safety | $ 2,006.97 | 1183483-5 |
| 08/20/2018 | 816368 | NorthWestern Energy | Water | $ 31.90 | 1160807-2 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 690.17 | 1160780-1 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 6.09 | 1156527-2 |

| Check Date | Check # | Name | Fund Name | Amount | Item Desc |
|---|---|---|---|---|---|
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 148.70 | 1141284-8 |
| 08/20/2018 | 816368 | NorthWestern Energy | Street/Traffic Oper | $ 19.25 | 1045820-6 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 33.72 | 1045813-1 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 0.23 | 1029192-0 |
| 08/20/2018 | 816368 | NorthWestern Energy | Radio | $ 138.02 | 1006915-1 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 48.27 | 0999807-1 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 18.03 | 0978917-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 1.00 | 0971824-8 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 6.69 | 0881455-0 |
| 08/20/2018 | 816368 | NorthWestern Energy | Street/Traffic Oper | $ 39.12 | 0855404-0 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 79.69 | 0813489-2 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 232.73 | 0793134-8 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 17.59 | 0723887-6 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 6.70 | 0723885-0 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 136.70 | 0723884-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 6.58 | 0723883-5 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 99.67 | 0723879-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | Wastewater | $ 395.87 | 0723878-5 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 5.85 | 0723840-5 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 8.04 | 0723836-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 5.97 | 0723835-5 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 5.97 | 0723398-4 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 5.97 | 0723397-6 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 5.97 | 0723396-8 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 5.97 | 0723395-0 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 5.97 | 0723394-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 6.70 | 0723393-5 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 7.68 | 0723392-7 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 2.68 | 0723391-9 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 4.02 | 0723391-9 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 7.68 | 0723388-5 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 7.68 | 0723387-7 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 7.68 | 0723386-9 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 7.68 | 0723385-1 |

| Check Date | Check # | Name | Fund Name | Amount | Item Desc |
|---|---|---|---|---|---|
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 5.97 | 0723384-4 |
| 08/20/2018 | 816368 | NorthWestern Energy | Street/Traffic Oper | $ 7.66 | 2047018-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | Street/Traffic Oper | $ 7.30 | 2047017-5 |
| 08/20/2018 | 816368 | NorthWestern Energy | Street/Traffic Oper | $ 7.18 | 2047013-4 |
| 08/20/2018 | 816368 | NorthWestern Energy | Street/Traffic Oper | $ 7.55 | 2047011-8 |
| 08/20/2018 | 816368 | NorthWestern Energy | Street/Traffic Oper | $ 8.37 | 2047010-0 |
| 08/20/2018 | 816368 | NorthWestern Energy | Street/Traffic Oper | $ 7.30 | 2047007-6 |
| 08/20/2018 | 816368 | NorthWestern Energy | Street/Traffic Oper | $ 7.41 | 2047000-1 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 1.54 | 2041362-1 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 81.29 | 3178260-0 |
| 08/20/2018 | 816368 | NorthWestern Energy | Street/Traffic Oper | $ 27.34 | 3088038-9 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 5.31 | 2055817-7 |
| 08/20/2018 | 816368 | NorthWestern Energy | Street/Traffic Oper | $ 7.05 | 2047019-1 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 5.85 | 3477233-5 |
| 08/20/2018 | 816368 | NorthWestern Energy | Public Safety | $ 1,015.35 | 3448739-7 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ - | 1409394-2 |
| 08/20/2018 | 816368 | NorthWestern Energy | Wastewater | $ 91.02 | 0723383-6 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 17.59 | 0723065-9 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 17.59 | 0723054-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 12.61 | 0723053-5 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 20.70 | 0723049-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 5.85 | 0723046-9 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 17.71 | 0723039-4 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 5.97 | 0723025-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 84.76 | 0723005-5 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 252.17 | 0722995-8 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 6.45 | 0722976-8 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 53.13 | 0722901-6 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 8.04 | 0722862-0 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 8.62 | 0722852-1 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 16.79 | 0722808-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ - | 0839280-5 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 5.97 | 0722284-7 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 24.41 | 1836666-6 |

| Check Date | Check # | Name | Fund Name | Amount | Item Desc |
|---|---|---|---|---|---|
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 5.97 | 0722283-9 |
| 08/20/2018 | 816368 | NorthWestern Energy | Street/Traffic Oper | $ 0.66 | 1748896-6 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 5.97 | 0722281-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | Street/Traffic Oper | $ 0.23 | 1740357-7 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 5.97 | 0722280-5 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 475.12 | 1191404-1 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 16.79 | 0722279-7 |
| 08/20/2018 | 816368 | NorthWestern Energy | Water | $ 189.15 | 1142253-2 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 32.80 | 0722278-9 |
| 08/20/2018 | 816368 | NorthWestern Energy | Water | $ 1,128.20 | 1116452-2 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 39.51 | 0722277-1 |
| 08/20/2018 | 816368 | NorthWestern Energy | Public Safety | $ 645.79 | 0871546-8 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 109.66 | 0722275-5 |
| 08/20/2018 | 816368 | NorthWestern Energy | Water | $ 5.85 | 0723059-2 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 13.12 | 0722274-8 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 957.50 | 0723045-1 |
| 08/20/2018 | 816368 | NorthWestern Energy | Parks Maintenance | $ 6.58 | 0722272-2 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 1,209.48 | 0722287-0 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 21.75 | 0722273-0 |
| 08/20/2018 | 816368 | NorthWestern Energy | Water | $ 8,819.85 | 0723040-2 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 2,935.43 | 0720821-8 |
| 08/20/2018 | 816368 | NorthWestern Energy | Water | $ 4,679.05 | 0722270-6 |
| 08/20/2018 | 816368 | NorthWestern Energy | Water | $ 13,786.44 | 0722264-9 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 9.85 | 0722272-2 |
| 08/20/2018 | 816368 | NorthWestern Energy | Transit | $ 208.95 | 0719225-5 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 8.04 | 0722258-1 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 55.19 | 0720818-4 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 15.98 | 0722259-9 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 122.64 | 0712536-2 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 221.20 | 0722256-5 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 45.49 | 0712387-0 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 5.97 | 0722253-2 |
| 08/20/2018 | 816368 | NorthWestern Energy | Wastewater | $ 2,120.43 | 0100606-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | Water | $ 9.39 | 0722249-0 |

| Check Date | Check # | Name | Fund Name | Amount | Item Desc |
|---|---|---|---|---|---|
| 08/20/2018 | 816368 | NorthWestern Energy | Water | $161,152.75 | 0100606-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | Public Safety | $ 423.60 | 0720817-6 |
| 08/20/2018 | 816368 | NorthWestern Energy | Water | $ 6,361.30 | 0100606-3 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 2,243.51 | 0720841-6 |
| 08/20/2018 | 816368 | NorthWestern Energy | Transit | $ 3,132.70 | Electricity at Metroplex 6/22/18 to 7/24/18 |
| 08/20/2018 | 816368 | NorthWestern Energy | Water | $ 428.55 | 2082903-2 AUG 2018; MO FEES CANYONWOODS |
| 08/20/2018 | 816368 | NorthWestern Energy | Water | $ 346.06 | 1920951-9 JUL 2018 |
| 08/20/2018 | 816368 | NorthWestern Energy | Water | $ 1,591.19 | 0100485-2 |
| 08/20/2018 | 816368 | NorthWestern Energy | Public Safety | $ 8.14 | 0712532-1 |
| 08/20/2018 | 816368 | NorthWestern Energy | Wastewater | $ 78.09 | 1175972-7 AUG 2018; MO FEES 62ND LIFT STATION |
| 08/20/2018 | 816368 | NorthWestern Energy | Wastewater | $ 63,483.14 | 0100591-7 |
| 08/20/2018 | 816368 | NorthWestern Energy | General | $ 837.35 | 0712538-8 |
| 08/20/2018 | 816369 | Northwestern Energy | Water | $ 27,038.00 | Zone 4 North Fox Pump Station - New Service |
| 08/20/2018 | 816372 | OAG Aviation Worldwide | Airport | $ 8,500.00 | Flightview Web annual subscription and one-time setup |
| 08/20/2018 | 816373 | OCLC | Library | $ 10,879.74 | Cataloging 7 Metadata Subscription 7/1/18-6/30/19 |
| 08/20/2018 | 816374 | Ozark Materials LLC | Street/Traffic Oper | $ 4,598.40 | white paint buckets |
| 08/20/2018 | 816377 | Paddock Heating & Cooling | Public Safety | $ 3,267.00 | FIRE6: REPLACE EXISTING FURNACE WITH HEIL 95.5% 80K UNIT |
| 08/20/2018 | 816377 | Paddock Heating & Cooling | Public Safety | $ 85.00 | FIRE3/ENGINE 3-REPAIRED DAMAGED EXHAUST |
| 08/20/2018 | 816377 | Paddock Heating & Cooling | Public Safety | $ 3,415.50 | FIRE6: REPLACE EXISTING A/C UNIT WITH HEIL 13 SEER R410A |
| 08/20/2018 | 816378 | PeopleReady Inc | Solid Waste | $ 1,906.20 | Paper Pickers for the Landfill 23756092 |
| 08/20/2018 | 816378 | PeopleReady Inc | Solid Waste | $ 1,694.40 | Paper Pickers for the Landfill 23789070 |
| 08/20/2018 | 816384 | Recorded Books LLC | Library | $ 5,000.00 | Universal Class Online renewal |
| 08/20/2018 | 816384 | Recorded Books LLC | Library | $ 6,000.00 | Universal Class Online renewal |
| 08/20/2018 | 816386 | Rimrock Foundation | Municipal Court Grants | $ 1,058.09 | July Day Treatment |
| 08/20/2018 | 816386 | Rimrock Foundation | Municipal Court Grants | $ 3,307.28 | Rimrock July 18 No Insurance, copays, deduc |
| 08/20/2018 | 816386 | Rimrock Foundation | Municipal Court Grants | $ 4,260.00 | Rimrock July 2018 Ancillary |
| 08/20/2018 | 816386 | Rimrock Foundation | Municipal Court Grants | $ 1,058.08 | July Day Treatment |
| 08/20/2018 | 816404 | The Babcock LLC | General | $ 1,965.42 | 2018 - July |
| 08/20/2018 | 816404 | The Babcock LLC | General | $ 2,796.55 | Unit 1A July 2018 Condo Expenses |
| 08/20/2018 | 816406 | Titan Machinery Inc | Street/Traffic Oper | $ 262.64 | 11114744 |
| 08/20/2018 | 816406 | Titan Machinery Inc | Street/Traffic Oper | $ 696.00 | bits for milling machine |
| 08/20/2018 | 816406 | Titan Machinery Inc | Street/Traffic Oper | $ 190.10 | 11114744 |
| 08/20/2018 | 816406 | Titan Machinery Inc | Street/Traffic Oper | $ 1,313.04 | 11163014 |
| 08/20/2018 | 816406 | Titan Machinery Inc | Street/Traffic Oper | $ 91.38 | 11133807 |

| Check Date | Check # | Name | Fund Name | Amount | Item Desc |
|---|---|---|---|---|---|
| 08/20/2018 | 816406 | Titan Machinery Inc | Wastewater | $ 133.39 | 11140249 |
| 08/20/2018 | 816406 | Titan Machinery Inc | Wastewater | $ 79.88 | 11140249 |
| 08/20/2018 | 816406 | Titan Machinery Inc | Street/Traffic Oper | $ 37.30 | 11123447 |
| 08/20/2018 | 816406 | Titan Machinery Inc | Street/Traffic Oper | $ 261.83 | 11123447 |
| 08/20/2018 | 816408 | Town & Country Supply | Fleet | $ 26,453.25 | 310021 PO NUM 306554 |
| 08/20/2018 | 816408 | Town & Country Supply | Transit | $ 5,123.44 | 310062 PO NUM 306529 |
| 08/20/2018 | 816408 | Town & Country Supply | Fleet | $ 19,097.59 | 310342 PO NUM 306625 |
| 08/20/2018 | 816408 | Town & Country Supply | Transit | $ 14,494.23 | 310523 PO NUM 306575 |
| 08/20/2018 | 816408 | Town & Country Supply | Fleet | $ 25,444.51 | 309955 PO NUM 306626 |
| 08/20/2018 | 816416 | Underground Location Ctr | Street/Traffic Oper | $ 266.75 | 100147; CORRECTION FEES FOR 07/01/2016- 06/30/2017 |
| 08/20/2018 | 816416 | Underground Location Ctr | Street/Traffic Oper | $ 266.75 | 100147; CORRECTION FEES FOR 07/01/2016- 06/30/2017 |
| 08/20/2018 | 816416 | Underground Location Ctr | Water | $ 160.05 | 100147; CORRECTION FEES FOR 07/01/2016- 06/30/2017 |
| 08/20/2018 | 816416 | Underground Location Ctr | Wastewater | $ 106.70 | 100147; CORRECTION FEES FOR 07/01/2016- 06/30/2017 |
| 08/20/2018 | 816416 | Underground Location Ctr | Storm Sewer | $ 266.75 | 100147; CORRECTION FEES FOR 07/01/2016- 06/30/2017 |
| 08/20/2018 | 816416 | Underground Location Ctr | Street/Traffic Oper | $ 502.01 | 8075054; MONTHLY EXCAVATION FEES JUL 2018 |
| 08/20/2018 | 816416 | Underground Location Ctr | Street/Traffic Oper | $ 502.01 | 8075054; MONTHLY EXCAVATION FEES JUL 2018 |
| 08/20/2018 | 816416 | Underground Location Ctr | Water | $ 301.20 | 8075054; MONTHLY EXCAVATION FEES JUL 2018 |
| 08/20/2018 | 816416 | Underground Location Ctr | Wastewater | $ 200.80 | 8075054; MONTHLY EXCAVATION FEES JUL 2018 |
| 08/20/2018 | 816416 | Underground Location Ctr | Storm Sewer | $ 502.01 | 8075054; MONTHLY EXCAVATION FEES JUL 2018 |
| 08/20/2018 | 816419 | Value Line Publishing | Library | $ 4,325.00 | Invoice JW-178237-18 Value Line Research Center Online renewal |
| 08/20/2018 | 816426 | Western Municipal Const | Storm Sewer | $253,059.34 | Hilltop Rd & Aronson Ave Storm Drain Extsn |
| 08/20/2018 | 816427 | Western States Automate | Water | $ 4,927.83 | STAPLES Z4 ISO VALVE |
| 08/20/2018 | 816432 | Yellowstone Co Sheriffs | Police Programs | $ 6,329.39 | Overtime. |
| 08/20/2018 | 816432 | Yellowstone Co Sheriffs | Police Programs | $ 3,820.00 | 1/2 Share of PE/PI money. |

**Regular** **2. A.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Public Hearing and First Reading of Ordinance Repealing BMCC 13-502 - City Administrator Signing Authority for Contract Amendments and Change Orders

**PRESENTED BY:** Andy Zoeller, Finance Director

**Department:** City Hall Administration

**Presentation:** Yes

## PROBLEM/ISSUE STATEMENT

Billings, Montana City Code, Section 13-502, currently authorizes the City Administrator to execute amendments and change orders as long as any increase in contract amount does not exceed:

a. Ten (10) percent of the contract price;
b. Five hundred thousand dollars ($500,000.00); or
c. The original budgeted contingency, whichever is less.

City staff is recommending that the City Administrator also be authorized to approve any amendment or change order that does not exceed his/her signing authority allowed by resolution, which will allow for more consistency and decrease the number of small amendments and change orders that require Council action.

As a separate item, Resolution No. 18-_____ is being recommended for approval which will encompass all of the signing authority pertinent information in one location, and shall contain amendment and change order authority language.

## ALTERNATIVES ANALYZED

City Council may:

- Approve the ordinance and repeal of BMCC 13-502;
- Modify the ordinance and repeal of BMCC 13-502; or,
- Disapprove the repeal of BMCC 13-502.

## FINANCIAL IMPACT

Other than time savings, the City will have no financial impact by approving repeal of BMCC 13-502.

## RECOMMENDATION

Staff recommends that the City Council hold a public hearing and approve first reading of this ordinance repealing BMCC 13-502.

## APPROVED BY CITY ADMINISTRATOR

# Attachments

Ordinance 18-____ Repealing 13-502

ORDINANCE NO. **18-** _____

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THAT THE BILLINGS, MONTANA CITY CODE BE AMENDED BY REPEALING SECTION 13-502; DELEGATING TO THE CITY ADMINISTRATOR THE AUTHORITY TO EXECUTE CERTAIN CONTRACT AMENDMENTS OR CHANGE ORDERS.

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

*Section 1*. That Section 13-502 of the Billings, Montana City Code be repealed:

"~~Sec. 13-502. Execution of contract.~~

~~(a) Within ten (10) working days after the acceptance of a bid, the bidder and the city shall make, execute and deliver to each other in duplicate a contract in accordance with the bid; provided, that the parties to the contract may extend the period for execution.~~

~~(b) The city administrator is authorized to execute amendments or change orders to all contracts executed by the mayor if the changes are: (1) Within the scope of the project or purchase, provided that increases in the scope of street improvement projects to add improvements requested and paid for by adjacent property owners are permissible;~~

~~(2) Executed in writing; and,~~

~~(3) Any increase in contract amount does not exceed:~~

~~a. Ten (10) percent of the contract price;~~

~~b. Five hundred thousand dollars ($500,000.00); or~~

~~c. The original budgeted contingency, whichever is less.~~

~~(c) The total amount of all change orders or amendments on any given project will be cumulatively combined and when any single amendment or change order exceeds the limit under subsection (b) the proposed change must be presented to the city council for approval. However, where the size of the contract makes it probable that administrative change order authority will be quickly exhausted, the city council may, upon recommendation of the city administrator, extend the aggregate limits of subsection (b) in an amount set by council resolution for a specific project.~~

*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 10th day of September, 2018.

