****ATTENTION****

Due to the COVID-19 health concerns, the format of the City Council meeting will be held in a virtual videoconferencing environment. Councilmembers will attend the meeting via a remote location, using a virtual meeting method. City Hall and the Council Chambers will be closed during the meeting. In order to honor the Right of Participation and the Right to Know in Article II, sections 8 and 9, of the Montana Constitution, the City of Billings and City Council are making every effort to meet the requirements of the open meeting laws.

Citizens are invited to:

- Review the Agenda Packet on the City's website at: https://ci.billings.mt.us/117/Agendas-Minutes
- View the meeting:
  - On Community 7 TV - Channel 7 or Channel 507 – Spectrum Cable
  - On evenings when there is a conflict with School District No. 2 Board meetings, the City Council meeting will be broadcast on Channel 8 - Spectrum Cable.
  - Online at www.comm7tv.com and click on the "Watch Live" icon. Community 7 also has links to their Facebook page and YouTube channel in which to view the meeting.
  - On the City's website at https://ci.billings.mt.us and click on "Watch Meetings Online".

Citizens may submit public comment via the following methods:

- Mail: City Clerk, P. O. Box 1178, Billings, MT 59103
- Email: Council@billingsmt.gov.
  - Emails received after 3:00 PM on the day of the meeting, may be posted on the Council's webpage the following day for public viewing.
- Call in during the Public Comment periods as indicated on the agenda:
  - Citizens may call in during specific Public Comment periods at **406.237.6196**. All callers will be placed in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be limited to 3 minutes of testimony as is customary.

Future delivery methods may be explored as best practice is learned.

Please contact Denise Bohlman, City Clerk, bohlmand@billingsmt.gov, with any questions.

CITY OF Billings

VISION STATEMENT:
"The Magic City: A diverse, welcoming community where people prosper and business succeeds."

CITY COUNCIL
REGULAR BUSINESS MEETING

AGENDA

Council Chambers are Closed. The meeting will be held remotely via virtual meeting room. Please see coversheet for details and instructions for viewing and participation.

March 8, 2021 **5:30 P.M.**

CALL TO ORDER: Mayor Cole

PLEDGE OF ALLEGIANCE: Mayor Cole

INVOCATION: Councilmember Ewalt

ROLL CALL: Councilmembers present on roll call were: ☐ Shaw, ☐ Yakawich, ☐ Neese, ☐ Ewalt, ☐ Joy, ☐ Choriki, ☐ Purinton, ☐ Ronning, ☐ Boyett, ☐ Brown

COVID-19 Update by Joint Information Center - Melanie Schwarz, BSED

MINUTES: February 22, 2021

COURTESIES:

PROCLAMATIONS:

COUNCIL REPORTS:

ADMINISTRATOR REPORTS - CHRIS KUKULSKI

PUBLIC COMMENT on "NON-PUBLIC HEARING" Agenda Items: 1 ONLY. Speaker sign-in required. (Comments are limited to three (3) minutes or as set by the Mayor. During COVID-19, the method to take and hear public comment has changed. Individuals wishing to give public comment will call a dedicated phone line (237.6196) and held in queue until it is their turn to comment. 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. **W.O. 21-03: Contract No. 2 City Crack Seal/Mastic.** (Opened 2/23/21) Recommend ASTECH Corp.; $391,000.

2. **W.O. 21-03: Contract No. 3 City Digouts.** (Opened 2/23/21) Recommend Knife River - Billings; $246,168.75.

B. **Consulting Agreement** with Land Design, Inc. for Phase 1 development of Poly Vista Park; $136,335.

C. **Acceptance of Right-of-Way and Warranty Deeds** for W.O. 20-30: Hallowell Lane Improvements.

D. **Donation** to Parks, Recreation and Public Lands Department from Kakatu Foundation and John Urbaska for Coulson Park development; $9,000.

E. **Donation** to Parks, Recreation and Public Lands Department from Barbara Garrett for improvements to Country Manor Park; $15,000.

F. **Resolution** ordering improvements identified in W.O. 20-15: Wicks Lane Improvements.

G. **Second/Final Reading Ordinance** expanding Ward II (Annexation 21-01): a property located at the northeast corner of Hawthorne Lane. BCJM, LLC, petitioner.* *Quasi-Judicial*

* *Quasi-Judicial* – Caution must be exercised concerning any potential ex parte communications with interested parties. This policy-making body may exercise approval or other adjudication authority which is "judicial" because it directly affects the legal rights of a person.

H. **Adoption of 2021-2022 Council Priorities.**

I. **Bills for the Weeks of:**

1. February 1, 2021

2. February 8, 2021

Recommended Motion: I move to approve the items of the Consent Agenda as submitted, with the exception of items moved for separation.

REGULAR AGENDA:

2. **PUBLIC HEARING AND RESOLUTION** creating SILMD 330 and amending SILMD 280, South 32nd Street West reconstruction. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)

- *Presented by: Debi Meling, Public Works Director*

Recommended Motion: Having conducted a Public Hearing, considered written and spoken public testimony, I move to approve a Resolution creating SILMD 330 and amending SILMD 280, as recommended by staff.

3. **PUBLIC HEARING AND RESOLUTION** authorizing filing and acceptance of the Annual Federal Transit Administration Grant Applications. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)

- *Presented by: Kevin Ploehn, Aviation and Transit Director*

***Recommended Motion*:** I move to approve and adopt a Resolution authorizing filing and acceptance of the Annual Federal Transit Administration Grant Applications, as recommended by staff.

4. **PUBLIC HEARING AND RESOLUTION** approving and adopting budget amendments for Poly Vista Park Improvements. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)

- *Presented by: Andy Zoeller, Finance Director*

Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I moved to approve and adopt the budget amendments, as recommended by staff.

5. **PUBLIC HEARING AND FIRST READING ORDINANCE** granting a non-exclusive franchise to Montana Dakota Utilities for the operation of a gas distribution system. Staff recommends approval. (Action: approval or disapproval of staff recommendation.)

- *Presented by: Gina Dahl, City Attorney*

Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve First Reading Ordinance granting a non-exclusive franchise to Montana Dakota Utilities, as recommended by staff.

PUBLIC COMMENT on "NON-AGENDA ITEMS". Speaker Sign-in required.
(Comments are limited to three (3) minutes or as set by the Mayor. During COVID-19, the method to take and hear public comment has changed. Individuals wishing to give public comment will call a dedicated phone line (237.6196) and held in queue until it is their turn to comment.)