PASSED, ADOPTED and APPROVED on second reading this 24th day of September, 2018.

CITY OF BILLINGS

By_____
William A. Cole, Mayor

ATTEST:

By _____
Denise Bohlman, City Clerk

**Regular** **2. B.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Repeal of Resolutions 06-18387 and 16-10523 and Approval of Resolution, City Administrator Signing Authority

**PRESENTED BY:** Andy Zoeller, Finance Director

**Department:** City Hall Administration

**Presentation:** Yes

## PROBLEM/ISSUE STATEMENT

In the past, two resolutions and one section of City code has outlined the information contained in the City's Purchasing Procedures, which has proven to be confusing and cumbersome to track and/or modify. Staff is recommending repealing Resolutions 06-18387 and 16-10523, as well as BMC 13-502, and approval of a new Resolution, which encompasses all the pertinent information in one location. The repeal of BMC 13-502 requires a public hearing and two readings, so it is presented to Mayor and Council as a separate item.

In 2015, Montana Code Annotated, Section 7-5-4302, was amended to increase the dollar amount above which sealed bids are required from $50,000 to $80,000. Competing more projects via written quote, rather than invitations for bids, will maintain competition and likely result in reduced overall costs for the City, suppliers, and taxpayers.

Allowing the City Administrator to approve contracts up to the new bid threshold set by the State in the amount of $80,000 will reduce the time that is currently needed to process them for City Council approval. Faster approval can avoid delays and costs that sometimes accompany the delays. The formal processes can take several weeks and many hours of staff work. A quote process can sometimes be completed within a matter of hours.

These changes will also be made in the Purchasing Procedures, which will concurrently be adopted by Administrative Order.

## ALTERNATIVES ANALYZED

City Council may:

- Approve the repeal of Resolutions 06-18387 and 16-10523 and approve a new Resolution, or;
- Disapprove the repeal of the two resolutions and creation of a new resolution, and continue to receive smaller contracts, amendments, and change orders being presented to City Council for approval.

## FINANCIAL IMPACT

Other than time savings, the City will have no financial impact by these actions.

## RECOMMENDATION

Staff recommends that the City Council repeals Resolutions 06-18387 and 16-10523, and approves a new Resolution, which encompasses all the pertinent information in one location.

## APPROVED BY CITY ADMINISTRATOR

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## Attachments

Resolution No. 06-18387 - Signing Authority
Resolution No. 16-10523 Adopting a Purchasing Policy
RESOLUTION NO 18- Combined Resolutions - Policy and Signing Authority

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RESOLUTION NO. **06 - 18387**

A RESOLUTION OF THE BILLINGS, MONTANA CITY COUNCIL AUTHORIZING THE CITY ADMINISTRATOR TO APPROVE AND EXECUTE CERTAIN CONTRACTS ON BEHALF OF THE CITY AND REPEALING RESOLUTION 03-18016.

WHEREAS, each year the City Council duly approves and adopts by resolution, a budget which provides specific funding for specific purposes; and,

WHEREAS, formal approval of said annual budget constitutes legal authorization by the City Council to expend funds for specified purposes; and,

WHEREAS, pursuant to State law, MCA 7-5-4302, sealed bids are used for purchases for any automobile, truck, other vehicle, road machinery, other machinery, apparatus, appliances, equipment, materials or supplies, or for construction, repair or maintenance in excess of $50,000.

WHEREAS, the City Council may legally delegate to the City Administrator the authority to approve and execute contracts which are funded in the Council-approved budget $50,000 or less.

WHEREAS, the Council desires to eliminate unnecessary additional Council action on such contracts.

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

Section 1: The City Administrator is hereby authorized to approve and execute on behalf of the City contracts for $50,000 or less.

Section 2: The City Administrator may designate, in writing, City employees authorized to act on his/her behalf in executing the contracts referred to in this resolution.

Section 3: Resolution 03-18016 is hereby repealed.

APPROVED AND ADOPTED by the City Council this XX day of January, 2006.

CITY OF BILLINGS:

BY: _____
Ron Tussing, Mayor

ATTEST:

BY: _____
Marita Herold, CMC/AAE City Clerk

RESOLUTION NO. 16-10523

A RESOLUTION OF THE BILLINGS, MONTANA CITY COUNCIL ADOPTING A CITY-WIDE PURCHASING POLICY

WHEREAS, the City of Billings Purchasing Policy was officially adopted in 2006; and

WHEREAS, the City purchases a substantial amount of goods and services each year through its various departments and agencies; and

WHEREAS, state law requirements regarding municipal contracts have changed since 2006; and

WHEREAS, the City of Billings has a Purchasing Policy, as well as a procedures manual outlining the various methods of appropriate procurement practices used by the City of Billings in order to provide for an efficient and equitable system of public purchasing by the City; to obtain the maximum purchasing value of public funds in procurement by the City, and to provide for a procurement system of quality and integrity; and

WHEREAS, the *2016 City of Billings Purchasing Procedure* is being adopted contemporaneously by Administrative Order.

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

That the City of Billings hereby adopts the *2016 City of Billings Purchasing Policy* which is set forth in Attachment 'A'. All prior versions of the City of Billings Purchasing Policies are repealed, revoked and superseded thereby.

APPROVED AND PASSED by the City Council of the City of Billings, this 22nd day of February, 2016.

CITY OF BILLINGS:

SEAL

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

ATTEST:

BY: Billie Guenther
Billie Guenther, City Clerk

RESOLUTION NO. 18-_____

A RESOLUTION OF THE BILLINGS, MONTANA CITY COUNCIL AUTHORIZING THE CITY ADMINISTRATOR TO APPROVE AND EXECUTE CERTAIN CONTRACTS AND CHANGE ORDERS ON BEHALF OF THE CITY AND REPEALING RESOLUTIONS 06-18387 AND 16-10523.

WHEREAS, the City of Billings purchases a substantial amount of goods and services each year through its various departments and agencies; and,

WHEREAS, state law requirements regarding municipal contracts have changed since the adoption of Resolutions 06-18387 and 16-10523; and,

WHEREAS, each year the City Council duly approves and adopts by resolution, a budget which provides specific funding for specific purposes; and,

WHEREAS, formal approval of said annual budget constitutes legal authorization by the City Council to expend funds for specified purposes; and,

WHEREAS, competition for purchases for any automobile, truck, other vehicle, road machinery, other machinery, apparatus, appliances, equipment, materials or supplies, or for construction, repair or maintenance is required as set forth in MCA §7-5-4302.

WHEREAS, the City Council may legally delegate to the City Administrator the authority to approve and execute certain contracts which are funded in the Council-approved budget and which are not required to be advertised for competitive bids.

WHEREAS, the Council desires to eliminate unnecessary additional Council action on such contracts.

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

Section 1: The City Administrator is hereby authorized to approve and execute any contracts on behalf of the City which do not exceed the threshold amount for competitive bids set forth in MCA §7-5-4302.

Section 2: The City Administrator is hereby authorized to execute amendments or change orders to all contracts if the changes do not exceed his/her signing authority, which shall be the threshold amount set forth for competitive bids in MCA §7-5-4302.

All change orders or amendments on any given project will be cumulatively combined. If cumulative change orders exceed the City Administrator's signing authority as set forth above, the City Administrator shall still have the authority to execute a change order if the cumulative amount does not exceed ten percent (10%) of the

contract price, otherwise the proposed change must be presented to the City Council for approval.

Where the size of the contract makes it probable that administrative change order authority will be quickly exhausted, the City Council may, upon recommendation of the City Administrator, extend the aggregate limits in an amount set by council resolution for a specific project.

Section 3: The City Administrator may designate, in writing, City employees authorized to act on his/her behalf in executing the contracts referred to in this resolution.

Section 4: Resolutions 06-18387 AND 16-10523 are hereby repealed.

APPROVED AND ADOPTED by the City Council this ____ day

of _____, 2018.

THE CITY OF BILLINGS:

BY:_____

William A. Cole, MAYOR

ATTEST:

BY:_____

Denise Bohlman, CITY CLERK

**Regular** **3.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Public Hearing and Resolution Setting Annual Light District Assessments for Fiscal Year 2019

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

**Department:** Public Works

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

Montana Code Annotated 7-12-4332 requires that the City Council annually adopt a resolution to assess the costs for each Special Improvement Lighting Maintenance District (SILMD) on or before the first Monday in October. The amount assessed is based on anticipated utility rates, estimated maintenance costs and administrative fees, as well as the reserve requirements needed for each district. The attached resolution specifies the proposed SILMD assessments for fiscal year 2019.

## ALTERNATIVES ANALYZED

The Council must hold a public hearing and then may

- approve the resolution; or
- not approve the resolution. If Council does not approve the resolution, an amended resolution will need to be adopted at the next City Council meeting for continued operation of the light districts and to be in compliance with state law.

## FINANCIAL IMPACT

SILMD assessments for FY 2019 will generate approximately $2,451,455 in revenues which is the amount calculated to recover the estimated costs of electricity, maintenance, and administration fees and to maintain an adequate cash balance in each light district fund. The SILMD assessment will increase for 61 light districts, decrease for 1 03 light districts, and remain unchanged for 26 light districts. The overall increase for existing light districts in FY 2018 compared to FY 2019 is 1%. In addition, there are three new light districts that have been created and will be assessed for the first time.

## RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and approve the proposed resolution adopting the annual Special Improvement Lighting Maintenance District assessments for Fiscal Year 2019.

## APPROVED BY CITY ADMINISTRATOR

## Attachments

SILMD Resolution

**RESOLUTION 18 -_____**

**A RESOLUTION LEVYING AND ASSESSING PROPERTY IN SPECIAL IMPROVEMENT LIGHTING MAINTENANCE DISTRICTS OF THE CITY OF BILLINGS, PROVIDING FOR NOTICE, HEARING AND ADOPTION.**

WHEREAS, certain lighting maintenance districts have been created within the City of Billings, and WHEREAS, State Law provides for assessing the costs of maintaining lights and furnishing electrical current annually within these lighting maintenance districts; and

WHEREAS, Section 7-12-4332, M.C.A. provides that the City shall pass a resolution levying and assessing maintenance costs.

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

1. DISTRICTS AND ASSESSMENTS. The lighting maintenance districts and assessments to defray one hundred percent (100%) of all the costs of maintenance and lighting are hereby levied and assessed as listed on EXHIBIT "A" attached hereto, and by this reference, said exhibit is made a part hereof.

2. PERIOD OF ASSESSMENT. That said assessment is to defray costs for the fiscal year 2019 (July 1, 2018 through June 30, 2019).

3. DISPOSITION OF COLLECTIONS. That the assessments as collected shall be placed in the respective lighting maintenance funds and shall be used to defray the costs of maintenance and lighting as provided by law.

4. NOTICE OF HEARING. On Monday, **September 10, 2018,** at 5:30 o'clock p.m., or as soon thereafter as the matter may be considered on the agenda in the Council Chambers of the City Hall, Billings, Montana, the City Council will hear objections to the adoption of this resolution. The City Clerk is hereby directed to publish notice thereof twice, at least five (5) days prior to the hearing, in the Yellowstone County News.

5. EFFECTIVE DATE. This resolution shall be effective upon adoption.

ADOPTED AND APPROVED by the City Council of the City of Billings, Montana, on the 10th day of September 2018.

CITY OF BILLINGS:

BY:_____
William A. Cole, MAYOR

ATTEST:

BY:_____
Denise Bohlman, CITY CLERK

*Exhibit A*

| District Number | FY 19 Assessment |
|---|---|
| 8 | $7,750 |
| 9 | $7,460 |
| 10 | $25,000 |
| 13 | $172,000 |
| 14 | $87,000 |
| 17 | $17,880 |
| 18 | $2,050 |
| 95 | $9,970 |
| 97 | $180,000 |
| 99 | $22,200 |
| 100 | $35,000 |
| 107 | $23,600 |
| 109 | $59,000 |
| 113 | $6,300 |
| 114 | $12,850 |
| 115 | $3,000 |
| 116 | $7,900 |
| 117 | $45,500 |
| 118 | $3,400 |
| 119 | $2,330 |
| 121 | $33,800 |
| 122 | $2,590 |
| 123 | $4,500 |
| 124 | $13,200 |
| 125 | $5,250 |
| 126 | $2,620 |
| 127 | $9,750 |
| 128 | $6,820 |
| 129 | $4,500 |
| 130 | $1,780 |
| 131 | $11,600 |
| 133 | $3,290 |
| 134 | $7,600 |
| 135 | $7,150 |
| 136 | $6,400 |
| 137 | $5,750 |
| 138 | $10,000 |
| 139 | $3,370 |
| 143 | $7,900 |
| 144 | $375 |
| 145 | $6,500 |
| 146 | $4,880 |
| 147 | $6,270 |
| 149 | $27,000 |
| 150 | $10,400 |
| 151 | $8,600 |
| 152 | $58,100 |

| | |
|---|---|
| 153 | $7,500 |
| 154 | $17,000 |
| 155 | $6,750 |
| 157 | $12,600 |
| 158 | $10,900 |
| 159 | $14,750 |
| 160 | $9,800 |
| 161 | $14,600 |
| 162 | $940 |
| 163 | $25,000 |
| 164 | $5,180 |
| 165 | $12,000 |
| 167 | $3,000 |
| 171 | $7,780 |
| 172 | $7,600 |
| 173 | $16,000 |
| 174 | $13,620 |
| 175 | $4,550 |
| 176 | $680 |
| 178 | $3,600 |
| 179 | $7,200 |
| 180 | $4,860 |
| 181 | $22,820 |
| 182 | $8,100 |
| 183 | $16,200 |
| 184 | $5,190 |
| 185 | $1,950 |
| 186 | $13,500 |
| 187 | $3,230 |
| 188 | $3,880 |
| 189 | $3,250 |
| 190 | $16,800 |
| 191 | $5,800 |
| 192 | $4,220 |
| 193 | $10,400 |
| 194 | $5,700 |
| 195 | $4,800 |
| 196 | $2,400 |
| 197 | $2,400 |
| 198 | $1,620 |
| 200 | $2,900 |
| 201 | $6,800 |
| 202 | $14,600 |
| 203 | $660 |
| 204 | $9,350 |
| 205 | $535 |
| 206 | $4,550 |
| 207 | $5,200 |
| 208 | $10,400 |
| 209 | $7,500 |
| 210 | $2,760 |

| | |
|---|---|
| 211 | $1,720 |
| 212 | $1,620 |
| 213 | $0 |
| 214 | $6,000 |
| 216 | $1,950 |
| 217 | $6,400 |
| 220 | $6,650 |
| 221 | $135 |
| 222 | $1,960 |
| 223 | $4,800 |
| 224 | $24,500 |
| 225 | $7,900 |
| 226 | $5,380 |
| 227 | $11,000 |
| 228 | $10,900 |
| 229 | $5,620 |
| 230 | $13,100 |
| 231 | $7,850 |
| 232 | $34,000 |
| 233 | $22,300 |
| 234 | $8,100 |
| 235 | $9,200 |
| 236 | $3,300 |
| 237 | $5,520 |
| 238 | $250 |
| 239 | $1,310 |
| 240 | $8,300 |
| 241 | $8,250 |
| 242 | $1,130 |
| 244 | $1,500 |
| 245 | $1,130 |
| 246 | $4,500 |
| 247 | $15,600 |
| 248 | $32,400 |
| 249 | $36,700 |
| 250 | $4,800 |
| 251 | $53,000 |
| 252 | $7,550 |
| 253 | $26,000 |
| 254 | $4,000 |
| 255 | $4,200 |
| 257 | $16,000 |
| 258 | $36,800 |
| 259 | $32,200 |
| 261 | $6,750 |
| 262 | $42,500 |
| 263 | $20,000 |
| 264 | $4,300 |
| 265 | $4,790 |
| 266 | $1,080 |
| 270 | $10,800 |

| | |
|---|---|
| 271 | $13,250 |
| 272 | $37,600 |
| 273 | $2,800 |
| 276 | $8,200 |
| 277 | $10,900 |
| 278 | $4,300 |
| 279 | $870 |
| 280 | $13,800 |
| 283 | $8,410 |
| 285 | $4,500 |
| 286 | $3,240 |
| 288 | $23,300 |
| 289 | $0 |
| 290 | $2,500 |
| 292 | $8,400 |
| 293 | $3,300 |
| 294 | $6,500 |
| 295 | $1,500 |
| 296 | $17,150 |
| 297 | $2,900 |
| 298 | $2,600 |
| 299 | $4,680 |
| 300 | $5,400 |
| 301 | $61,000 |
| 302 | $7,000 |
| 305 | $16,200 |
| 306 | $5,700 |
| 307 | $56,000 |
| 308 | $3,550 |
| 309 | $8,800 |
| 310 | $5,700 |
| 311 | $6,800 |
| 312 | $10,500 |
| 313 | $2,500 |
| 315 | $10,500 |
| 316 | $15,350 |
| 317 | $3,700 |
| 318 | $13,300 |
| 320 | $2,250 |
| 321 | $9,250 |
| 322 | $3,000 |
| 323 | $24,000 |
| 324 | $5,400 |
| 325 | $5,500 |
| Total | $2,451,455 |
| | |

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Public Hearing and Resolution for Setting GO Debt and PS II Mill Levy Rates

**PRESENTED BY:** Andy Zoeller

**Department:** City Hall Administration

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

This resolution sets the FY 19 City property tax mills for the Public Safety Levy (PS II) at 42.88 mills, General Obligation Debt Service Parks at .60 mills, General Obligation Debt Service Streets at 1.96 mills, General Obligation Debt Service Library at 4.72 mills and General Obligation Debt Service Series A Baseball Stadium at 3.96 mills. These levies are based on the certified taxable valuation from the Montana Department of Revenue. The table below shows a comparison to last year's mills. The mills set for the General Obligation Bond Debt Service and Public Safety II are less than the previous year because of new taxable property as well as value growth of existing properties. The total mills levied by the City of Billings for FY 19 are 163.12 mills compared to 159.00 mills for FY 18. The increase in total mills assessed from FY 18 to FY 19 is due to assessing the maximum mills allowed by the Charter of Billings for the General Fund and Public Safety I.

The GO debt mills generate enough revenue to pay the principal and interest expense on the debt. Lowering the number of mills would result in not paying the debt service payment or borrowing money to make the debt service payment.

| | FY18 | FY19 |
|---|---|---|
| PS II | 43.32 | 42.88 |
| GO Parks | 0.61 | 0.60 |
| GO Streets | 1.81 | 1.96 |
| GO Library | 4.80 | 4.72 |
| GO Ballpark | 3.77 | 3.96 |
| **Total** | **54.31** | **54.12** |

## ALTERNATIVES ANALYZED

The Council must hold a public hearing and then may:

- Approve the resolution; or
- Not approve the resolution, which would result in not making the debt service payments or using General Fund reserves to make debt service payments for FY 19.

## FINANCIAL IMPACT

These mills are set in order to generate the necessary revenues to make the debt service payments and fund Public Safety II.  The total FY 19 mills are 54.12 compared to the FY 18 mills of 54.31.

## RECOMMENDATION

Staff recommends that the City Council hold the public hearing and approve the resolution setting the mill levy rates for GO Bonds and Public Safety II levy for FY 19.

## APPROVED BY CITY ADMINISTRATOR

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### Attachments

Resolution setting PSII GNOB GOST GOlibrary BP

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**RESOLUTION 18-_____**

**A RESOLUTION ESTABLISHING THE MILL LEVIES FOR PUBLIC SAFETY, GENERAL OBLIGATION DEBT FOR PARKS, STREET, LIBRARY, AND BASEBALL STADIUM DEBT SERVICE FOR TAX YEAR 2018.**

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

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

1. That a Public Safety Mill Levy, which voters approved in November of 2004 in the amount of $8.2 million, (42.88 mills), is hereby imposed on all taxable property within the City of Billings, Montana, for the Fiscal Year **July 1, 2018 through June 30, 2019**.

2. That additional Mill Levies in the amounts stated are hereby imposed on all taxable property within the City of Billings, Montana, to provide payment for the following:

   A. .60 mills-General Obligation Debt Service Parks
   B. 1.96 mills-General Obligation Debt Service Streets
   C. 4.72 mills-General Obligation Debt Service Library
   D. 3.96 mills-General Obligation Debt Service Baseball Stadium Series A

3. That when said taxes are collected, the same shall be placed in respective funds for the City and expended pursuant to the annual budget.

4. This Resolution shall be effective upon adoption.

ADOPTED and APPROVED by the City Council on the 10th day of September, 2018.

CITY OF BILLINGS:

BY: _____
William A. Cole MAYOR

ATTEST:

BY: _____
Denise R. Bohlman, CITY CLERK

**Regular** **5. A.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Public Hearing & Resolution Assessing Fees for Encroachments

**PRESENTED BY:** Andy Zoeller

**Department:** City Hall Administration

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

The annual encroachment assessments have been completed by the Finance Department and are ready to be spread on the tax rolls. An encroachment is any permitted private occupancy of the public right of way, such as fences, signs or downtown street-side patios. The Council must conduct a public hearing and then adopt a resolution in order to assess property owners for the encroachments.

## ALTERNATIVES ANALYZED

The Council may:

- Approve the resolution; or
- Not approve the resolution, and the Public Works Engineering Fund would be responsible to pay for the assessments.

## FINANCIAL IMPACT

The standard encroachment fee is $1/sq.ft. per year and a list of the assessments is attached. The total amount to be assessed is $26,441.56 for FY 19.

## RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and adopt the encroachment assessment resolution.

## APPROVED BY CITY ADMINISTRATOR

## Attachments

2018 Resoluion Encroachments

**RESOLUTION 18 _____**

**A RESOLUTION FIXING THE AMOUNT OF THE ANNUAL SPECIAL ASSESSMENT FOR THE FISCAL YEAR 2018 TO BE PAID BY PERSONS, FIRMS, AND CORPORATIONS, MAINTAINING ENCUMBRANCES, OBSTRUCTIONS, OR ENCROACHMENTS ON, OVER, ACROSS, OR ABOVE THE STREETS, AVENUES, SIDEWALKS, OR ALLEYS OF THE CITY OF BILLINGS AND LEVYING AND ASSESSING SAID SPECIAL ASSESSMENT.**

WHEREAS, Chapter 13 of the Billings, Montana City Code provides that every person, firm, or corporation that has or maintains any encumbrances, obstructions, or encroachments on, over, across, or above any street, avenue, sidewalk, or alley shall pay an annual rental fee, and

WHEREAS, Billings, Montana City Code, Section 13-303 provides that the City Council shall annually, by resolution, make a special assessment for such rental upon certain lots abutting on that part of the street, avenue, sidewalk, or alley upon which encumbrance, obstruction, or encroachment on the owner of such abutting lot or lots.

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

1. ANNUAL ASSESSMENT FOR RENTAL: That for the purposes of collecting said rents for the fiscal year 2019 for said encumbrances, obstructions, and encroachments on, over, across, or above the streets, avenues, alleys, and sidewalks of the City of Billings, there is hereby fixed, levied and assessed a special assessment upon the lots or parcels of land provided in the schedule attached, described as EXHIBIT "A" and by this reference made a part hereof.

2. DISPOSITION OF COLLECTIONS. All monies collected from said assessments shall be paid to the General Fund of the City of Billings, Montana.

3. NOTICE OF HEARING. That on Monday the 10th day of September, 2018 at 6:30 p.m. or as soon thereafter as the matter may be considered on the agenda in the council chambers of the City Hall, Billings, Montana, the council will hear objections to the final adoption of this resolution. The City Clerk published notice hereof twice, on August 24th and August 31st, 2018 in the Yellowstone County News.

4. EFFECTIVE DATE. This resolution shall be effective upon adoption.

ADOPTED and APPROVED by the City Council on the **10th** day of **September, 2018.**

CITY OF BILLINGS:

BY: _____
William A. Cole, MAYOR

ATTEST:

BY: _____
Denise R. Bohlman, CITY CLERK

Exhibit A

| Tax Code | Owner Name | Amount |
|---|---|---|
| A00001 | KOINONIA MANAGEMENT CO LLC | 11.00 |
| A00010 | BRINKMAN, M DEAN & CAROL J | 16.00 |
| A00028 | ATWOOD, SCOTT | 10.00 |
| A00068A | B L M TIRE CO | 10.00 |
| A00096 | W B Y -LLC | 213.32 |
| A00123 | TRAIL CREEK PROPERTIES LLC | 50.00 |
| A00140 | SHIPTON SUPPLY CO., INC. | 40.00 |
| A00143 | DLB/JMS LLC | 20.00 |
| A00146 | MCDONNELL FAMILY IRREVOCABLE T | 80.00 |
| A00243 | BLGS U S EMPLOYEES FED CR UNIO | 120.00 |
| A00260 | TAJ PROPERTIES LLC | 311.00 |
| A00264 | MILLER TROIS LLC | 125.00 |
| A00349 | ROMAN CATHOLIC BISHOP OF GRT F | 137.00 |
| A00352 | BILLINGS MONTANA PARKING COMMI | 18.00 |
| A00363 | CORMIER PROPERTIES LLC | 500.00 |
| A00364 | GRAY, MICHAEL J | 334.00 |
| A00365 | TWO VALLEYS REALTY INC | 20.00 |
| A00368 | CITY OF BILLINGS | 28.00 |
| A00374 | LO, CHIA WEI & LIN LIN | 48.00 |
| A00495 | CARROLL BRO'S LLC | 40.00 |
| A00510 | FRANK FAMILY LIMITED PARTNERSH | 960.00 |
| A00537 | J & S PROPERTIES INC | 220.00 |
| A00604 | MOUNTRAIL PROPERTIES LLC | 7.00 |
| A00616 | CITY LOFT APARTMENTS | 24.00 |
| A00617 | CITY LOFT APARTMENTS | 24.00 |
| A00618 | CLOCK TOWER INN, LLC | 362.00 |
| A00620 | CITY OF BILLINGS | 5.00 |
| A00624 | WFC I LLC | 13.00 |
| A00636 | ROBERTSON, JEFF & DONNA | 351.00 |
| A00637 | ACME LIMITED PARTNERSHIP | 388.00 |
| A00639 | LAD ENTERPRISES LLC | 48.00 |
| A00642A | CITY OF BILLINGS | 61.56 |
| A00642B | THE BABCOCK LLC | 257.20 |
| A00642C | CJM LLC | 3.24 |
| A00644 | ROYER PROPERTY LLC | 154.00 |
| A00656 | SWANK PROPERTIES LLC | 59.58 |
| A00687 | MARKETPLACE 3301 PROPERTIES LL | 3.00 |
| A00708 | MARKS, STEVE | 5.00 |
| A00710 | MARKS, STEVE | 5.00 |
| A00735A | MONTANA AVE LOFTS LLC | 25.00 |
| A00737 | RIDER, THEODORE J & (ET AL) | 10.00 |
| A00765 | MIGNONE, FRANCIS J | 224.34 |

| | | |
|---|---|---|
| A00774 | NEAL C LA FEVER TRUST & | 1,720.00 |
| A00776 | BARBAZON APARTMENTS LP | 105.00 |
| A00778 | GLACIER BANK | 602.00 |
| A00781 | NELSON, BERT A & ANDREW | 126.00 |
| A00783 | NEAL C LA FEVER TRUST & | 108.00 |
| A00796A | SECURITIES BUILDING LLC | 4.50 |
| A00796B | SECURITIES BUILDING LLC | 3.17 |
| A00796C | SECURITIES BUILDING LLC | 1.33 |
| A00796D | SECURITIES BUILDING LLC | 2.39 |
| A00796E | SECURITIES BUILDING LLC | 1.35 |
| A00796F | WEBHEN LLC | 2.56 |
| A00796G | WEBHEN LLC | 1.20 |
| A00796H | SECURITIES BUILDING LLC | 0.69 |
| A00796I | SECURITIES BUILDING LLC | 0.67 |
| A00796J | SECURITIES BUILDING LLC | 0.70 |
| A00796K | SECURITIES BUILDING LLC | 0.45 |
| A00796L | SECURITIES BUILDING LLC | 0.63 |
| A00796N | SECURITIES BUILDING LLC | 0.61 |
| A00796O | SECURITIES BUILDING LLC | 0.69 |
| A00796P | SECURITIES BUILDING LLC | 0.67 |
| A00796Q | SECURITIES BUILDING LLC | 0.70 |
| A00796R | SECURITIES BUILDING LLC | 0.45 |
| A00796S | SECURITIES BUILDING LLC | 0.63 |
| A00796T | SECURITIES BUILDING LLC | 0.61 |
| A00804 | MAKENNA HOTEL INVESTMENTS LLC | 130.00 |
| A00806 | COMPUTERS UNLIMITED | 1,261.00 |
| A00807 | RPS, LLC | 53.00 |
| A00817 | LARSON FAMILY PROPERTIES LLC | 50.00 |
| A00822 | NELSON, ANDY & BERT | 114.00 |
| A00823 | COMPUTERS UNLIMITED | 25.00 |
| A00827 | MAV PROPERTIES LLC | 17.00 |
| A00832 | D B SQUARED LLC | 607.50 |
| A00833 | COMPUTERS UNLIMITED | 442.00 |
| A00838 | 2223 MONTANA LLC | 643.00 |
| A00939 | SOUTHERN FOODS GROUP LP | 126.00 |
| A00949 | YELLOWSTONE HEALTH PARTNERSHIP | 10.00 |
| A00964 | HATZELL PROPERTIES LLP | 40.00 |
| A01010 | PHILLIPS66 COMPANY | 80.00 |
| A01180 | CONOCOPHILLIPS COMPANY | 160.00 |
| A01251 | CONOCOPHILLIPS COMPANY | 20.00 |
| A01259 | CITY OF BILLINGS | 6.00 |
| A01264 | INTERFAITH HOSPITALITY NETWORK | 42.00 |
| A01273 | PLATH, R RUSSELL & SUSAN L | 135.00 |
| A01281 | MORLEDGE, KARL | 27.00 |
| A01285 | PE BLOCK | 46.00 |
| A01293 | YELLOWSTONE PAPER COMPANY | 30.00 |
| A01294 | MONTANA RESCUE MISSION | 421.00 |
| A01699 | STATE OF MT DEPARTMENT OF ADMI | 25.00 |
| A01809 | KOINONIA MANAGEMENT CO LLC | 50.00 |
| A01963A | YELLOWSTONE ART MUSEUM | 220.00 |

| | | |
|---|---|---|
| A02434A | BIG SKY FLORAL SUPPLY LLC | 15.00 |
| A02920 | COFFMAN, STEPHEN L & VICTORIA | 5.00 |
| A03302 | ZIMMERER, STEPHEN L & BRENDA & | 12.00 |
| A03492 | MILLER, JANEL R | 10.00 |
| A04983A | WILGUS, MARK A & JOSI D | 25.00 |
| A05687 | ROSE FAMILY TRUST | 41.00 |
| A05812 | ARAGON, KATHLEEN J | 25.00 |
| A05968 | DEACONESS MEDICAL CENTER OF BI | 304.00 |
| A06751 | GLYNN, ANDREW J | 6.50 |
| A07017 | JACOBSON, RICHARD LEE & | 15.00 |
| A07120 | BILLINGS CLINIC | 100.00 |
| A07131 | BILLINGS CLINIC | 1,123.00 |
| A07153 | BILLINGS CLINIC | 320.00 |
| A07192 | BILLINGS CLINIC | 20.00 |
| A07279 | BILLINGS CLINIC | 20.00 |
| A07297 | MILLER LAND CO | 60.00 |
| A07370 | KARLSEN, VIRGINIA G | 17.00 |
| A08646 | BRYSON, JEFFERY A | 25.00 |
| A09085 | DEAVER, FRANKLIN KENNEDY JR & | 3.00 |
| A09148 | FRIED, WILLIAM JR & SALLY ANN | 220.00 |
| A09171 | MAIN STREET PARTNERS | 50.00 |
| A10202 | LUTHERAN CHURCH OF THE GOOD SH | 2,813.00 |
| A10613 | STOUGHTON, ALICE CASADY | 102.00 |
| A11091 | BERRY, GALE & AMY | 50.00 |
| A11193 | ROBERTSON, MATTHEW W | 5.00 |
| A11354 | STATE OF MT - DEPT OF INSTITUT | 9.00 |
| A11550 | BILLINGS CLINIC | 342.84 |
| A11565 | SISTERS OF CHARITH OF LEAVENWO | 273.34 |
| A11592 | SISTERS OF CHARITY OF LVNWRTH | 15.00 |
| A11630 | DEACONESS MEDICAL CENTER OF BI | 80.00 |
| A12102 | DEACONESS MEDICAL CENTER OF BI | 223.00 |
| A12194 | BILLINGS CLINIC | 57.14 |
| A12226 | SISTERS OF CHARITY OF LEAVENWO | 720.00 |
| A12971A | POPP, GREGORY A & SHELLY | 25.00 |
| A13885 | THOMAS FAMILY LIVING TRUST, TH | 1.00 |
| A13999 | SCHAEFER, JOSHUA T & COREY R | 25.00 |
| A14554 | JOHNSON, CHERYL L | 58.00 |
| A16557 | RIMROCK HOSPITALITY LLC | 15.00 |
| A17196 | POULETTE, JOSHUA J & MEGAN | 20.00 |
| A17571 | GRAND LANES INC | 48.00 |
| A17942 | EMERICK, MARIKO G & | 9.00 |
| A17949 | BALLOU, CAROLYN J | 12.00 |
| A19326 | ALBERTSON'S STORES SUB LLC | 10.00 |
| A19570 | IDAHO-WASHINGTON POLE OIL CO | 56.00 |
| A19680 | COZZENS, LAWRENCE B & | 50.00 |

| | | |
|---|---|---|
| | JEANNINE | |
| A20220 | DURAND, KRISTEN M & | 34.00 |
| A20357 | JONES FAMILY HOLDINGS LLC | 30.00 |
| A20610 | VAN WAGONER, JEREMY T | 98.00 |
| A20713 | BOGGS, JUSTIN DALE | 1.00 |
| A20842 | TEICHERT, LYLE W & VALERIE ROS | 10.00 |
| A20913 | 1490 SOURDOUGH LLC | 5.00 |
| A21196 | KOCH, BRENT D | 10.00 |
| A22975 | MOFFETT, DAVE | 50.00 |
| A23157 | HTA ENTERPRISES LLC | 26.66 |
| A23158 | HTA ENTERPRISES LLC | 26.67 |
| A23159 | HTA ENTERPRISES LLC | 26.67 |
| A23703 | VALKENBURG, CORNELIUS A & LIND | 58.50 |
| A24268 | COLLETT, GORDON C & SIV D | 25.00 |
| A24843 | KOHN, JAY A & JUDY K | 50.00 |
| A28233A | HYAMS, ANDREW C | 19.34 |
| A28233B | GRAND AVE INVESTOR LLC | 91.70 |
| A28233C | GRAND AVE INVESTOR LLC | 11.58 |
| A28233D | GRAND AVE INVESTOR LLC | 11.28 |
| A28233E | GRAND AVENUE INVESTORS LLC | 13.10 |
| A28994 | BK RE 11036 LLC | 25.00 |
| A29218 | BOTTRELL FAMILY INVESTMENTS IN | 120.00 |
| A30109 | WAGLER, AMY L & GUIDO C | 130.00 |
| A31092 | PST LLC | 500.00 |
| A31495 | HUNTERS POINTE APARTMENTS LLC | 30.00 |
| A33004 | SERMON, EDWARD J & REGINA L | 3.00 |
| A36143 | CORP OF PRESIDING BISHOP OF CH | 525.00 |
| C01755 | PARKER, PATRICK A & | 5.00 |
| C03210 | DAVIES, WILLIAM L & NANCY A | 25.00 |
| C06176 | ZIMNY, GERARD P & MICHELLE A | 112.50 |
| C07319 | MAGGA LLC | 706.00 |
| C08660 | EGGEBRECHT FAMILY LIMITED PTNR | 1.00 |
| C10469A | WEBER PROPERTIES LLC | 10.00 |
| D00527 | RMR I LLC | 1,000.00 |
| D01389 | HANSER AUTOMOTIVE CO INC | 675.00 |
| D04718 | ELLIS, SHELLEY M | 20.00 |
| D05641 | LEBAR, JAMES H | 5.00 |
| D05900 | B WHO U R, LLC | 1,440.00 |
| D05903 | ROOKHUIZEN, EDWARD J & DIANNA | 100.00 |
| E00004A | NORTHWESTERN ENERGY-T & D | 168.00 |
| | Total | **26,441.56** |

**Regular** **5. B.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Public Hearing and Resolution for Park District 1 Assessment

**PRESENTED BY:** Andy Zoeller

**Department:** City Hall Administration

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

This resolution establishes the FY 19 Park District 1 assessment of 1.0015% of taxable value, resulting in $2,000,000 in revenue. The FY 18 assessment was 1.099% of taxable value. There is a per property assessment list in the City Clerk's office.