COUNCIL INITIATIVES:

ADJOURN:

Council meetings may be viewed at any time by accessing Community 7 Television online at www.comm7tv.com and clicking on archived programs.

City Council Regular

Date:	03/08/2021
Title:	Bid Award: W.O. 21-03 Contract No. 2 City Crack Seal/Mastic
Presented by:	Debi Meling
Department:	Public Works
Presentation:	No

RECOMMENDATION

Staff recommends the City Council award a contract for WO 21-03 Contract No. 2 City Crack Seal/Mastic to ASTECH Corp. in the amount of $391,000.00.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

WO 21-03 Contract No. 2 City Crack Seal/Mastic is part of the 2021 Street Maintenance program. Annually, staff identifies streets proposed for preventative maintenance. Staff typically bids this work in multiple contracts: crack sealing/Mastic, digouts, chip/scrub seal resurfacing, and overlay resurfacing. This contract will provide crack sealing on approximately 17 miles of city streets and mastic crack filling on approximately 12 miles of city streets. The project was advertised on February 5, 12, and 19, 2021, in the *Yellowstone County News* and on the city's website. Bids were opened on February 23rd, 2021. There were three bids received and ASTECH Corp. submitted the lowest responsible bid.

ALTERNATIVES

City Council may:

- Award WO 21-03 Contract No. 2 City Crack Seal/Mastic to ASTECH Corp., in the amount of $391,000.00; or,
- Do not award a contract and reject all bids. If the contract is not awarded, the streets planned for maintenance will continue to degrade.

FISCAL EFFECTS

The following bids were received:

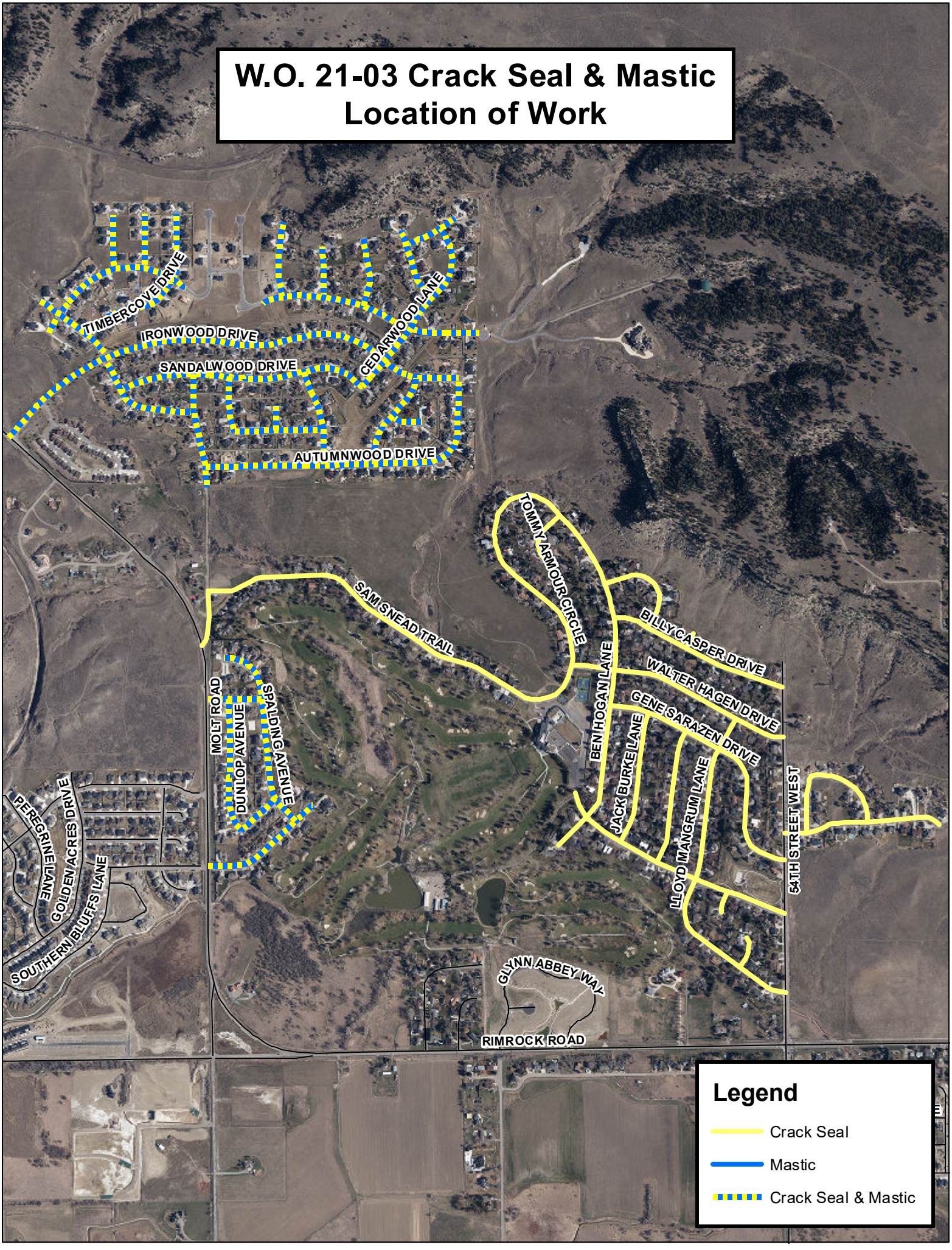
Contractor	Base Bid
ASTECH Corp.	$391,000.00
Z&Z Sealcoatings Inc.	$414,316.00
Wharton Asphalt LLC	$430,302.00

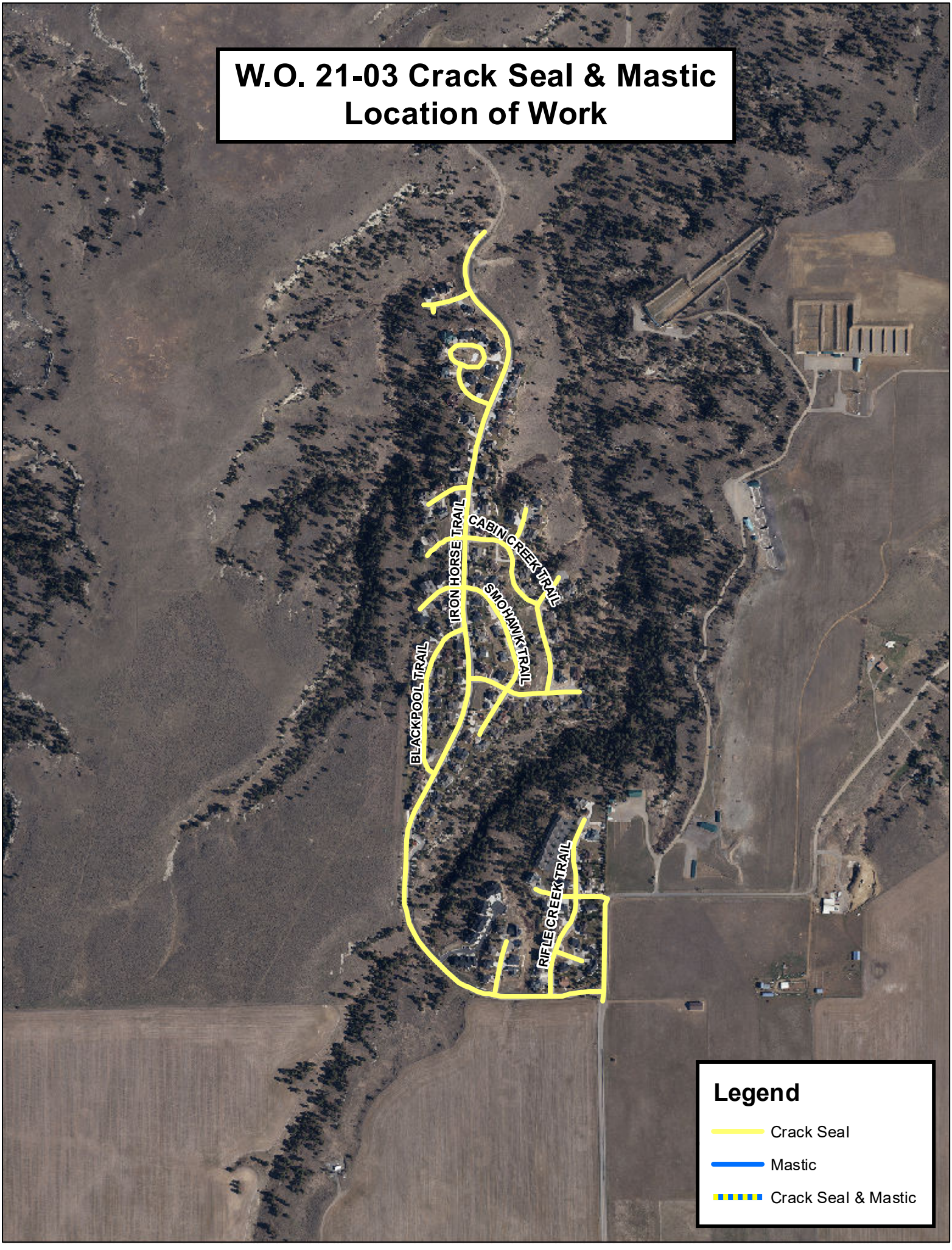
The project was budgeted in the amount of $2,450,000 in FY21 using Gas Tax funds. Remaining budget will be used for change orders.

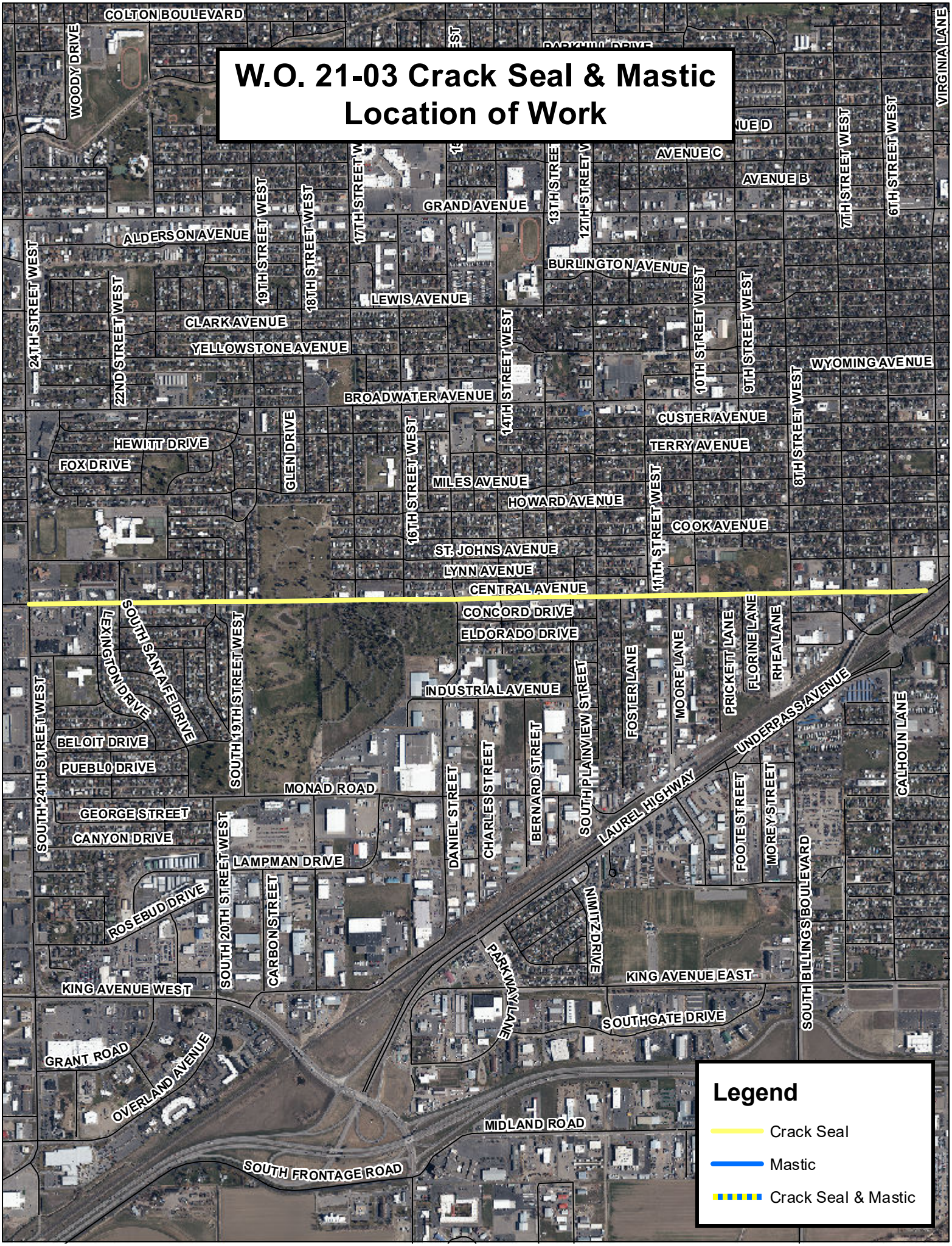
Budgeted Public Work PAVER Amount	$2,450,000.00
Previous Contract WO 21-03 Contract No. 1 City Overlay	$1,463,871.93
Contract WO 21-03 Contract No. 3 City Digouts (this agenda)	$246,168.75
This Contract WO 21-03 Contract No. 2 City Crack Seal/Mastic	$391,000.00
Amount Remaining	$348,959.32