## ALTERNATIVES ANALYZED

The Council must hold a public hearing and then may:

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

## FINANCIAL IMPACT

Applied to a home with a $200,000 market value, the 1.0015 % of taxable value would result in an assessment of approximately $27.00.

## RECOMMENDATION

Staff recommends that the City Council hold the public hearing and approve the resolution setting the assessment for Park District 1 for Fiscal Year 2019.

## APPROVED BY CITY ADMINISTRATOR

## Attachments

2018 Resolution PD 1

RESOLUTION 18-_____

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

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

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

WHEREAS: Council adopted the FY 19 Budget on 6/25/18, including the operations and maintenance budget for Park District 1 in the amount of $1,965,217. Per MCA 7-11-1024 and 7-11-1025(2).

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

BILLINGS, MONTANA, AS FOLLOWS:

1. ASSESSMENT FOR FISCAL YEAR 2019. MCA 7-11-1024(3)(a) (iii) authorizes the Council to assess the percentage of cost for Park District 1 to each parcel of land, including improvements on the lot or parcel for the fiscal year. Each parcel shall pay to the City that portion of the total Park District 1 assessment of $2,000,000 imposed annually as hereinafter provided, as the total taxable value of each parcel bears to the total taxable value (1.0015% per taxable value dollar), within the City.

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

3. NOTICE OF HEARING. On Monday, September 10, 2018 at 5:30 o'clock p.m., or as soon thereafter as the matter may be considered on the agenda in the Council Chambers of the City Hall, Billings, Montana, the City Council will hear objections to the adoption of this resolution. The City Clerk is hereby directed to publish notice thereof twice, at least five (5) days prior to the hearing, in the Yellowstone County News.

4. EFFECTIVE DATE. This resolution shall be effective upon adoption.

ADOPTED and APPROVED by the City Council on the 10th day of September, 2018.

CITY OF BILLINGS:

BY: _____
William A. Cole, MAYOR

ATTEST:

BY: _____
Denise R. Bohlman, CITY CLERK

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Public Hearing and Resolution Setting PMD Annual Assessments for Fiscal Year 2019

**PRESENTED BY:** Andy Zoeller

**Department:** City Hall Administration

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

The annual assessment resolution for the City's 35 Park Maintenance Districts (PMD's) has been completed by the Finance Department and the assessments are ready to be spread in the tax files for FY 19.

## ALTERNATIVES ANALYZED

The Council must hold a public hearing and then may:

- Approve the resolution; or
- Not approve the resolution. The Parks Department could stop maintaining the PMD parks or Council could direct staff to continue maintaining the parks and use General Fund or other resources for that purpose.

## FINANCIAL IMPACT

Park maintenance district rates are calculated by estimating the expenses for maintenance and recovering actual expenditures. The total amount to be assessed for these PMD's is $1,125,336.00 for FY 19.

## RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and approve the resolution setting assessments for the City's PMD parks.

## APPROVED BY CITY ADMINISTRATOR

## Attachments

PMD Resolution

RESOLUTION 18- _____

A RESOLUTION LEVYING AND ASSESSING ALL PROPERTY WITHIN PARK MAINTENANCE DISTRICTS AN AMOUNT EQUAL TO THE COST OF MAINTAINING THE IMPROVEMENTS IN SAID PARK MAINTENANCE DISTRICTS WITHIN THE CITY OF BILLINGS, PROVIDING FOR NOTICE, HEARING AND FINAL ADOPTION.

WHEREAS, certain Park Maintenance Districts within the City have been created and constructed, and

WHEREAS, certain improvements within those Park Maintenance Districts require maintenance, and

WHEREAS, M.C.A. Section 7-12-4162 provides that the City may levy and assess the costs of maintenance against said districts.

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

1. MAINTENANCE OF IMPROVEMENTS. Certain improvements including trees, shrubs, grass and care thereof require maintenance with certain Park Maintenance Districts.

2. MAINTENANCE DISTRICT BOUNDARIES. The boundaries of the park maintenance districts are established by resolution and are on file in the City Clerk's office.

3. ASSESSMENT METHOD. The entire maintenance costs shall be assessed against the entire district, based on either square footage of the lot or a per lot basis of the entire district exclusive of streets, avenues, alleys and public places all as provided in M.C.A. Section 7-12-4162.

4. COST OF MAINTENANCE. The Parks Department estimates that the cost of maintenance for fiscal year 2019 for the following Park Maintenance Districts is:

| PMD Name | Number | FY19 Proposed | FY 2019 Assessment Rate | |
|---|---|---|---|---|
| Harvest | 684001 | $ 174,000.00 | 0.0404 | sq/ft |
| Olympic | 684002 | $ 168,000.00 | 0.0376 | sq/ft |
| Parkland West | 684003 | $ 31,000.00 | 0.0147 | sq/ft |
| Kiwanis/Durland | 684004 | $ 15,000.00 | 0.0218 | sq/ft |
| High Sierra | 684005 | $ 79,001.00 | 0.0100 | sq/ft |
| Forest Park | 684006 | $ 2,000.00 | 0.0032 | sq/ft |

| | | | | |
|---|---|---|---|---|
| Woodland Estates | 684007 | **$ 3,000.00** | 0.0036 | sq/ft |
| Terra West | 684008 | **$ 16,000.00** | 0.0193 | sq/ft |
| Aspen Grove | 684009 | **$ 6,000.00** | 0.0162 | sq/ft |
| Lakeview Drain | 684010 | **$ 400.00** | 0.0017 | sq/ft |
| Montana Avenue | 684011 | **$ 45,000.00** | 0.0879 | sq/ft |
| Country Manor (Village West-Circle 50) | 684012 | **$ 36,000.00** | 0.0117 | sq/ft |
| Broadway/City Hall | 684013 | **$ 28,000.00** | 0.0802 | sq/ft |
| Rush/Shiloh Point | 684014 | **$ 6,000.00** | 0.0021 | sq/ft |
| Howard Heights | 684015 | **$ 8,700.00** | 0.0077 | sq/ft |
| Mission United (West end Bike Trail) | 684016 | **$ 6,000.00** | 0.0073 | sq/ft |
| South Gate | 684017 | **$ 14,000.00** | 0.0063 | sq/ft |
| Frances Park | 684018 | **$ 20,000.00** | 107.53 | per lot |
| Rolling Hills (Silver Spur Trail) | 684019 | **$ 8,000.00** | 258.06 | per lot |
| Dokken (Town and Country) | 684020 | **$ 8,000.00** | 400.00 | per lot |
| Lutheran Park | 684022 | **$ 12,000.00** | 169.01 | per lot |
| Rimrock West | 684023 | **$ 54,000.00** | 223.14 | per lot |
| Walden Grove | 684024 | **$ 24,000.00** | 0.0297 | sq/ft |
| Rehberg Ranch | 684025 | **$ 22,000.00** | 0.0088 | sq/ft |
| Uinta and Twin Oaks | 684026 | **$ 36,000.00** | 128.57 | per lot |
| Ironwood | 684027 | **$ 110,000.00** | 0.0162 | sq/ft |
| Vintage Estates | 684028 | **$ 7,000.00** | 62.50 | per lot |
| Cottonwood | 684029 | **$ 2,201.00** | 0.0018 | sq/ft |
| Kings Green | 684030 | **$ 16,000.00** | 320.00 | per lot |
| Copper Ridge | 684031 | **$ 83,000.00** | 399.04 | per lot |
| Riverfront Pointe | 684032 | **$ 1,000.00** | 9.52 | per lot |
| Falcon Ridge | 684033 | **$ 38,000.00** | 426.97 | per lot |
| Josephine Crossing | 684036 | **$ 8,000.00** | 0.0103 | sq/ft |
| Terra West Entrance | 684038 | **$ 6,034.00** | 77.36 | per lot |
| Yellowstone Family Park | 684040 | **$ 32,000.00** | 83.12 | per lot |
| **Total Annual PMD Assessments** | | **$1,125,336.00** | | |

5. DISPOSITION OF COLLECTIONS. The monies collected from the assessment shall be paid into the respective Park Maintenance Funds.

6. NOTICE OF HEARING. On Monday, September 10th, 2018, at 5:30 o'clock p.m., or as soon thereafter as the matter may be considered on the agenda in the Council Chambers of the City Hall, Billings, Montana, the City Council will hear objections to the adoption of this resolution. The City Clerk is hereby directed to publish notice thereof twice, at least five (5) days prior to the hearing, in the Yellowstone County News.

7. EFFECTIVE DATE. This Resolution shall be effective upon adoption.

The foregoing Resolution No. _____ was ADOPTED by the City Council and APPROVED on the 10th day of September, 2018.

CITY OF BILLINGS:

BY: _____
William A. Cole, MAYOR

ATTEST:

BY: _____
Denise R. Bohlman, CITY CLERK

**Regular** **5. D.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Public Hearing and Resolution Road Maintenance District No. 6

**PRESENTED BY:** Andy Zoeller

**Department:** City Hall Administration

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

The annual Road Maintenance District #6 (RMD #6) assessment resolution has been completed by the Finance Department and is ready to be spread on the tax files. This district is for maintaining a secondary fire access road in the Briarwood Subdivision. The assessments must be set no later than October 1 in order for the County Treasurer to collect them in November 2018 and in May, 2019. The fee will remain the same for FY 19 as it was for FY 18.

## ALTERNATIVES ANALYZED

The Council must hold a public hearing and then may:

- Approve the resolution; or
- Not approve the resolution. If Council does not approve the resolution, the district will not collect enough money to maintain the road and this would create a conflict with the Subdivision Improvement Agreement and the Fire Code.

## FINANCIAL IMPACT

The total assessment of $2,875 (52 properties at $55.28) reflects the cost of providing maintenance and repairs to meet Fire Code requirements.

## RECOMMENDATION

Staff recommends that the City Council hold a public hearing and approve the resolution setting the annual RMD #6 assessment.

## APPROVED BY CITY ADMINISTRATOR

## Attachments

Resolution RMD6

**RESOLUTION 18-_____**

**A RESOLUTION LEVYING AND ASSESSING ROAD MAINTENANCE DISTRICT NO. 6 FEES FOR PROPERTIES WITHIN ROAD MAINTENANCE DISTRICT NO. 6 IN THE CITY OF BILLINGS, PROVIDING FOR NOTICE, HEARING AND ADOPTION.**

WHEREAS, the City, by Resolution, has defined the boundaries and established a road maintenance district as provided by State Law, and

WHEREAS, Billings Montana City Code and Title 7, Chapter 12, Parts 41 and 44, as amended of the Montana Code Annotated authorizes the City of Billings to adjust the road maintenance district rate and charge to provide for the sufficient collection of revenues adequate for the payment of the reasonable expense of the district.

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

1. METHOD OF ASSESSMENT. The City hereby determines that each lot or parcel of land within Road Maintenance District No. 6 shall be assessed for that portion of the whole cost which each lot or parcel of land in the respective district bears.

2. ASSESSMENT. Each lot or parcel within the boundaries of Road Maintenance District No. 6, is hereby assessed **$55.28** per lot for fiscal year 2019.

3. LOTS AND PARCELS ASSESSED. A list which describes each lot or parcel of land assessed within the respective district, with the name of the owner thereof,

and the amount levied thereon set is available in the office of the City Clerk, 210 North 27th St, Billings, Montana.

4. COLLECTION OF ASSESSMENTS. Said special assessments shall be placed upon the assessment rolls and collected in the same manner as other taxes.

5. NOTICE OF HEARING. On Monday, **September 10th,** at 5:30 o'clock p.m., or as soon thereafter as the matter may be considered on the agenda in the Council Chambers of the City Hall, Billings, Montana, the City Council will hear objections to the adoption of this resolution. The City Clerk is hereby directed to publish notice thereof twice, at least five (5) days prior to the hearing, in the Yellowstone County News.

6. EFFECTIVE DATE. This resolution shall be effective upon final adoption.

ADOPTED AND APPROVED by the City Council of the City of Billings, Montana, on the 10th day of September 2018**.**

BY:_____

William A. Cole, MAYOR

ATTEST:

BY:_____

Denise R. Bohlman, CITY CLERK

Exhibit A

| Tax ID | Legal Description |
|---|---|
| A32132 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 1, Lot 1A, AMD 29382 SQ FT (08) |
| A32133 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 1, Lot 2, 16843 SQUARE FEET, (06) |
| A32134 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 1, Lot 3, 18688 SQUARE FEET, (06) |
| A32135 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 1, Lot 4, 19990 SQUARE FEET, (06) |
| A32136 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 1, Lot 5, 18532 SQUARE FEET, (06) |
| A32137 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 1, Lot 6, 18568 SQUARE FEET, (06) |
| A32138 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 1, Lot 7, 18605 SQUARE FEET, (06) |
| A32139 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 1, Lot 8, 18641 SQUARE FEET, (06) |
| A32140 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 1, Lot 9, 18678 SQUARE FEET, (06) |
| A32141 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 1, Lot 10, 20037 SQUARE FEET, (06) |
| A32142 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 1, Lot 11, 17170 SQUARE FEET, (06) |
| A32143 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 1, Lot 12, 21975 SQUARE FEET, (06) |
| A32144 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 2, Lot 1, 30665 SQUARE FEET, (06) |
| A32145 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 2, Lot 2, 28271 SQUARE FEET, (06) |
| A32146 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 2, Lot 3, 22760 SQUARE FEET, (06) |
| A32147 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 2, Lot 4, 20152 SQUARE FEET, (06) |
| A32148 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 2, Lot 5, 13290 SQUARE FEET, (06) |
| A32149 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 2, Lot 6, ACRES 14129, (06) |
| A32150 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 3, Lot 1, 24360 SQUARE FEET, (06) |
| A32151 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 3, Lot 2, 22366 SQUARE FEET, (06) |
| A32152 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 3, Lot 3, 20430 SQUARE FEET, (06) |
| A32153 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 4, Lot 1 |
| A32154 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 4, Lot 2, 33407 SQUARE FEET, (06) |
| A32155 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 4, Lot 3, 42372 SQUARE FEET, (06) |
| A32156 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 4, Lot 4, 46904 SQUARE FEET, (06) |
| A32157 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 4, Lot 5, 19276 SQUARE FEET, (06) |
| A32158 | THE ESTATES AT BRIARWOOD 1ST FILING, S27, T01 S, R26 E, BLOCK 4, Lot 25, ACRES 17562, (06) |
| A35428 | THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 4 |
| A35429 | THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 5 |
| A35430 | THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 6 |
| A35431 | THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 7 |
| A35432 | THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 8 |
| A35433 | THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 9 |
| A35434 | THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 10 |
| A35435 | THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 11 |
| A35436 | THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 12 |
| A35437 | THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 13 |
| A35438 | THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 14 |
| A35439 | THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 15 |
| A35440 | THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 16 |
| A35441 | THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 17 |

A35442 THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 18
A35443 THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 19
A35444 THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 20
A35445 THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 21
A35446 THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 3, Lot 22
A35447 THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 4, Lot 26
A35448 THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 4, Lot 27
A35449 THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 4, Lot 28
A35450 THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 4, Lot 29
A35451 THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 4, Lot 30
A35453 THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 4, Lot 31
A35453 THE ESTATES AT BRIARWOOD SUB 2ND FIL (15), S22, T01 S, R26 E, BLOCK 5, Lot 1

**Regular** **5. E.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Public Hearing SID 1401 Spread of Assessments

**PRESENTED BY:** Andy Zoeller, Finance Director

**Department:** City Hall Administration

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

The assessment for SID 1401 has been completed by the Finance Division and is ready to spread on the tax rolls. This project and bond sale have previously been approved by Council. This project constructs a turn lane on Molt Road/62nd Street West.

## ALTERNATIVES ANALYZED

The Council must hold a public hearing and then may:

- Approve the resolution; or
- Not approve the resolution. If the Council does not approve the resolution, the property owners will not be assessed and the General Fund will be responsible for paying for the improvements.

## FINANCIAL IMPACT

The amount of the bond sale was $158,774.01. The costs associated with SID 1401 are assessed per lot, per the attached resolution. The net effective interest rate is 4.99%. Under the State Statute 7-12-4189, the City is required to add ½ of 1% for a total rate of 5.49%. The .5% will be used as additional security on bond issues, as stated in the final bond resolution. Interest earnings and prior collections are subtracted from the final construction cost and spread to the appropriate properties. Any remaining fund balances are used to call bonds.

## RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and pass the proposed resolution to spread assessments for SID 1401.

## APPROVED BY CITY ADMINISTRATOR

## Attachments

Resolution SID 1401

**Attachment A**

RESOLUTION 18 _____

A RESOLUTION LEVYING A SPECIAL ASSESSMENT TAX UPON ALL BENEFITED PROPERTY IN A SPECIAL IMPROVEMENT DISTRICT OR PROJECT KNOWN AS 1401, IN THE CITY OF BILLINGS, MONTANA.

WHEREAS, the City created a special improvement district or project known as 1401 and;

WHEREAS, it is necessary to levy a special assessment tax upon each benefited property in the district or project area to defray the cost and expenses of said district or project; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Billings, Montana as follows:

SECTION 1: LEVY AND ASSESSMENT. That for the purpose of defraying the cost and expense of making improvements in a special improvement district or project known as 1401 of the City of Billings, Montana, there is hereby levied and assessed upon each lot or parcel of land described below, owned by persons respectively indicated, a special assessment tax payable in semi-annual installments with interest. Each lot and parcel assessed and the owner thereof is hereinafter described:

| Tax Code /Owner Name /Legal Description | Assessment Amount | Interest Rate | Years Assessed |
|---|---|---|---|
| A33118<br>WALTERS, JOHN C<br>FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 1, Lot1,(07) 1 | $2,268.20 | 5.490 | 15 |
| A33120<br>ERHARDT, COREY A & TINA M<br>FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 1, Lot 3,(07)1 | $2,268.20 | 5.490 | 15 |
| A33121<br>VACHAL. JONAS<br>FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 1, Lot 4, (07) 1 | $2,268.20 | 5.490 | 15 |
| A33122<br>BREW, JENNA M & MICHAEL V<br>FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 1, Lot 8, (07) 1 | $2,268.20 | 5.490 | 15 |

A33123 $2,268.20 5.490 15
KASTELITZ, SCOTT A & KELLY J
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 1, Lot 6, (07) 1

A33124 $2,268.20 5.490 15
CAPP, RAYMOND M
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 1, Lot 7, (07) 1

A33125 $2,268.20 5.490 15
NASH, ABBIGAIL VEST
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 1, Lot 5, (07) 1

A33126 $2,268.20 5.490 15
BEAGLE, KEVIN S & LYNNETTE R
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 1, Lot 9, (07) 1

A33127 $2,268.20 5.490 15
AVIARA INC
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 2, Lot 1, (07) 1

A33128 $2,268.20 5.490 15
HUTCHINSON, NICOLE D & MARK D
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 2, Lot 2, (07) 1

A33131 $2,268.20 5.490 15
HELD, MCDONALD W III & BRENDA J
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 2, Lot 5, (07) 1

A33134 $2,268.20 5.490 15
JOSEPH & GENEVA MICHELETTI LIVING T
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 2, Lot 7A, AMD

A33135 $2,268.20 5.490 15
RADUE, STEVE &
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 2, Lot 9, (07) 1

A33136 $2,268.20 5.490 15
SCHMIDT & LANTIS LLC
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 2, Lot 10, 11136

A33140 $2,268.20 5.490 15
SANTORE, ANTHONY J JR & DENISE L
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 3, Lot 2, (07) 9

A33141 $2,268.20 5.490 15
HALTON, THOMAS W & COLLEEN
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 3, Lot 3, (07) 9

A33142 $2,268.20 5.490 15
PARRISH, AGNES J
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 3, Lot 4, (07) 9

A33143 $2,268.20 5.490 15
HAGADONE, JASON A & CIARA L
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 3, Lot 5, (07) 1

A33145 $2,268.20 5.490 15
PHILLIPS, CAROL ANN

FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 3, Lot 7, (07) 1

A33147 $2,268.20 5.490 15
PATELIS, JAMES G & CARIN L
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 3, Lot 9, (07) 9

A33148 $2,268.20 5.490 15
PRELOGER, ERIN M &
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 3, Lot 10, 9610

A33149 $2,268.20 5.490 15
EKLUND, RYAN S
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 3, Lot 11, 9624

A33150 $2,268.20 5.490 15
KELLER, JAMES R
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 3, Lot 12, 11415

A33163A $2,268.20 5.490 15
OPPEGAARD, CLIFFTON R & LISA M
LCO TOWNHOMES (14), S25, T01 N, R24 E, UNIT 3131, 50% COMMON AREA INTEREST,

A33163B $2,268.20 5.490 15
OPPEGAARD, CLIFFTON R & LISA M
LCO TOWNHOMES (14), S25, T01 N, R24 E, UNIT 3129, 50% COMMON AREA INTEREST,

A33164A $2,268.20 5.490 15
SATTERFIELD, KATHRYN M
PRAIRIE SKY TOWNHOMES (09), S25, T01 N, R24 E, UNIT 1, 50% COMMON AREA INTE

A33164B $2,268.20 5.490 15
BEERS, ROBERT C & CYNTHIA M
PRAIRIE SKY TOWNHOMES (09), S25, T01 N, R24 E, UNIT 2, 50% COMMON AREA INTE

A33166A $2,268.20 5.490 15
FELSTET, GWENDOLYN J
UGRIN TOWNHOMES, S25, T01 N, R24 E, UNIT 3107, 50% COMMON AREA INTEREST,

A33166B $2,268.20 5.490 15
TODD, DARCY &
UGRIN TOWNHOMES, S25, T01 N, R24 E, UNIT 3109, 50% COMMON AREA INTEREST, LO

A33167A $2,268.20 5.490 15
MOORE, CHAD & REBECCA
CB MOORE TOWNHOMES (10), S25, T01 N, R24 E, UNIT 3110, 50% COMMON AREA INTE

A33167B $2,268.20 5.490 15
MOORE, CHAD & REBECCA
CB MOORE TOWNHOMES (10), S25, T01 N, R24 E, UNIT 3112, 50% COMMON AREA INTE

A33168B $2,268.20 5.490 15
LEHMAN, JASON A
TALON TOWNHOMES (09), S25, T01 N, R24 E, UNIT 3120, 50% COMMON AREA INTERES

A33169A $2,268.20 5.490 15
BURNS, MAUREEN E
K&M TOWNHOMES (15), S25, T01 N, R24 E, UNIT 3126, 50% COMMON AREA INTEREST,

A33169B $2,268.20 5.490 15
WORTHINGTON, KIRK R & MARLAYNE R
K&M TOWNHOMES (15), S25, T01 N, R24 E, UNIT 3128, 50% COMMON AREA INTEREST,

A33170A $2,268.20 5.490 15
BUSCHER, DENNIS J &
BUSCHER TOWNHOMES, S25, T01 N, R24 E, UNIT 3, 25% COMMON AREA INTEREST, LOC

A33170B $2,268.20 5.490 15
BUSCHER, DENNIS J
BUSCHER TOWNHOMES, S25, T01 N, R24 E, UNIT 4, 25% COMMON AREA INTEREST, LOC

A33171A $2,268.20 5.490 15
BUSCHER, DENNIS J
BUSCHER TOWNHOMES, S25, T01 N, R24 E, UNIT 1, 25% COMMON AREA INTEREST, LOC

A33171B $2,268.20 5.490 15
BUSCHER, DENNIS J & LINDA M
BUSCHER TOWNHOMES, S25, T01 N, R24 E, UNIT 2, 25% COMMON AREA INTEREST, OC

A33174C $2,268.20 5.490 15
MCRAE, RICHARD L & DEBRA K
THE VILLAS AT FALCON RIDGE (09), S25, T01 N, R24 E, UNIT 3109, 1/16 INT LOC

A33177A $2,268.20 5.490 15
NEAL, THERESA S
THE VILLAS AT FALCON RIDGE (09), S25, T01 N, R24 E, UNIT 3149, 1/16 INT LOC

A33177C $2,268.20 5.490 15
HELEN L HATLELID-HESTER REVOCABLE T
THE VILLAS AT FALCON RIDGE (09), S25, T01 N, R24 E, UNIT 3139, 1/16 INT LOC

A33177D $2,268.20 5.490 15
STEVENS, ABRAM & KATHLEEN
THE VILLAS AT FALCON RIDGE (09), S25, T01 N, R24 E, UNIT 3133, 1/16 INT LOC

A33182D $2,268.20 5.490 15
REINHARDT, KEVIN W & MELISSA M
THE VILLAS AT FALCON RIDGE (09), S25, T01 N, R24 E, UNIT 3134, 1/16 INT LOC

A33182E $2,268.20 5.490 15
FREDERICKS, SUSAN J
THE VILLAS AT FALCON RIDGE (09), S25, T01 N, R24 E, UNIT 3138, 1/16 INT LOC

A33182G $2,268.20 5.490 15
SCHERER, LEE ROBERT & DENISE B
THE VILLAS AT FALCON RIDGE (09), S25, T01 N, R24 E, UNIT 3148, 1/16 INT LOC

A33187 $2,268.20 5.490 15
SMITH, JOSEPH & VIOLETA
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 5, Lot 6, (06) 1

A33193 $2,268.20 5.490 15
FERBER, JEFF & TANYA
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 6, Lot 1, (07)

A33416 $2,268.20 5.490 15
FROST, DUSTIN & STACEY

FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 1, Lot 10, 15085

A33417 $2,268.20 5.490 15
LONGIN, NICK & BRENDA L
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 1, Lot 11, 10838

A33426 $2,268.20 5.490 15
GREEN, ADAM & NADEZDA
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 6, Lot 3, 1ST 96

A33427 $2,268.20 5.490 15
FULLER, MELISSA L
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 6, Lot 4, 9600 S

A33428 $2,268.20 5.490 15
COOPER, WILLIAM D & CERI A
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 6, Lot 5, 9600 S

A33429 $2,268.20 5.490 15
BRAKEBUSH, ELIZABETH A & JOSHUA J
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 6, Lot 6, 9600 S

A33430 $2,268.20 5.490 15
BUTT, JACOB & JENNIFER
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 6, Lot 7, 9630 S

A33434 $2,268.20 5.490 15
BATEMAN, ERIN ELIZABETH & THOMAS WE
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 6, Lot 11, 9600

A33436 $2,268.20 5.490 15
KUNKEL, CAL
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 6, Lot 13, & LT

A33437 $2,268.20 5.490 15
ROWCLIFFE, MICHAEL L
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 6, Lot 14, 9653

A33438 $2,268.20 5.490 15
REITER, DIANE K
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 7, Lot 1, 10948

A33439 $2,268.20 5.490 15
WILLIAMS, JOHN R &
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 7, Lot 2, 10000

A33440 $2,268.20 5.490 15
DANDY RENTALS LLC
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 7, Lot 3, 10000

A33443 $2,268.20 5.490 15
LOZOSKI, PAUL G
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 7, Lot 6, 10000

A33445 $2,268.20 5.490 15
FIREBAUGH, DAVID PHILIP &
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 7, Lot 8, 10138

A33448 $2,268.20 5.490 15
KRAFT, KEVIN L
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 7, Lot 11, 10000

A33449 $2,268.20 5.490 15
LOOBEY, CLINTON B & JENNIFER ANN
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 7, Lot 12, 10000

A33450 $2,268.20 5.490 15
SIRE, DOUGLAS E &
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 7, Lot 13, 10000

A33451 $2,268.20 5.490 15
REITER, DIANE K
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 7, Lot 14, 10948

A33453 $2,268.20 5.490 15
WAGENHALS, CHAD D & ANGELA D
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 8, Lot 1, 10715

A33454 $2,268.20 5.490 15
PRICE, VINCENT W S &
FALCON RIDGE ESTATES SUB 1ST FIL, S25, T01 N, R24 E, BLOCK 8, Lot 2, 9619

SECTION 2: DISPOSITION OF COLLECTION. All monies collected from the assessment shall be paid into a special improvement district or project Fund. Assessments become delinquent based on the semi-annual due dates of real property taxes, currently December 1 and June 1 of each year.

SECTION 3: NOTICE AND HEARING. On Monday, September 10, 2018 at 5:30 p.m., or as soon thereafter as the matter was considered on the agenda of the City Council at a regular meeting held in the Council Chambers of the Police Facility, 220 N. 27th St., Billings, Montana, the City Council held a public hearing to hear comments and/or objections to the adoption of this resolution. The City Clerk published notice of the public hearing twice with at least six (6) days separating each publication in a newspaper of general paid circulation with a periodicals mailing permit. The final publication was made at least 10 days prior to the public hearing per MCA 7-12-4177.

SECTION 4: EFFECTIVE DATE. This resolution shall be effective upon adoption.

ADOPTED AND APPROVED this 10th day of September, 2018.

CITY OF BILLINGS:

BY:_____
William A. Cole, Mayor

ATTEST:

BY:_____
Denise R. Bohlman, City Clerk

**Regular** **5. F.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Public Hearing SID 1403 Spread of Assessments

**PRESENTED BY:** Andy Zoeller, Finance Director

**Department:** City Hall Administration

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

The assessment for SID 1403 has been completed by the Finance Division and is ready to spread on the tax rolls. This project and bond sale have previously been approved by Council. This project constructs public improvements on Gleneagles Boulevard between Cherry Hills Road and Lake Hills Drive and a short extension of Lake Hills Drive. These improvements generally consist of water, sanitary sewer, storm drain, curb and gutter, and street improvements to Gleneagles Boulevard and Lake Hills Drive.

## ALTERNATIVES ANALYZED

The Council must hold a public hearing and then may:

- Approve the resolution; or
- Not approve the resolution. If the Council does not approve the resolution, the property owners will not be assessed and the General Fund will be responsible for paying for the improvements.

## FINANCIAL IMPACT

The amount of the bond sale was $96,225.99. The costs associated with SID 1403 are assessed per lot, per the attached resolution. The net effective interest rate is 4.99%. Under the State Statute 7-12-4189, the City is required to add ½ of 1% for a total rate of 5.49%. The .5% will be used as additional security on bond issues, as stated in the final bond resolution. Interest earnings and prior collections are subtracted from the final construction cost and spread to the appropriate properties. Any remaining fund balances are used to call bonds.

## RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and pass the proposed resolution to spread assessments for SID 1403.

## APPROVED BY CITY ADMINISTRATOR

## Attachments

Resolution SID 1403

**Attachment A**

RESOLUTION 18 _____

A RESOLUTION LEVYING A SPECIAL ASSESSMENT TAX UPON ALL BENEFITED PROPERTY IN A SPECIAL IMPROVEMENT DISTRICT OR PROJECT KNOWN AS 1403, IN THE CITY OF BILLINGS, MONTANA.

WHEREAS, the City created a special improvement district or project known as 1403 and;

WHEREAS, it is necessary to levy a special assessment tax upon each benefited property in the district or project area to defray the cost and expenses of said district or project; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Billings, Montana as follows:

SECTION 1: LEVY AND ASSESSMENT. That for the purpose of defraying the cost and expense of making improvements in a special improvement district or project known as 1403 of the City of Billings, Montana, there is hereby levied and assessed upon each lot or parcel of land described below, owned by persons respectively indicated, a special assessment tax payable in semi-annual installments with interest. Each lot and parcel assessed and the owner thereof is hereinafter described:

| Tax Code /Owner Name /Legal Description | Assessment Amount | Interest Rate | Years Assessed |
|---|---|---|---|
| A22199<br>PARKER, ROBERT J<br>LAKE HILLS SUBD 16TH FILING, S16, T01 N, R26 E, BLOCK 16, Lot 6 | $54,069.12 | 5.490 | 15 |
| A22228<br>SCHNEITER ENTERPRISES<br>LAKE HILLS SUBD 16TH FILING, S16, T01 N, R26 E, BLOCK 17, Lot 10 | $42,156.87 | 5.490 | 15 |

SECTION 2: DISPOSITION OF COLLECTION. All monies collected from the assessment shall be paid into a special improvement district or project Fund. Assessments become delinquent based on the semi-annual due dates of real property taxes, currently December 1 and June 1 of each year.

SECTION 3: NOTICE AND HEARING. On Monday, September 10, 2018 at 5:30 p.m., or as soon thereafter as the matter was considered on the agenda of the City Council at a regular meeting held in the Council Chambers of the Police Facility, 220 N. 27th St., Billings, Montana, the City Council held a public hearing to hear comments and/or objections to the adoption of this resolution. The City Clerk published notice of the public hearing twice with at least six (6) days separating each publication in a newspaper of general paid circulation with a periodicals mailing permit. The final publication was made at least 10 days prior to the public hearing per MCA 7-12-4177.

SECTION 4: EFFECTIVE DATE. This resolution shall be effective upon adoption.

ADOPTED AND APPROVED this 10th day of September, 2018.

CITY OF BILLINGS:

BY:_____
William A. Cole, Mayor

ATTEST:

BY:_____
Denise R. Bohlman, City Clerk

**Regular** **5. G.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Public Hearing SID 1404 Spread of Assessments

**PRESENTED BY:** Andy Zoeller, Finance Director

**Department:** City Hall Administration

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

The assessment for SID 1404 has been completed by the Finance Division and is ready to spread on the tax rolls. This project and bond sale have previously been approved by Council. This project constructs street lights in the Annafeld Subdivision which is located south of Elysian Road near Elysian School.

## ALTERNATIVES ANALYZED

The Council must hold a public hearing and then may:

- Approve the resolution; or
- Not approve the resolution. If the Council does not approve the resolution, the property owners will not be assessed and the General Fund will be responsible for paying for the improvements.