Attachments

Crack Seal/Mastic Map


W.O. 21-03 Crack Seal & Mastic
Location of Work
TIMBERCOVE DRIVE
IRONWOOD DRIVE
SANDALWOOD DRIVE
CEDARWOOD LANE
AUTUMNWOOD DRIVE
TOMMY ARMOUR CIRCLE
SAM SNEAD TRAIL
BILLY CASPER DRIVE
WALTER HAGEN DRIVE
GENE SARAZEN DRIVE
BEN HOGAN LANE
JACK BURKE LANE
LLOYD MANGRUM LANE
54TH STREET WEST
MOLT ROAD
DUNLOP AVENUE
SPALDING AVENUE
PEREGRINE LANE
GOLDEN ACRES DRIVE
SOUTHERN BLUFFS LANE
GLYNN ABBEY WAY
RIMROCK ROAD
Legend
Crack Seal
Mastic
Crack Seal & Mastic


W.O. 21-03 Crack Seal & Mastic
Location of Work
IRON HORSE TRAIL
CABIN CREEK TRAIL
SMOHAWK TRAIL
BLACKPOOL TRAIL
RIFLE CREEK TRAIL
Legend
Crack Seal
Mastic
Crack Seal & Mastic


W.O. 21-03 Crack Seal & Mastic
Location of Work
COLTON BOULEVARD
WOODY DRIVE
VIRGINIA LANE
AVENUE C
AVENUE B
7TH STREET WEST
6TH STREET WEST
GRAND AVENUE
ALDERSON AVENUE
BURLINGTON AVENUE
24TH STREET WEST
22ND STREET WEST
19TH STREET WEST
18TH STREET WEST
17TH STREET W
13TH STREE
12TH STREET W
LEWIS AVENUE
CLARK AVENUE
YELLOWSTONE AVENUE
10TH STREET WEST
9TH STREET WEST
WYOMING AVENUE
BROADWATER AVENUE
14TH STREET WEST
CUSTER AVENUE
8TH STREET WEST
HEWITT DRIVE
FOX DRIVE
GLEN DRIVE
16TH STREET WEST
TERRY AVENUE
MILES AVENUE
HOWARD AVENUE
11TH STREET WEST
COOK AVENUE
ST. JOHNS AVENUE
LYNN AVENUE
CENTRAL AVENUE
CONCORD DRIVE
ELDORADO DRIVE
SOUTH SANTA FE DRIVE
LEXINGTON DRIVE
SOUTH 19TH STREET WEST
INDUSTRIAL AVENUE
FOSTER LANE
MOORE LANE
PRICKETT LANE
FLORINE LANE
RHEA LANE
UNDERPASS AVENUE
SOUTH 24TH STREET WEST
BELOIT DRIVE
PUEBLO DRIVE
SOUTH PLAINVIEW STREET
CALHOUN LANE
MONAD ROAD
DANIEL STREET
CHARLES STREET
BERNARD STREET
LAUREL HIGHWAY
FOOTE STREET
MOREY STREET
GEORGE STREET
CANYON DRIVE
LAMPMAN DRIVE
SOUTH 20TH STREET WEST
ROSEBUD DRIVE
CARBON STREET
NIMITZ DRIVE
PARKWAY LANE
SOUTH BILLINGS BOULEVARD
KING AVENUE EAST
KING AVENUE WEST
SOUTHGATE DRIVE
GRANT ROAD
OVERLAND AVENUE
MIDLAND ROAD
SOUTH FRONTAGE ROAD
Legend
Crack Seal
Mastic
Crack Seal & Mastic

W.O. 21-03 Crack Seal & Mastic
Location of Work
COLONIAL PLACE
BANFF DRIVE
SHENANDOAH DRIVE
TAHOE DRIVE
PIPESTONE DRIVE
CAPE COD DRIVE
DAYSTAR DRIVE
ENERGY BOULEVARD
PHYLLIS CIRCLE
MONAD ROAD
GEORGINA DRIVE
WINDMILL CIRCLE
CANYON DRIVE
SOUTH 32ND STREET WEST
SOUTH 31ST STREET WEST
LAMPMAN DRIVE
SOUTH 29TH STREET WEST
STILLWATER DRIVE
GRANGER AVENUE
BARLEY CIRCLE
MYRTLE DRIVE
ROSEBUD DRIVE
SOUTH 30TH STREET WEST
HENESTA DRIVE
KING AVENUE WEST
CEL AVENUE
Legend
Crack Seal
Mastic
Crack Seal & Mastic

W.O. 21-03 Crack Seal & Mastic
Location of Work
SHARRON LANE
ROXY LANE
KATHY LANE
JERRIE LANE
LAURIE LANE
COVERT LANE
STILLWATER LANE
LAKE ELMO DRIVE
SIOUX LANE
UINTA PARK DRIVE
JUDITH LANE
RICE LANE
NASH LANE
REDA LANE
MILTON LANE
HANSEN LANE
HIGH SIERRA BOULEVARD
SIESTA AVENUE
FANTAN STREET
MOROCCO DRIVE
HILLS DRIVE
HOUSE WAY
NORTH DRIVE
ST. ANDREWS DRIVE
GLENHAVEN DRIVE
WICKS LANE
BOHL AVENUE
WATSON PARK ROAD
HARDROCK LANE
BABCOCK BOULEVARD
PATRIOT STREET
CONSTITUTION AVENUE
CALICO AVENUE
GINGER AVENUE
GOVERNORS BOULEVARD
SENATORS BOULEVARD
NUTTER BOULEVARD
ARONSON AVENUE
MAIN STREET
BENCH BOULEVARD
HILLTOP ROAD
SAHARA DRIVE
GARNET AVENUE
AGATE AVENUE
SHAMROCK LANE
OASIS DRIVE
CARAVAN AVENUE
TABRIZ DRIVE
MOON VALLEY ROAD
PINON DRIVE
INDIAN TRAIL
ALKALI CREEK ROAD
LINCOLN LANE
BENCH CONNECTOR
U.S. HIGHWAY NO. 318
PARK PLACE
6TH AVENUE NORTH
4TH AVENUE NORTH
3RD AVENUE NORTH
NORTH 13TH STREET
NORTH 15TH STREET
NORTH 18TH STREET
NORTH 19TH STREET
NORTH 22ND STREET
NORTH 23RD STREET
NORTH 24TH STREET
NORTH 25TH STREET
NORTH 26TH STREET
NORTH 27TH STREET
8TH AVENUE NORTH
Legend
Crack Seal
Mastic
Crack Seal & Mastic

City Council Regular

Date: 03/08/2021
Title: Bid Award: W.O. 21-03 Contract No. 3 City Digouts
Presented by: Debi Meling
Department: Public Works
Presentation: No

RECOMMENDATION

Staff recommends the City Council award a contract for WO 21-03 Contract No. 3 City Digouts to Knife River - Billings in the amount of $246,168.75.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

WO 21-03 Contract No. 3 City Digouts is part of the 2021 Street Maintenance program. Annually, staff identifies streets proposed for preventative maintenance. Staff typically bids this work in multiple contracts: crack sealing/Mastic, digouts, chip/scrub seal resurfacing, and overlay resurfacing. This contract will provide digout work on approximately 51,852 square feet of City streets. The project was advertised on February 5, 12, and 19, 2021 in the *Yellowstone County News* and on the City's website. Bids were opened on February 23, 2021. Six bids were received and two bids had irregularities that did not affect the outcome of lowest bidder. Knife River - Billings submitted the lowest responsible bid.

ALTERNATIVES

City Council may:

- Award WO 21-03 Contract No. 3 City Digouts to Knife River - Billings, in the amount of $246,168.75; or,
- Do not award a contract and reject all bids. If the contract is not awarded, the streets planned for maintenance will continue to degrade.

FISCAL EFFECTS

The following bids were received:

Contractor	Base Bid
Knife River - Billings	$246,168.75
Hardrives Construction, Inc.	$258,344.40
Western Municipal Construction, Inc.	$267,217.90
Weave Construction	$304,405.75
Wharton Asphalt	$364,412.00