## FINANCIAL IMPACT

The amount of the bond sale was $280,000. The costs associated with SID 1404 are assessed per lot, per the attached resolution. The net effective interest rate is 4.99%. Under the State Statute 7-12-4189, the City is required to add ½ of 1% for a total rate of 5.49%. The .5% will be used as additional security on bond issues, as stated in the final bond resolution. Interest earnings and prior collections are subtracted from the final construction cost and spread to the appropriate properties. Any remaining fund balances are used to call bonds.

## RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and pass the proposed resolution to spread assessments for SID 1404.

## APPROVED BY CITY ADMINISTRATOR

## Attachments

Resolution SID 1404

**Attachment A**

RESOLUTION 18 _____

A RESOLUTION LEVYING A SPECIAL ASSESSMENT TAX UPON ALL BENEFITED PROPERTY IN A SPECIAL IMPROVEMENT DISTRICT OR PROJECT KNOWN AS 1404, IN THE CITY OF BILLINGS, MONTANA.

WHEREAS, the City created a special improvement district or project known as 1404 and;

WHEREAS, it is necessary to levy a special assessment tax upon each benefited property in the district or project area to defray the cost and expenses of said district or project; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Billings, Montana as follows:

SECTION 1: LEVY AND ASSESSMENT. That for the purpose of defraying the cost and expense of making improvements in a special improvement district or project known as 1404 of the City of Billings, Montana, there is hereby levied and assessed upon each lot or parcel of land described below, owned by persons respectively indicated, a special assessment tax payable in semi-annual installments with interest. Each lot and parcel assessed and the owner thereof is hereinafter described:

| Tax Code /Owner Name /Legal Description | Assessment Amount | Interest Rate | Years Assessed |
|---|---|---|---|
| A36416<br>MCCALL DEVELOPMENT INC<br>ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 1 | $12,217.05 | 5.490 | 15 |
| A36417<br>MCCALL DEVELOPMENT INC<br>ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 2 | $12,230.98 | 5.490 | 15 |
| A36418<br>MCCALL DEVELOPMENT INC<br>ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 3 | $12,250.56 | 5.490 | 15 |
| A36419<br>MCCALL DEVELOPMENT INC<br>ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 4 | $59,115.67 | 5.490 | 15 |

A36420 $3,903.94 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 5

A36421 $10,885.86 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 6

A36422 $4,799.09 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 7

A36423 $1,639.73 5.490 15
ROLLER, WAYNE & SHARON K
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 8

A36424 $1,536.16 5.490 15
HANSON, DOUGLAS R & CAPREE K
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 9

A36425 $1,448.69 5.490 15
HANSON, DOUGLAS R & CAPREE K
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 10

A36426 $1,562.27 5.490 15
KARSH, NATALIE A
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 11

A36427 $1,406.04 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 12

A36428 $1,676.72 5.490 15
ELTING, RYAN K & KATHLEEN S
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 13

A36429 $1,915.20 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 14

A36430 $2,629.32 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 15

A36431 $2,555.77 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 16

A36432 $2,211.11 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 17

A36433 $2,384.31 5.490 15
MCCALL DEVELOPMENT INC

ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 18

A36434 $2,115.38 5.490 15
WELLS, TINA M
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 19

A36435 $1,976.12 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 20

A36436 $3,542.31 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 21

A36437 $2,086.66 5.490 15
FLOCK, JODY L &
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 22

A36438 $2,857.78 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 1, Lot 23

A36441 $2,961.79 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 2, Lot 1

A36442 $2,396.93 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 2, Lot 2

A36443 $2,396.93 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 2, Lot 3

A36444 $2,396.93 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 2, Lot 4

A36445 $2,923.93 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 2, Lot 5

A36446 $2,660.65 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 2, Lot 6

A36447 $2,396.93 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 2, Lot 7

A36448 $2,396.93 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 2, Lot 8

A36449 $2,396.93 5.490 15

MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 2, Lot 9

A36450 $3,139.77 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 2, Lot 10

A36452 $3,212.88 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 2, Lot 12

A36454 $6,019.75 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 1

A36455 $5,264.73 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 2

A36456 $1,757.66 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 3

A36457 $1,740.69 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 4

A36458 $1,740.69 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 5

A36459 $1,740.69 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 6

A36460 $2,027.04 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 7

A36461 $1,882.99 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 8

A36462 $1,671.07 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 9

A36463 $1,671.07 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 10

A36464 $1,671.07 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 11

A36465 $1,889.96 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 12

A36466 $1,844.26 5.490 15
BARKLEY, CHRISTINE E
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 13

A36467 $2,863.87 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 14

A36468 $1,880.82 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 15

A36469 $1,467.84 5.490 15
LETENDRE, CORY P & LINDSAY A
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 16

A36470 $1,467.84 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 17

A36471 $1,467.84 5.490 15
BADGETT, ELLEZABETH B &
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 18

A36472 $1,899.10 5.490 15
HAYNER, KATHY J
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 19

A36473 $3,023.15 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 20

A36474 $2,082.30 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 21

A36475 $3,098.87 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 22

A36476 $2,402.16 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 23

A36477 $2,402.16 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 24

A36478 $2,402.16 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 25

A36479 $2,928.72 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 26

A36480 $1,844.70 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 27

A36481 $1,732.42 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 28

A36482 $1,762.02 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 29

A36483 $1,791.61 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 30

A36484 $1,821.20 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 31

A36485 $1,850.79 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 32

A36486 $1,880.38 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 33

A36487 $2,061.42 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 3, Lot 34

A36490 $12,141.77 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 4, Lot 1

A36491 $5,239.92 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 4, Lot 2

A36492 $9,337.95 5.490 15
MCCALL DEVELOPMENT INC
ANNAFELD SUB 1ST FIL (18), S19, T01 S, R26 E, BLOCK 4, Lot 3

SECTION 2: DISPOSITION OF COLLECTION. All monies collected from the assessment shall be paid into a special improvement district or project Fund. Assessments become delinquent based on the semi-annual due dates of real property taxes, currently December 1 and June 1 of each year.

SECTION 3: NOTICE AND HEARING. On Monday, September 10, 2018 at 5:30 p.m., or as soon thereafter as the matter was considered on the agenda of the City Council at a regular meeting held in the Council Chambers of the Police Facility, 220 N. 27th St., Billings, Montana, the City Council held a public hearing to hear comments and/or objections to the adoption of this resolution. The City Clerk published notice of the public hearing twice with at least six (6) days separating each publication in a newspaper of general paid circulation with a periodicals mailing permit. The final publication was made at least 10 days prior to the public hearing per MCA 7-12-4177.

SECTION 4: EFFECTIVE DATE. This resolution shall be effective upon adoption.

ADOPTED AND APPROVED this 10th day of September, 2018.

CITY OF BILLINGS:

BY:_____
William A. Cole, Mayor

ATTEST:

BY:_____
Denise R. Bohlman, City Clerk

**Regular** **5. H.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Public Hearing SID 2911 Spread of Assessments

**PRESENTED BY:** Andy Zoeller

**Department:** City Hall Administration

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

The final assessment for Sidewalk, Curb and Gutter SID No. 2911 (work order 16-05) has been completed by the Finance Department and is ready to spread on the 2018 tax roll. This project is a reconstruction of Central Avenue from 32nd Street West to Shiloh Road, with improvements that include curb and gutter, sidewalk, and trail.

## ALTERNATIVES ANALYZED

The Council must hold a public hearing, and then may:

- Approve the resolution; or
- Not approve the resolution. The property owners will not be assessed, and the General Fund will be responsible for paying for the improvements.

## FINANCIAL IMPACT

The total cost spread to the district is $166,418.73. The assessment is spread over a 12 year period, at an interest rate of 4.50%. The assessments will range from $1,652 to $35,694. The amount assessed per property is stated in the resolution.

## RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and pass the proposed resolution to assess property owners for sidewalk, curb and gutter construction costs for SID 2911 (work order 16-05).

## APPROVED BY CITY ADMINISTRATOR

## Attachments

Resolution SW 2911

**RESOLUTION NO. 18_____**

**A RESOLUTION LEVYING A SPECIAL ASSESSMENT TAX UPON ALL BENEFITED PROPERTY IN A SPECIAL IMPROVEMENT DISTRICT OR PROJECT KNOWN AS 2911, IN THE CITY OF BILLINGS, MONTANA.**

WHEREAS, the City created a special improvement district or project known as 2911 and;

WHEREAS, it is necessary to levy a special assessment tax upon each benefited property in the district or project area to defray the cost and expenses of said district or project; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Billings, Montana as follows:

1: LEVY AND ASSESSMENT. That for the purpose of defraying the cost and expense of making improvements in a special improvement district or project known as 2911 of the City of Billings, Montana, there is hereby levied and assessed upon each lot or parcel of land described below, owned by persons respectively indicated, a special assessment tax payable in semi-annual installments with interest. Each lot and parcel assessed and the owner thereof is hereinafter described:

| Tax Code /Owner Name /Legal Description | Assessment Amount | Interest Rate | Years Assessed |
|---|---|---|---|
| A26052<br>EMERSON, PATRICIA A<br>OVERLAND TOWNHOMES, S02, T01 S, R25 E, UNIT 1, 25% COMMON AREA INTEREST, LO | $1,652.41 | 4.500 | 12 |
| 3<br>EMERSON, PATRICIA A<br>OVERLAND TOWNHOMES, S02, T01 S, R25 E, UNIT 2, 25% COMMON AREA INTEREST, LO | $1,652.41 | 4.500 | 12 |
| A26054<br>EMERSON, PATRICIA A<br>OVERLAND TOWNHOMES, S02, T01 S, R25 E, UNIT 3, 25% COMMON AREA INTEREST, LO | $1,652.41 | 4.500 | 12 |
| A26055<br>EMERSON, PATRICIA A<br>OVERLAND TOWNHOMES, S02, T01 S, R25 E, UNIT 4, 25% COMMON AREA INTEREST, LO | $1,652.41 | 4.500 | 12 |

A31808 $6,962.98 4.500 12
WILLISTON BASIN INTERSTATE PIPELINE
**CENTRALLY ASSESSED** S02, T01 S, R25 E, C.O.S. 787, PARCEL 1A, TR 1A COS

A36380 $33,261.93 4.500 12
GRANT ROAD LLC
SHILOH COMMONS SUB (18), S02, T01 S, R25 E, BLOCK 1, Lot 4

A36381 $35,694.11 4.500 12
GRANT ROAD LLC
SHILOH COMMONS SUB (18), S02, T01 S, R25 E, BLOCK 1, Lot 5

C01759 $5,734.64 4.500 12
LEO C SCHWEHR BYPASS TRUST &
CENTRAL ACRES SUBD 1ST FILING, S02, T01 S, R25 E, BLOCK 1, Lot 3, LT 4 W20

C01760 $4,256.36 4.500 12
MARMAN, ADAM J
CENTRAL ACRES SUBD 1ST FILING, S02, T01 S, R25 E, BLOCK 1, Lot 5

C01761 $4,256.36 4.500 12
LOVE, WAYNE I & LAURA A
CENTRAL ACRES SUBD 1ST FILING, S02, T01 S, R25 E, Lot 6

C01763 $5,598.78 4.500 12
SSN ENTERPRISES LLC
CENTRAL ACRES SUBD 1ST FILING, S02, T01 S, R25 E, W40 FT LT 8 E40 FT LT 9

C01783 $5,991.16 4.500 12
NIKO BACK FORTY LLC
CENTRAL ACRES SUBD 2ND FILING, S02, T01 S, R25 E, BLOCK 2, Lot 12

C01784 $5,583.57 4.500 12
NESSAN, RICHARD TRUSTEE
CENTRAL ACRES SUBD 2ND FILING, S02, T01 S, R25 E, BLOCK 2, Lot 13

C01839 $5,429.46 4.500 12
JOVANOVICH, JACOB D
CENTRAL ACRES SUBD 4TH FILING, S02, T01 S, R25 E, BLOCK 6, Lot 1

C01839B $6,337.91 4.500 12
RONALD A DUTTON LIVING TRUST
CENTRAL ACRES SUBD 4TH FILING, S02, T01 S, R25 E, BLOCK 6, Lot 3

C01840 $6,337.91 4.500 12
RONALD A DUTTON LIVING TRUST
CENTRAL ACRES SUBD 4TH FILING, S02, T01 S, R25 E, BLOCK 6, Lot 4

C01840A $6,258.27 4.500 12
MORGAN, MICHAEL A
CENTRAL ACRES SUBD 4TH FILING, S02, T01 S, R25 E, BLOCK 6, Lot 5

D11511 $28,105.65 4.500 12
LYNDES, JAY C

2: DISPOSITION OF COLLECTION. All monies collected from the assessment shall be paid into a special improvement district or project Fund. Assessments become delinquent based on the semi-annual due dates of real property taxes, currently December 1 and June 1 of each year.

3: NOTICE AND HEARING. On Monday, September 10, 2018 at 5:30 p.m., or as soon thereafter as the matter was considered on the agenda of the City Council at a regular meeting held in the Council Chambers of the Police Facility, 220 N. 27th St., Billings, Montana, the City Council held a public hearing to hear comments and/or objections to the adoption of this resolution. The City Clerk published notice of the public hearing twice with at least six (6) days separating each publication in a newspaper of general paid circulation with a periodicals mailing permit. The final publication was made at least 10 days prior to the public hearing per MCA 7-12-4177.

4: EFFECTIVE DATE. This resolution shall be effective upon adoption.

PASSED AND APPROVED this 10th day of September, 2018.

CITY OF BILLINGS:

BY:_____
William A. Cole, Mayor

ATTEST:

BY:_____
Denise R. Bohlman, City Clerk

**Regular** **5. I.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Public Hearing SID 2912 Spread of Assessments

**PRESENTED BY:** Andy Zoeller

**Department:** City Hall Administration

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

The final assessment for Sidewalk, Curb and Gutter SID No. 2912 (work order 17-02) has been completed by the Finance Department and is ready to spread on the 2018 tax roll. This project is for developer and miscellaneous public improvements in various locations around the city.

## ALTERNATIVES ANALYZED

The Council must hold a public hearing, and then may:

- Approve the resolution; or
- Not approve the resolution. The property owners will not be assessed, and the General Fund will be responsible for paying for the improvements.

## FINANCIAL IMPACT

The total cost spread to the district is $115,586.04. The assessment is spread over a 12 year period, at an interest rate of 4.50%. The assessments will range from $154 to $6,443. The amount assessed per property is stated in the resolution.

## RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and pass the proposed resolution to assess property owners for sidewalk, curb and gutter construction costs for SID 2912 (work order 17-02).

## APPROVED BY CITY ADMINISTRATOR

## Attachments

Resolution SW 2912

**RESOLUTION NO. 18_____**

**A RESOLUTION LEVYING A SPECIAL ASSESSMENT TAX UPON ALL BENEFITED PROPERTY IN A SPECIAL IMPROVEMENT DISTRICT OR PROJECT KNOWN AS 2912, IN THE CITY OF BILLINGS, MONTANA.**

WHEREAS, the City created a special improvement district or project known as 2912 and;

WHEREAS, it is necessary to levy a special assessment tax upon each benefited property in the district or project area to defray the cost and expenses of said district or project; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Billings, Montana as follows:

1: LEVY AND ASSESSMENT. That for the purpose of defraying the cost and expense of making improvements in a special improvement district or project known as 2912 of the City of Billings, Montana, there is hereby levied and assessed upon each lot or parcel of land described below, owned by persons respectively indicated, a special assessment tax payable in semi-annual installments with interest. Each lot and parcel assessed and the owner thereof is hereinafter described:

| Tax Code /Owner Name /Legal Description | Assessment Amount | Interest Rate | Years Assessed |
|---|---|---|---|
| A01352<br>WAYVON LLC<br>BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 196, Lot 15 - 16 | $2,455.72 | 4.500 | 12 |
| A01353<br>BOECKEL, KAREN M<br>BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 196, Lot 17 - 18 | $262.89 | 4.500 | 12 |
| A01355<br>DEINES, EVANNE R<br>BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 196, Lot 21 - 22 | $2,440.47 | 4.500 | 12 |
| A01455<br>REAMY, JEFFREY S<br>BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 205, Lot 7 - 8 | $2,813.77 | 4.500 | 12 |
| A01463<br>REPAC, STEVEN & | $262.89 | 4.500 | 12 |

BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 205, Lot 23 - 24

A01488 $262.89 4.500 12
MORGAN, BRIGITTE
BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 207, Lot 21 - 22

A01489 $651.96 4.500 12
KIRBY, KENNETH A
BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 207, Lot 23 - 24

A01578 $325.98 4.500 12
AUTUMNWOOD PROPERTIES LLC
BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 216, Lot 1 - 2

A01612 $262.89 4.500 12
DVARISHKIS, CHRISTIANNA
BILLINGS SECOND ADDITION, S03, T01 S, R26 E, BLOCK 218, Lot 13 - 14, W60' L

A01614 $262.89 4.500 12
LINKED SOLUTIONS LLC
BILLINGS SECOND ADDITION, S03, T01 S, R26 E, BLOCK 218, Lot 17 - 18

A01619 $1,001.07 4.500 12
11 HILL LLC
BILLINGS SECOND ADDITION, S03, T01 S, R26 E, BLOCK 219, Lot 3 - 4

A01620 $315.11 4.500 12
FISHER, DEB
BILLINGS SECOND ADDITION, S03, T01 S, R26 E, BLOCK 219, Lot 5 - 6

A01621 $1,085.02 4.500 12
NEAL C LA FEVER TRUST &
BILLINGS SECOND ADDITION, S03, T01 S, R26 E, BLOCK 219, Lot 7 - 8

A01641 $1,319.63 4.500 12
HILARIO, FRED SR & MARY &
BILLINGS SECOND ADDITION, S03, T01 S, R26 E, BLOCK 222, Lot 4 - 5

A01642 $525.77 4.500 12
KOINONIA MANAGEMENT CO LLC
BILLINGS SECOND ADDITION, S03, T01 S, R26 E, BLOCK 222, Lot 6 - 7

A01655 $570.46 4.500 12
FARLEY, BRITON
BILLINGS SECOND ADDITION, S03, T01 S, R26 E, BLOCK 223, Lot 15 - 16

A01657A $336.85 4.500 12
ALCIN LLC
BILLINGS SECOND ADDITION, S03, T01 S, R26 E, BLOCK 223, Lot 22A, AMND LTS 2

A01657B $262.89 4.500 12
ALCIN LLC

BILLINGS SECOND ADDITION, S03, T01 S, R26 E, BLOCK 223, Lot 20A, AMND LTS 2

A01772 $722.58 4.500 12
PONCE, JAMES D & MARLENE
BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 234, Lot 16 - 18, & W2

A01785 $262.89 4.500 12
MILLER, HELEN
BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 235, Lot 15 - 16

A01786 $1,013.67 4.500 12
MATHISON, VALORIE
BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 235, Lot 17 - 18

A01787 $1,331.22 4.500 12
MILLER, HARVEY G & RITA
BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 235, Lot 19 - 20

A01788 $1,010.54 4.500 12
MONTEZ, BENJAMIN & BONNIE L
BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 235, Lot 21 - 22

A01789 $651.96 4.500 12
MILLER, RONALD H & VIRGINIA R
BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK 235, Lot 23 - 24

A01791 $1,928.82 4.500 12
HARMON, PATRICK M & DAVID A
BILLINGS SECOND ADDITION, S03, T01 S, R26 E, BLOCK 236, Lot 3 - 4

A01792 $1,296.58 4.500 12
ZIEGLER, JACQUELINE RAYE
BILLINGS SECOND ADDITION, S03, T01 S, R26 E, BLOCK 236, Lot 5 - 6

A01804 $537.87 4.500 12
REITAN, AMANDA L
BILLINGS SECOND ADDITION, S03, T01 S, R26 E, BLOCK 237, Lot 9 - 10

A01805 $1,010.54 4.500 12
CUELLAR, JESSE & KATIE
BILLINGS SECOND ADDITION, S03, T01 S, R26 E, BLOCK 237, Lot 11 - 12

A02472 $1,252.73 4.500 12
ANDERSEN, CRAIG & SUSAN K
ARNOLD SUBD 2ND FILING, S06, T01 S, R26 E, BLOCK 2, Lot 3, AMEND

A03548 $1,776.59 4.500 12
COLVIN, MANUEL J &
BROADWATER SUBD, S05, T01 S, R26 E, BLOCK 14, Lot 29 - 30

A03550 $651.96 4.500 12
HAYNIE, JADE E
BROADWATER SUBD, S05, T01 S, R26 E, BLOCK 14, Lot 33 - 34

A03827 $1,102.90 4.500 12
LIGGET, BRICE
BURG SUBD 2ND FILING, S06, T01 S, R26 E, BLOCK 3, Lot 13

A03907 $525.77 4.500 12
CAYLON, FELICIA
BURNS SUBD, S09, T01 S, R26 E, BLOCK 3, Lot 2

A03908 $262.89 4.500 12
DIEFEL, RICKEY C
BURNS SUBD, S09, T01 S, R26 E, BLOCK 3, Lot 3

A03913 $1,538.90 4.500 12
PATE, ALAN D &
BURNS SUBD, S09, T01 S, R26 E, BLOCK 3, Lot 11

A03990 $5,895.66 4.500 12
HOFFMANN, DANIEL T & JASMINE M
BYRNES-STEPHENS, S09, T01 S, R26 E, BLOCK 1, Lot 7

A04396 $262.89 4.500 12
SORENSON, CRYSTAL L
CENTRAL AVE ADD, S04, T01 S, R26 E, BLOCK 3, Lot 1

A06214 $1,566.80 4.500 12
LUTTON, KENNETH R & MARGARET S
DESCRO SUBD - 3RD FILING, S01, T01 S, R25 E, BLOCK 14, Lot 13, & W21 FT LT

A06567 $920.84 4.500 12
EQUALITY INVESTMENTS LLC
ECKROTH SUBD, S05, T01 S, R26 E, BLOCK 1, Lot 8 - 9, & E2 LT 7

A06569 $2,640.41 4.500 12
BARNDT, RONALD D & JAN J
ECKROTH SUBD, S05, T01 S, R26 E, BLOCK 1, Lot 13 - 14, & E2 LT 12

A06570 $283.34 4.500 12
GALLAGHER, MICHELLE L
ECKROTH SUBD, S05, T01 S, R26 E, BLOCK 2, Lot 1 - 2, & E2 LT 3

A06571 $1,449.25 4.500 12
KELLY, CHRISTOPHER J &
ECKROTH SUBD, S05, T01 S, R26 E, BLOCK 2, Lot 4 - 5, & W2 LT 3

A06572 $1,595.52 4.500 12
ADOLPH, JERRY 0 & SHANA R
ECKROTH SUBD, S05, T01 S, R26 E, BLOCK 2, Lot 6 - 7, & E2 LT 8

A07727 $588.87 4.500 12
JOHNSON, JOHN H & CARLA J
GOODDING SUBD, S06, T01 S, R26 E, BLOCK 4, Lot 11

A07728 $5,327.24 4.500 12

JOHNSON, JOHN H & CARLA J
GOODDING SUBD, S06, T01 S, R26 E, BLOCK 4, Lot 12

A07729 $905.50 4.500 12
WILLIAMSON, CARRIE L
GOODDING SUBD, S06, T01 S, R26 E, BLOCK 4, Lot 13

A07926 $955.88 4.500 12
GUERRERO, HENRY C & KATHLEEN E
GORHAM PARK SUBD, S06, T01 S, R26 E, BLOCK 10, Lot 22

A07969 $262.89 4.500 12
CHEUVRONT, DIANA
GORHAM PARK SUBD, S06, T01 S, R26 E, BLOCK 12, Lot 4

A07970 $262.89 4.500 12
GREEN, GAIL M
GORHAM PARK SUBD, S06, T01 S, R26 E, BLOCK 12, Lot 5

A08106 $262.89 4.500 12
DODGE, LANCE
GRAND VISTA SUBD, S35, T01 N, R25 E, BLOCK 2, Lot 26

A08717 $2,732.27 4.500 12
MASTER, DAVID & JOELENE R
HIGHLAND ADD, S03, T01 S, R26 E, BLOCK 13, Lot 6 - 7

A08749 $2,574.54 4.500 12
MESSMER, SHARON J
HIGHLAND ADD, S03, T01 S, R26 E, BLOCK 16, Lot 4 - 5

A08758 $1,276.75 4.500 12
HAGSTROM, DAVE R
MONTANA SUB, S03, T01 S, R26 E, BLOCK 17, Lot 1 - 2

A08823 $803.55 4.500 12
RUKSTAD, BRUCE L & DIANA
HIGHLAND ADD, S03, T01 S, R26 E, BLOCK 27, Lot 17 - 18

A08824 $1,995.27 4.500 12
HEPPNER, MELISSA
HIGHLAND ADD, S03, T01 S, R26 E, BLOCK 27, Lot 19, & N 20' 20

A08825 $3,172.16 4.500 12
MONTOYA, REBECCA R
HIGHLAND ADD, S03, T01 S, R26 E, BLOCK 27, Lot 21, & S 5' LT 20 & N2 LT 22

A08847 $2,787.12 4.500 12
NIELSEN, MORRIS JR
HIGHLAND ADD, S04, T01 S, R26 E, BLOCK 32, Lot 1 - 2

A08848 $262.89 4.500 12
FLIPPIN, ARNOLD J & KRISTY A
HIGHLAND ADD, S04, T01 S, R26 E, BLOCK 32, Lot 3 - 4

A08853 $3,794.61 4.500 12
GUARDIAN TAX MT LLC
HIGHLAND ADD, S04, T01 S, R26 E, BLOCK 32, Lot 13 - 14

A08855 $950.77 4.500 12
HAGSTROM, DAVE R
HIGHLAND ADD, S04, T01 S, R26 E, BLOCK 32, Lot 17 - 18

A08856 $2,102.04 4.500 12
ROAN, ALLYSSA RAI &
HIGHLAND ADD, S04, T01 S, R26 E, BLOCK 32, Lot 19 - 20, AMD

A10087 $1,552.93 4.500 12
STIDHAM, JUSTIN L
LECKIE SUBD, S09, T01 S, R26 E, BLOCK 2, Lot 6

A10295 $173.54 4.500 12
BASNETT, SYLVIA
LILLIS SUBD 3RD FILING, S01, T01 S, R25 E, BLOCK 4, Lot 46

A10497 $1,866.46 4.500 12
BRADY, SEAN
LILLIS SUBD 3RD FILING, S01, T01 S, R25 E, BLOCK 8, Lot 26, W70'

A10687 $744.80 4.500 12
WADD, ROBERT J &
LUX SUBD, S09, T01 S, R26 E, BLOCK 2, Lot 15, & W25' LT 14

A10688 $153.71 4.500 12
DOMPIER, JOSEPH
LUX SUBD, S09, T01 S, R26 E, BLOCK 2, Lot 16, & E2 LT 17

A10689 $776.03 4.500 12
VILLALON, BLANCA ESTELA
LUX SUBD, S09, T01 S, R26 E, BLOCK 2, Lot 18, & W2 LT 17

A10699 $153.71 4.500 12
KLEIN, ANTIONETTE A & KRIS
LUX SUBD, S09, T01 S, R26 E, BLOCK 3, Lot 8, & E5' LT 7 & W5' LT 9

A10700 $2,133.35 4.500 12
DAY, MAYNARD E
LUX SUBD, S09, T01 S, R26 E, BLOCK 3, Lot 9 - 10, E45' LT 9 & W15' LT 10

A10701 $1,290.23 4.500 12
WELCH, TIMOTHY R & KATHLEEN E
LUX SUBD, S09, T01 S, R26 E, BLOCK 3, Lot 10 - 11, E35' LT 10 & W30' LT 11

A11308 $219.59 4.500 12
VALLEY FEDERAL CREDIT UNION
NILSON SUBD, S05, T01 S, R26 E, BLOCK 1, Lot 9 - 12

A12320 $341.75 4.500 12
BALDRY, BRUCE S

ORCHARD LANE SUBD, S09, T01 S, R26 E, BLOCK 1, Lot 9, W11.8 FT LT 9 & E47 F

A12428 $810.57 4.500 12
FOWLKES, RICHARD A
ORCHARD LANE SUBD 4TH FILING, S09, T01 S, R26 E, BLOCK 7, Lot 25, & E15.75

A12429 $2,490.12 4.500 12
STALEY, ROBERT L & JUDY A
ORCHARD LANE SUBD 4TH FILING, S09, T01 S, R26 E, BLOCK 7, Lot 26, W47.25 FT

A12431 $948.44 4.500 12
ALVAREZ, BETTY ANN
ORCHARD LANE SUBD 4TH FILING, S09, T01 S, R26 E, BLOCK 7, Lot 29

A12432 $353.15 4.500 12
MOSER, MATTHEW
ORCHARD LANE SUBD 4TH FILING, S09, T01 S, R26 E, BLOCK 7, Lot 30

A13004A $1,577.32 4.500 12
FRANK, LAVERNE M
POLY VISTA SUBD, S34, T01 N, R25 E, BLOCK 7, Lot 32, & ADJ 10 FT VACANT ALL

A13902 $525.77 4.500 12
MAY, AMY B
SHAFFER SUBD, S35, T01 N, R25 E, Lot 19

A13903 $1,202.09 4.500 12
DOWD, KEALY
SHAFFER SUBD, S35, T01 N, R25 E, Lot 20

A13904 $704.79 4.500 12
KAUTZ, DAVID P & BETH
SHAFFER SUBD, S35, T01 N, R25 E, Lot 21

A13906 $354.16 4.500 12
MCLEAN, JOSEPH& KATHRYN
SHAFFER SUBD, S35, T01 N, R25 E, Lot 23

A13908 $566.67 4.500 12
THAYER, RICHARD L & CAROLYN J
SHAFFER SUBD, S35, T01 N, R25 E, Lot 25, & S1' 6" LT 24

A14152 $788.66 4.500 12
SCHWENK, MICHAEL J & PAMELA J
SOUTHWEST BILLINGS SUBD 1ST, S09, T01 S, R26 E, BLOCK 2, Lot 4

A14794 $3,114.75 4.500 12
HARRIS, RONALD A
STRAW ADD, S10, T01 S, R26 E, Lot 34 - 35

A16269 $1,938.00 4.500 12
ROBISON, GLENN D & ANNETTE J

SUNNYSIDE SUBD 1ST FILING, S32, T01 N, R26 E, BLOCK 2, Lot 2, S50 FT N100 F

A16270 $1,532.10 4.500 12
TIMMERMANS, CHERYL L
SUNNYSIDE SUBD 1ST FILING, S32, T01 N, R26 E, BLOCK 2, Lot 2, N50 FT LOT 2

A17473 $935.44 4.500 12
DEMARAY, JOSHUA E & WINONA E
WEBER SUBD SECOND FILING, S09, T01 S, R26 E, BLOCK 5, Lot 7

A18285 $531.25 4.500 12
JORDAN, KYLE T &
WEST VIEW SUBD, S05, T01 S, R26 E, BLOCK 2, Lot 15 - 16

A18296 $531.25 4.500 12
MELVIN, MATTHEW & MARGARET
WEST VIEW SUBD, S05, T01 S, R26 E, BLOCK 3, Lot 6

A19257 $525.77 4.500 12
CHENAULT, RALPH E II
YELLOWSTONE ADD, S04, T01 S, R26 E, BLOCK 21, Lot 18 - 19

A20184 $442.71 4.500 12
SCHIED, S H & DELORES
MICK SUBD, S06, T01 S, R26 E, Lot 1

A23295 $786.25 4.500 12
MAYER, TAYLOR A
CENTENNIAL SUBD SECOND FILING, S21, T01 N, R26 E, BLOCK 1, Lot 37

C08116 $354.16 4.500 12
BROWN, BERT & LAURA A
ASPEN GROVE 1ST FILING, S01, T01 S, R25 E, BLOCK 3, Lot 11

D05812 $793.34 4.500 12
SCHRAM, PEGGY &
BURNSTEAD SUBD, S33, T01 N, R26 E, Lot 16, W50' OF E2 LT 16

D11963 $6,442.78 4.500 12
MONTANA RAIL LINK (LESSEE)
S03, T01 S, R26 E, BN LEASE #BF68432 (14) IMP I-205, WAS LEASE #40240599

2: DISPOSITION OF COLLECTION. All monies collected from the assessment shall be paid into a special improvement district or project Fund. Assessments become delinquent based on the semi-annual due dates of real property taxes, currently December 1 and June 1 of each year.

3: NOTICE AND HEARING. On Monday, September 10, 2018 at 5:30 p.m., or as soon thereafter as the matter was considered on the agenda of the City Council at a regular meeting held in the Council Chambers of the Police Facility, 220 N. 27th St., Billings, Montana, the City Council held a public hearing to hear comments and/or objections to the adoption of this resolution. The City Clerk published notice of the public hearing twice with at least six (6) days separating each publication in a newspaper of general paid circulation with a periodicals mailing permit. The final publication was made at least 10 days prior to the public hearing per MCA 7-12-4177.

4: EFFECTIVE DATE. This resolution shall be effective upon adoption.

PASSED AND APPROVED this 10th day of September, 2018.

CITY OF BILLINGS:

BY:_____
William A. Cole, Mayor

ATTEST:

BY:_____
Denise R. Bohlman, City Clerk

**Regular** **5. J.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Public Hearing SID 2913 Spread of Assessments

**PRESENTED BY:** Andy Zoeller

**Department:** City Hall Administration

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

The final assessment for Sidewalk, Curb and Gutter SID No. 2913 (work order 17-06) has been completed by the Finance Department and is ready to spread on the 2018 tax roll. This project is a reconstruction of Midland Road with improvements that include curb and gutter, sidewalk, and trail.

## ALTERNATIVES ANALYZED

The Council must hold a public hearing, and then may:

- Approve the resolution; or
- Not approve the resolution. The property owners will not be assessed, and the General Fund will be responsible for paying for the improvements.

## FINANCIAL IMPACT

The total cost spread to the district is $771,863.62. The assessment is spread over a 12 year period, at an interest rate of 4.50%. The assessments will range from $12,605 to $122,349. The amount assessed per property is stated in the resolution.

## RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and pass the proposed resolution to assess property owners for sidewalk, curb and gutter construction costs for SID 2913 (work order 17-06).