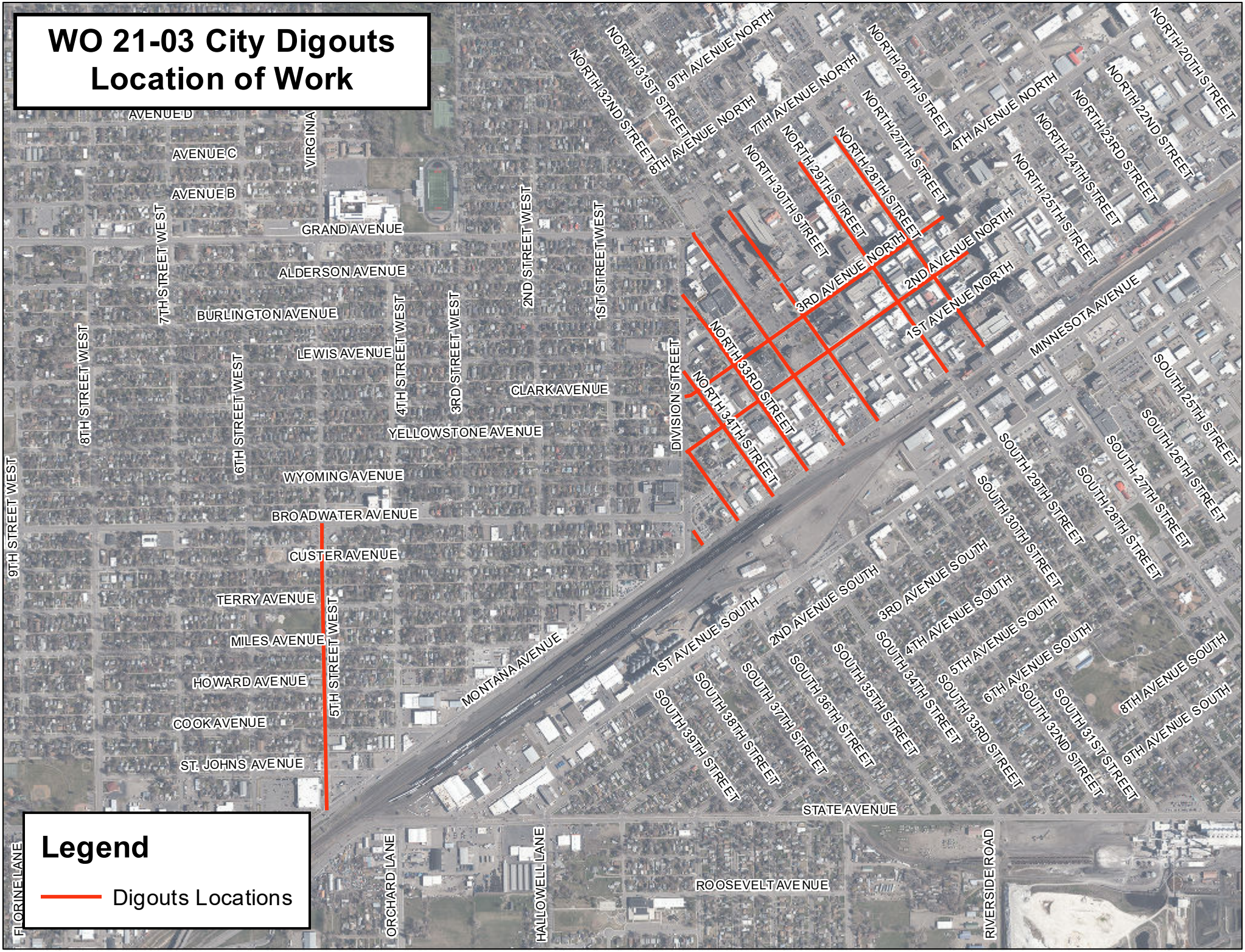
Askin Construction LLC	$393,431.15

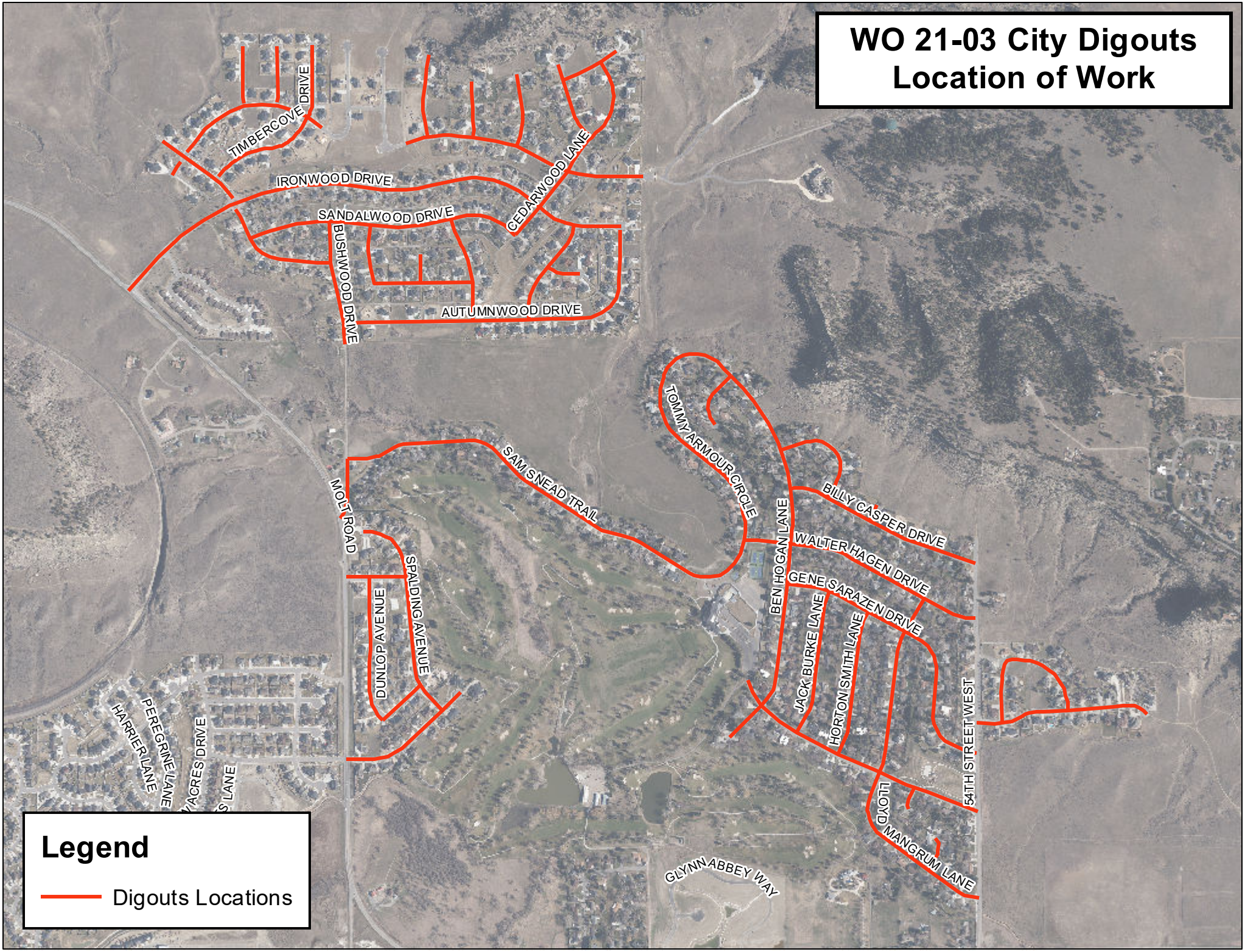
The project was budgeted in the amount of $2,450,000 in FY21 using Gas Tax funds. Remaining budget will be used for change orders.

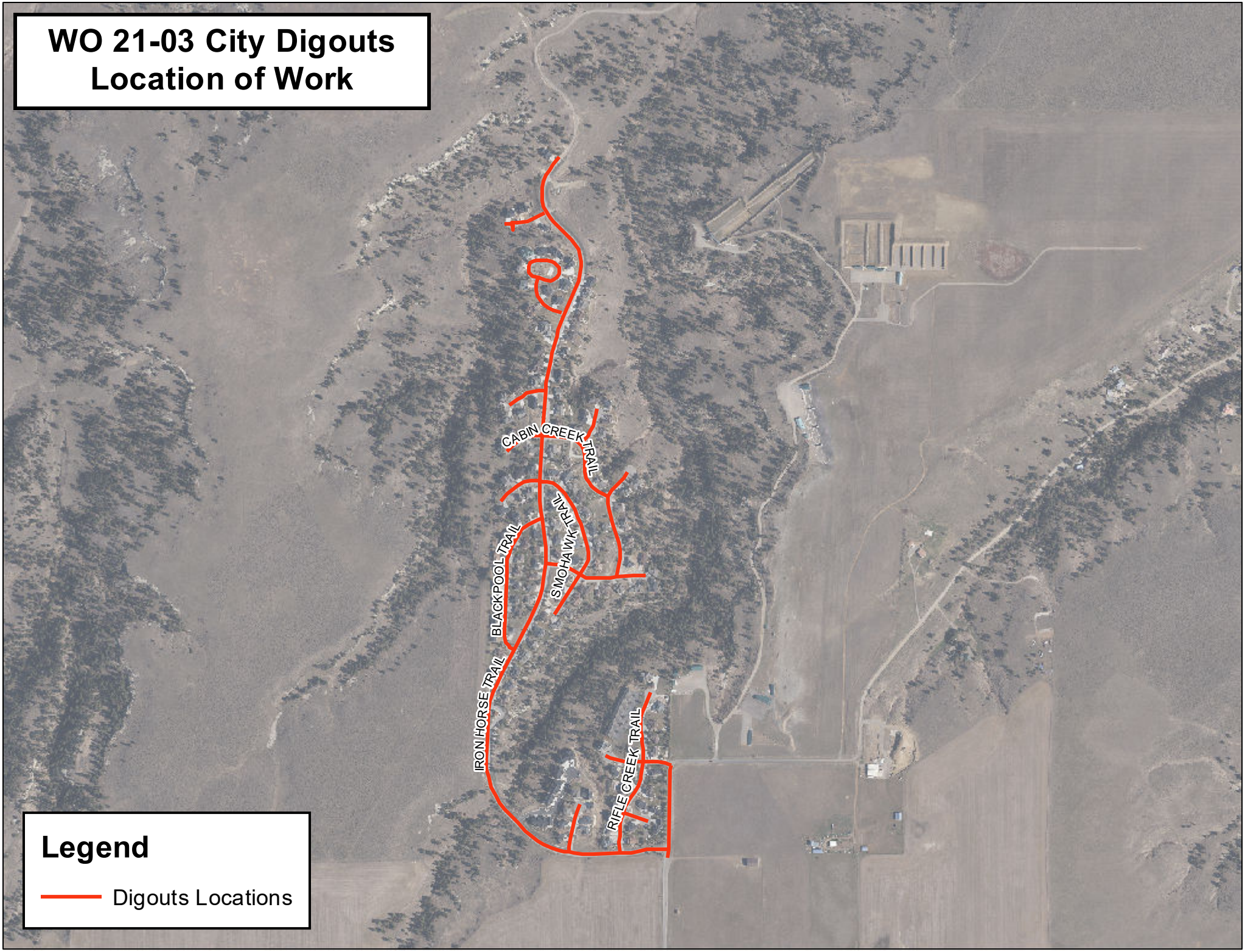
Budgeted Public Work PAVER Amount	$2,450,000.00
Previous Contract WO 21-03 Contract No. 1 City Overlay	$1,463,871.93
This Contract WO 21-03 Contract No. 3 City Digouts	$246,168.75
Contract WO 21-03 Contract No. 2 City Crack Seal/Mastic (this agenda)	$391,000.00
Amount Remaining	$348,959.32