## APPROVED BY CITY ADMINISTRATOR

## Attachments

Resolution SW 2913

**RESOLUTION NO. 18_____**

**A RESOLUTION LEVYING A SPECIAL ASSESSMENT TAX UPON ALL BENEFITED PROPERTY IN A SPECIAL IMPROVEMENT DISTRICT OR PROJECT KNOWN AS 2913, IN THE CITY OF BILLINGS, MONTANA.**

WHEREAS, the City created a special improvement district or project known as 2913 and;

WHEREAS, it is necessary to levy a special assessment tax upon each benefited property in the district or project area to defray the cost and expenses of said district or project; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Billings, Montana as follows:

1: LEVY AND ASSESSMENT. That for the purpose of defraying the cost and expense of making improvements in a special improvement district or project known as 2913 of the City of Billings, Montana, there is hereby levied and assessed upon each lot or parcel of land described below, owned by persons respectively indicated, a special assessment tax payable in semi-annual installments with interest. Each lot and parcel assessed and the owner thereof is hereinafter described:

| Tax Code /Owner Name /Legal Description | Assessment Amount | Interest Rate | Years Assessed |
|---|---|---|---|
| A22946<br>MOUNTAIN STATES BAKERIES LLC<br>PINYON SUBD, S17, T01 S, R26 E, BLOCK 1, Lot 1 - 2 | $65,213.80 | 4.500 | 12 |
| A22948<br>KENNEY, STEVEN A &<br>REGAL 8 SUB, S17, T01 S, R26 E, Lot 1 | $12,983.51 | 4.500 | 12 |
| A22949<br>G6 HOSPITALITY PROPERTY LLC<br>REGAL 8 SUB, S17, T01 S, R26 E, Lot 2 | $24,417.27 | 4.500 | 12 |
| C07318<br>FARM TO MARKET ENGINES LLC<br>FOX-RUN SUBD, S17, T01 S, R26 E, BLOCK 1, Lot 1, (LESS 5440 SF HWY) | $41,781.04 | 4.500 | 12 |
| C07319<br>MAGGA LLC | $34,192.85 | 4.500 | 12 |

VAQUERO SUBD, S17, T01 S, R26 E, BLOCK 1, Lot 1

C07320 $33,976.23 4.500 12
BIG SKY HOTELS LLC
VAQUERO SUBD, S17, T01 S, R26 E, BLOCK 1, Lot 2A, AMND LT 2

C07320A $22,501.88 4.500 12
KENNEY, STEVEN A &
VAQUERO SUBD, S17, T01 S, R26 E, BLOCK 1, Lot 2B, AMND L:2

C07322 $30,044.25 4.500 12
G6 HOSPITALITY PROPERTY LLC
YUCCA SUBD, S17, T01 S, R26 E, BLOCK 1, Lot 1, N510'

C07323 $26,953.63 4.500 12
JPK3M1 LLC
YUCCA SUBD, S17, T01 S, R26 E, BLOCK 1, Lot 2A, AMD

C07323A $48,124.02 4.500 12
LYNNE J ZIMMER REVOCABLE TRUST
YUCCA SUBD, S17, T01 S, R26 E, BLOCK 1, Lot 2B1 - 2B2, AMD 266936 SQ FT

C09435 $34,306.27 4.500 12
TTK DEVELOPMENT LLC
LANGER-THOMPSON SUBD, S17, T01 S, R26 E, BLOCK 1, Lot 4

C10387 $21,964.75 4.500 12
BRIKAR LLC
MONTEREY SUBD, S17, T01 S, R26 E, BLOCK 1, Lot 1A, AMND LT 1-2

C10389 $12,604.67 4.500 12
1111 LLC
MONTEREY SUBD, S17, T01 S, R26 E, BLOCK 2, Lot 1

D01882 $25,412.82 4.500 12
ELCO ENTERPRISES LLC
S17, T01 S, R26 E, C.O.S. 1430, PARCEL 1A2, AMND TRCT 1-A

D01883 $35,199.09 4.500 12
ELCO ENTERPRISES LLC
S17, T01 S, R26 E, C.O.S. 1430 AMD, PARCEL 1, AMD TR 1-A-1

D01886 $69,872.90 4.500 12
C & B OPERATIONS LLC
S17, T01 S, R26 E, C.O.S. 1353, PARCEL 1, (LESS .275 AC - HWY) 9.155 ACRES

D01887 $39,682.67 4.500 12
PROFFUTT LIMITED PARTNERSHIP
S17, T01 S, R26 E, C.O.S. 1733, PARCEL 1

D01888 $34,010.03 4.500 12
LOOMIS FAMILY LIMITED PTNSHP
S17, T01 S, R26 E, C.O.S. 1733, PARCEL 2A-2B, AMD

D01889 $122,349.14 4.500 12

5500 MIDLAND LAND LLC
S17, T01 S, R26 E, C.O.S. 1091, PARCEL 4 & 5, (LESS 2130 SQ FT HWY) APPROX

D01892 $36,272.80 4.500 12
LOCAL UNION 532 BUILDING CORP
S17, T01 S, R26 E, C.O.S. 1700, PARCEL 2A, AMNDTR 2

2: DISPOSITION OF COLLECTION. All monies collected from the assessment shall be paid into a special improvement district or project Fund. Assessments become delinquent based on the semi-annual due dates of real property taxes, currently December 1 and June 1 of each year.

3: NOTICE AND HEARING. On Monday, September 10, 2018 at 5:30 p.m., or as soon thereafter as the matter was considered on the agenda of the City Council at a regular meeting held in the Council Chambers of the Police Facility, 220 N. 27th St., Billings, Montana, the City Council held a public hearing to hear comments and/or objections to the adoption of this resolution. The City Clerk published notice of the public hearing twice with at least six (6) days separating each publication in a newspaper of general paid circulation with a periodicals mailing permit. The final publication was made at least 10 days prior to the public hearing per MCA 7-12-4177.

4: EFFECTIVE DATE. This resolution shall be effective upon adoption.

PASSED AND APPROVED this 10th day of September, 2018.

CITY OF BILLINGS:

BY:_____
William A. Cole, Mayor

ATTEST:

BY:_____
Denise R. Bohlman, City Clerk

**Regular** **5. K.**

**Regular City Council Meeting**

**Meeting Date:** 09/10/2018

**TITLE:** Public Hearing SID 2914 Spread of Assessments

**PRESENTED BY:** Andy Zoeller

**Department:** City Hall Administration

**Presentation:** No

## PROBLEM/ISSUE STATEMENT

The final assessment for Sidewalk, Curb and Gutter SID No. 2914 (work order 18-10) has been completed by the Finance Department and is ready to spread on the 2018 tax roll. This project is for installing conventional curb and gutter or ribbon curb and will reconstruct the Poet Streets. The streets included in the project are Highland Park Drive, Longfellow Place, Irving Place, Whittier Place, Emerson Place, Raymond Place and Woodland Drive and are generally located north of Poly Drive and west of Virginia Lane.

## ALTERNATIVES ANALYZED

The Council must hold a public hearing, and then may:

- Approve the resolution; or
- Not approve the resolution. The property owners will not be assessed, and the General Fund will be responsible for paying for the improvements.

## FINANCIAL IMPACT

The total cost spread to the district is $219,155.25. The assessment is spread over a 12 year period, at an interest rate of 4.50%. The assessments will range from $258 to $9,889. The amount assessed per property is stated in the resolution.

## RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and pass the proposed resolution to assess property owners for sidewalk, curb and gutter construction costs for SID 2914 (work order 18-10).

## APPROVED BY CITY ADMINISTRATOR

## Attachments

Resolution SW 2914

**RESOLUTION NO. 18_____**

**A RESOLUTION LEVYING A SPECIAL ASSESSMENT TAX UPON ALL BENEFITED PROPERTY IN A SPECIAL IMPROVEMENT DISTRICT OR PROJECT KNOWN AS 2914, IN THE CITY OF BILLINGS, MONTANA.**

WHEREAS, the City created a special improvement district or project known as 2914 and;

WHEREAS, it is necessary to levy a special assessment tax upon each benefited property in the district or project area to defray the cost and expenses of said district or project; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Billings, Montana as follows:

1: LEVY AND ASSESSMENT. That for the purpose of defraying the cost and expense of making improvements in a special improvement district or project known as 2914 of the City of Billings, Montana, there is hereby levied and assessed upon each lot or parcel of land described below, owned by persons respectively indicated, a special assessment tax payable in semi-annual installments with interest. Each lot and parcel assessed and the owner thereof is hereinafter described:

| Tax Code /Owner Name /Legal Description | Assessment Amount | Interest Rate | Years Assessed |
|---|---|---|---|
| A08956<br>OAKLAND, GARY<br>HIGHLAND PARK SUBD, S31, T01 N, R26 E, BLOCK 1, Lot 1, & 10' X 131.19' VAC | $6,624.93 | 4.500 | 12 |
| A08959<br>BOYER, ALFRED W JR. & NANCY M<br>HIGHLAND PARK SUBD, S31, T01 N, R26 E, BLOCK 1, Lot 4, E130 FT LT 4 | $3,558.87 | 4.500 | 12 |
| A08960<br>PARKER, MARK D<br>HIGHLAND PARK SUBD, S31, T01 N, R26 E, BLOCK 1, Lot 4, W90' LT 4 (& 10 X 12 | $2,369.62 | 4.500 | 12 |
| A08961<br>HEALOW TERRENCE M<br>HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 1, Lot 5, & 10' X 1 | $4,243.99 | 4.500 | 12 |

A08962 $3,077.23 4.500 12
WEBBER-DERESZYNSKI, REBECCA L
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 1, Lot 6, & N 3.77'

A08963 $976.11 4.500 12
RLEE 2605 LLC
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 1, Lot 7, S 71.23'

A08964 $6,701.35 4.500 12
BALLARD, BRYCE & CARRIE
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 1, Lot 8A, LTS 8 &

A08965 $3,154.86 4.500 12
BENNETT, JAMES R
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 1, Lot 10A, & LT 8-

A08966 $2,567.67 4.500 12
BURT, RICHARD J
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 1, Lot 11, & 10'X69

A08967 $2,899.42 4.500 12
WIGGS FAMILY TRUST
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 2, Lot 1

A08968 $2,164.23 4.500 12
NELSON, RICHARD J & LINDA L
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 2, Lot 2

A08969 $3,395.99 4.500 12
EVERSON, ROBERT A
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 2, Lot 3

A08970 $4,113.89 4.500 12
JOHNSON, SCOTT R
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 2, Lot 4

A08971 $2,629.19 4.500 12
HAWS, DREW & HEATHER
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 2, Lot 5

A08972 $4,915.28 4.500 12
HEIKES FAMILY TRUST
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 2, Lot 6

A08973 $2,934.07 4.500 12
MOSS, LYNDA B
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 2, Lot 7

A08973A $2,006.12 4.500 12
WALKER, W SCOTT
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 2, Lot 8

A08974 $2,175.68 4.500 12
TAYLOR, ROCKY DAVID & CHRISTINA
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 2, Lot 9

A08975 $2,831.85 4.500 12
THOMAS, JOSEPH P
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 2, Lot 10

A08976 $2,386.43 4.500 12
SMITH, GARY P &
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 2, Lot 11

A08977 $3,013.05 4.500 12
GRIFFIN, ROBERT C & KATHY H
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 2, Lot 12

A08978 $3,578.52 4.500 12
BROWN, GREGORY L & TERESA M
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 3, Lot 1

A08980 $1,932.39 4.500 12
LEBSOCK, RONALD A & BARTIE A
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 3, Lot 3

A08981 $4,048.51 4.500 12
WEBER, DARRYL L &
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 3, Lot 4

A08982 $3,468.02 4.500 12
JOSEPH S SAMPLE LIVING TRUST
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 3, Lot 5 - 6

A08983 $9,889.15 4.500 12
CEDERBERG, DRU ALLISON
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 3, Lot 7 - 8

A08984 $1,577.10 4.500 12
CEDERBERG, DRU ALLISON
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 3, Lot 9

A08985 $2,436.94 4.500 12
LINDA K HAUPTMAN REVOCABLE TRUST
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 3, Lot 10

A08986 $1,633.31 4.500 12
OTTO, TERESA LOUISE
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 3, Lot 11

A08987 $6,322.00 4.500 12
NEGU, JOHN V
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 3, Lot 12 - 13

A08990 $3,116.79 4.500 12
WESTWOOD, ARTHUR G & MARY KAY

HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 4, Lot 4, L:5&N1/2L

A08992 $2,580.09 4.500 12
WIDDICOMBE, SHANNON M
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 4, Lot 7

A08993 $5,005.55 4.500 12
STOCKDALE, ROBERT E & JANA J
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 4, Lot 8, &9A & 10A

A08994 $1,620.29 4.500 12
CHESSEN, BRUCE L & KAREN
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 4, Lot 11

A08995 $2,276.17 4.500 12
LOWE, BARBARA L
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 4, Lot 12

A08996 $3,531.05 4.500 12
SAMPLE, BARBARA M
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 4, Lot 13 - 14

A08998A $2,379.09 4.500 12
OTTO, TERESA LOUISE
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 5, Lot 3, N13' LT 3

A08999 $6,079.33 4.500 12
MONTAGUE, CHRISTOPHER J
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 5, Lot 5 - 7

A09000 $3,484.15 4.500 12
BROSOVICH, MATTHEW J & MICHELLE M
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 5, Lot 8

A09001 $2,600.30 4.500 12
FREDLUND, JOHN & BESS (SNYDER)
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 5, Lot 9

A09002 $2,902.52 4.500 12
HANSON HOMES LLC
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 5, Lot 10, & N 35' AL

A09003 $2,349.29 4.500 12
OSBORNE, DOUGLAS M & JAN A
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 5, Lot 11, S 40' AL

A09004 $1,804.08 4.500 12
LA MONT, EVELYN M
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 5, Lot 12, S 5'LT 1

A09005 $2,111.57 4.500 12
MOSES, CHARLES F & BETTY L
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 5, Lot 14

A09006 $2,564.01 4.500 12
GROOM, LEE K & ANDREA
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 6, Lot 1

A09007 $1,576.92 4.500 12
GABEL, JEAN M
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 6, Lot 2

A09008 $1,659.64 4.500 12
WATSON, LAURA &
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 6, Lot 3

A09009 $1,577.20 4.500 12
REITZ, PAUL A & SUSAN J BALTER
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 6, Lot 4

A09010 $1,648.30 4.500 12
GILBERTZ, SUSAN J
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 6, Lot 5

A09011 $1,606.63 4.500 12
MILLER, VICTOR & JO ANNE A
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 6, Lot 6

A09012 $4,885.36 4.500 12
WHITE, BRYAN M & MARIAH L
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 6, Lot 7

A09013 $257.89 4.500 12
AL-AISSA, AHMED A & PAULA J
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 7, E100.5 FT BLK 7

A09014 $608.71 4.500 12
STAHLEY, NATHANIEL G
HIGHLAND PARK SUBD 2ND FILING, S31, T01 N, R26 E, BLOCK 7, W118 FT BLK 7

D05666 $1,236.35 4.500 12
JANIBAGIAN, STEVEN P &
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 1, S90' L:1 E75' OF S90' L:2

D05667 $7,903.77 4.500 12
CARLSON, HELEN W &
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 2, S135 FT LT 3 W25 FT S135 FT LT 2

D05668 $2,251.83 4.500 12
ROBINSON, LAURA K &
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 4, E81.75 FT S175 FT LT 4

D05669 $1,954.96 4.500 12
TONN, MICHAEL J

MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 4, S175 FT X 81.75 FT LTS 4&5

D05670 $1,937.22 4.500 12
BREITENSTEIN, DENNIS R &
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 5, S175 FT X 81.75 FT LT 5-6

D05671 $1,255.84 4.500 12
ROESCH, KENNETH P &
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 6, S175 FT X 54.25 FT LT 6

D05672 $2,950.75 4.500 12
DIPASQUALE, BRETT L & KORINNE M
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 6, E54.25 FT S175 FT LT 7 & W.75 FT

D05673 $2,823.77 4.500 12
NYBO, SUSAN L
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 7, W45.75 FT S175 FT LT 7 & E8.95 FT

D05674 $2,991.87 4.500 12
GREEN, THELMA L
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 8, S175 FT CENTER 65 FT LT 8

D05675 $6,284.09 4.500 12
PELATT, THOMAS D &
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 8, W29.5 FT S175 FT LT 8 & E70.5 FT

D05676 $3,019.64 4.500 12
CAMPBELL, WENDELIN L
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 9, W26.3 FT S175 FT LT 9 & S175 FT L

D05677 $2,497.87 4.500 12
DEGROAT, DOROTHY A
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 11, S175 FT X 114.4 FT LT 11-12

D05678 $1,869.73 4.500 12
BARBARA A GRAF LIVING TRUST
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 12, W81.75' S175' LT 12

D05679 $1,141.95 4.500 12
GROVER, JORDAN L & GAIL D
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 13, E50 FT S175 FT LT 13

D05680 $1,235.49 4.500 12
FENTER, H WAYNE &
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 13, S175 FT X 54.10 FT LT 13 A-14

D05681 $3,007.09 4.500 12
KENNEY, PATRICIA L
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 14, CENTER 55.16 FT S175 FT LT 14

D05682 $3,249.72 4.500 12
BERENDTS, EMILY K

MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 14, W38.7 FT S175 FT LT 14 E15 FT 11

D05685 $1,999.71 4.500 12
MILLER, JOHN W &
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 15, S175 FT X 83.5 FT LT 15

D05692 $4,502.82 4.500 12
REGER, JAMES RUSSELL
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 17, S179' LT 17 AND E70' OF S179' LT

D05693 $1,379.44 4.500 12
HALL, ANN P
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 18, W30 FT S179 FT LT 18 E25 FT S179

D05694 $1,810.64 4.500 12
MCMULLEN, ROBERT D & KIRSTIN L
MOUNTVIEW SUBD, S31, T01 N, R26 E, Lot 19, S119' OF W75' OF S179' L:19

2: DISPOSITION OF COLLECTION. All monies collected from the assessment shall be paid into a special improvement district or project Fund. Assessments become delinquent based on the semi-annual due dates of real property taxes, currently December 1 and June 1 of each year.

3: NOTICE AND HEARING. On Monday, September 10, 2018 at 5:30 p.m., or as soon thereafter as the matter was considered on the agenda of the City Council at a regular meeting held in the Council Chambers of the Police Facility, 220 N. 27th St., Billings, Montana, the City Council held a public hearing to hear comments and/or objections to the adoption of this resolution. The City Clerk published notice of the public hearing twice with at least six (6) days separating each publication in a newspaper of general paid circulation with a periodicals mailing permit. The final publication was made at least 10 days prior to the public hearing per MCA 7-12-4177.

4: EFFECTIVE DATE. This resolution shall be effective upon adoption.

PASSED AND APPROVED this 10th day of September, 2018.

CITY OF BILLINGS:

BY:_____
William A. Cole, Mayor

ATTEST:

BY:_____
Denise R. Bohlman, City Clerk