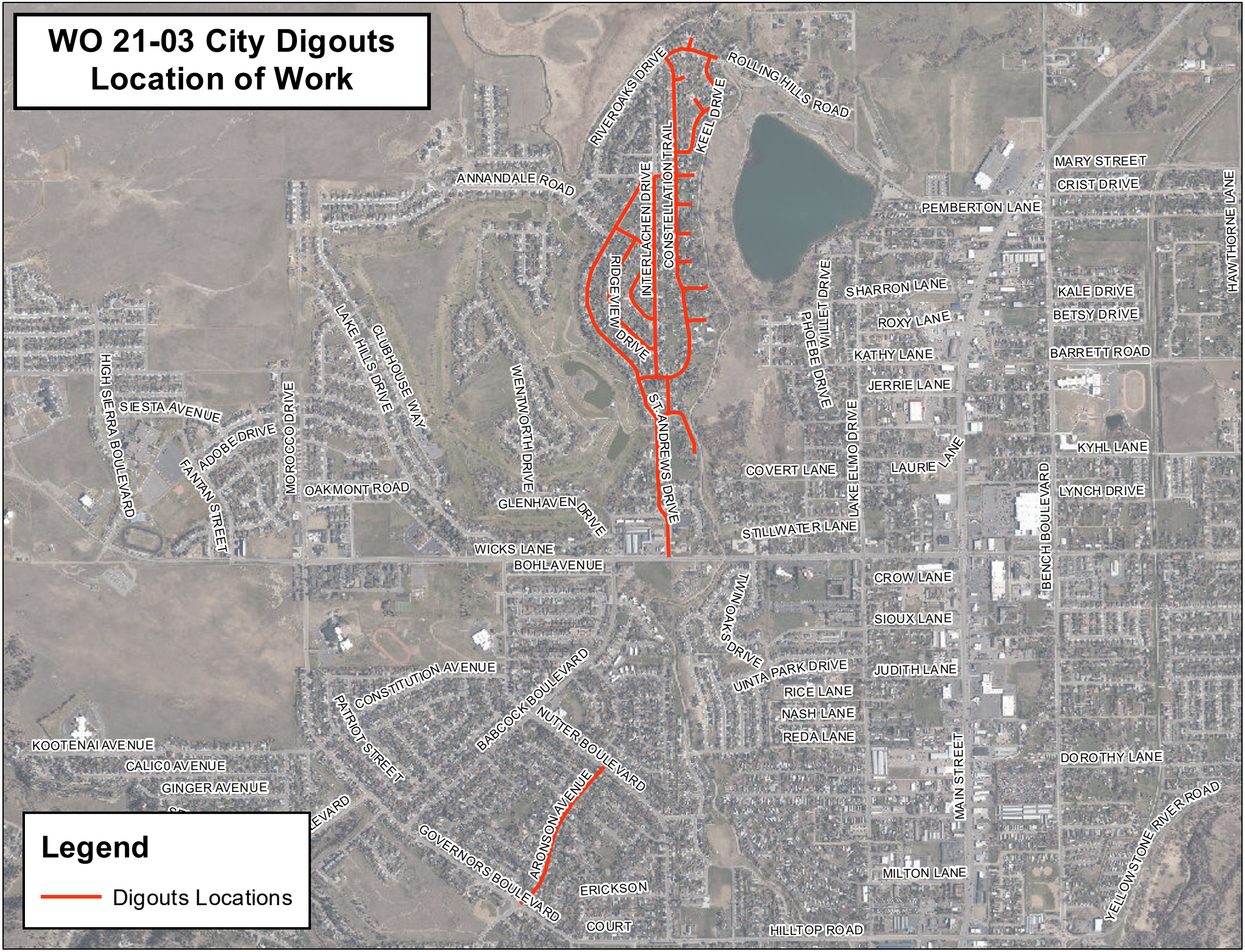
Attachments

Digout Maps


WO 21-03 City Digouts
Location of Work
AVENUE D
AVENUE C
AVENUE B
VIRGINIA
GRAND AVENUE
ALDERSON AVENUE
BURLINGTON AVENUE
LEWIS AVENUE
CLARK AVENUE
YELLOWSTONE AVENUE
WYOMING AVENUE
BROADWATER AVENUE
CUSTER AVENUE
TERRY AVENUE
MILES AVENUE
HOWARD AVENUE
COOK AVENUE
ST. JOHNS AVENUE
7TH STREET WEST
8TH STREET WEST
6TH STREET WEST
4TH STREET WEST
3RD STREET WEST
2ND STREET WEST
1ST STREET WEST
9TH STREET WEST
5TH STREET WEST
DIVISION STREET
NORTH 32ND STREET
NORTH 31ST STREET
9TH AVENUE NORTH
8TH AVENUE NORTH
7TH AVENUE NORTH
NORTH 30TH STREET
NORTH 29TH STREET
NORTH 28TH STREET
NORTH 27TH STREET
NORTH 26TH STREET
4TH AVENUE NORTH
NORTH 25TH STREET
NORTH 24TH STREET
NORTH 23RD STREET
NORTH 22ND STREET
NORTH 20TH STREET
3RD AVENUE NORTH
2ND AVENUE NORTH
1ST AVENUE NORTH
NORTH 33RD STREET
NORTH 34TH STREET
MINNESOTA AVENUE
SOUTH 25TH STREET
SOUTH 26TH STREET
SOUTH 27TH STREET
SOUTH 28TH STREET
SOUTH 29TH STREET
SOUTH 30TH STREET
1ST AVENUE SOUTH
2ND AVENUE SOUTH
3RD AVENUE SOUTH
4TH AVENUE SOUTH
5TH AVENUE SOUTH
6TH AVENUE SOUTH
8TH AVENUE SOUTH
9TH AVENUE SOUTH
MONTANA AVENUE
SOUTH 39TH STREET
SOUTH 38TH STREET
SOUTH 37TH STREET
SOUTH 36TH STREET
SOUTH 35TH STREET
SOUTH 34TH STREET
SOUTH 33RD STREET
SOUTH 32ND STREET
SOUTH 31ST STREET
STATE AVENUE
ROOSEVELT AVENUE
FLORINE LANE
ORCHARD LANE
HALLOWELL LANE
RIVERSIDE ROAD
Legend
Digouts Locations


WO 21-03 City Digouts
Location of Work
TIMBERCOVE DRIVE
IRONWOOD DRIVE
SANDALWOOD DRIVE
CEDARWOOD LANE
BUSHWOOD DRIVE
AUTUMNWOOD DRIVE
TOMMY ARMOUR CIRCLE
SAM SNEAD TRAIL
MOLT ROAD
BILLY CASPER DRIVE
WALTER HAGEN DRIVE
GENE SARAZEN DRIVE
BEN HOGAN LANE
JACK BURKE LANE
HORTON SMITH LANE
54TH STREET WEST
DUNLOP AVENUE
SPALDING AVENUE
HARRIER LANE
PEREGRINE LANE
ACRES DRIVE
LLOYD
MANGRUM LANE
GLYNN ABBEY WAY
Legend
Digouts Locations


WO 21-03 City Digouts
Location of Work
CABIN CREEK TRAIL
SMOHAWK TRAIL
BLACKPOOL TRAIL
IRON HORSE TRAIL
RIFLE CREEK TRAIL
Legend
Digouts Locations


WO 21-03 City Digouts
Location of Work
RIVEROAKS DRIVE
ROLLING HILLS ROAD
KEEL DRIVE
CONSTELLATION TRAIL
INTERLACHEN DRIVE
RIDGEVIEW DRIVE
ANNANDALE ROAD
MARY STREET
CRIST DRIVE
PEMBERTON LANE
HAWTHORNE LANE
WILLET DRIVE
PHOEBE DRIVE
SHARRON LANE
ROXY LANE
KATHY LANE
JERRIE LANE
KALE DRIVE
BETSY DRIVE
BARRETT ROAD
LAKE HILLS DRIVE
CLUBHOUSE WAY
WENTWORTH DRIVE
ST. ANDREWS DRIVE
HIGH SIERRA BOULEVARD
SIESTA AVENUE
ADOBE DRIVE
FANTAN STREET
MOROCCO DRIVE
OAKMONT ROAD
GLENHAVEN DRIVE
LAKE ELMO DRIVE
COVERT LANE
LAURIE LANE
KYHL LANE
LYNCH DRIVE
BENCH BOULEVARD
STILLWATER LANE
WICKS LANE
BOHL AVENUE
TWIN OAKS DRIVE
CROW LANE
SIOUX LANE
CONSTITUTION AVENUE
PATRIOT STREET
BABCOCK BOULEVARD
NUTTER BOULEVARD
UINTA PARK DRIVE
JUDITH LANE
RICE LANE
NASH LANE
REDA LANE
KOOTENAI AVENUE
CALICO AVENUE
GINGER AVENUE
ARONSON AVENUE
GOVERNORS BOULEVARD
MAIN STREET
DOROTHY LANE
YELLOWSTONE RIVER ROAD
MILTON LANE
ERICKSON
COURT
HILLTOP ROAD
Legend
Digouts Locations

City Council Regular

Date:	03/08/2021
Title:	Poly Vista Park Development Phase 1 Consultant Contract
Presented by:	Mike Whitaker, Parks, Recreation & Public Lands Director
Department:	Parks/Rec/Public Lands
Presentation:	No

RECOMMENDATION

Staff recommends moving forward with Phase 1 development of Poly Vista Park by approving the contract with Land Design Inc. for consulting services in the amount of $136,335.00.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Development of Poly Vista Park is consistent with the adopted (August 28, 2017) Poly Vista Park Master Plan and with the adopted (November 13, 2017) City of Billings Parks, Recreation and Public Lands Comprehensive Parks and Recreation Master Plan. It is also consistent with the adopted (March 9, 2020) 2020/2021 City Council Priorities to advance Poly Vista Park partnership with the Landon's Legacy Foundation and to improve city parks and trails system.

STAKEHOLDERS

The primary stakeholder involved in this project is Landon's Legacy Foundation.

ALTERNATIVES

City Council may:

- Approve the contract for consulting services for Phase 1 development of Poly Vista Park with Land Design Inc; or,
- Not Approve the contract and provide staff with additional guidance.

FISCAL EFFECTS

Council approved the FY 2022 CIP in which $1 Million of PD #1 funding was identified by Council for the first phase development of Poly Vista Park. Staff is requesting a budget amendment for $136,335.00 to immediately begin design, construction documents, and construction administration for this project with the goal to begin construction this summer. This budget amendment request is part of the $1Million approved by Council in the FY2022 CIP.

SUMMARY

The Billings Parks, Recreation and Public Lands (PRPL) is partnering with the Landon's Legacy Foundation to develop a Miracle League baseball field as part of the phase 1 development of Poly Vista Park. This development is consistent with the 2017 Council adopted master plan for the park. A 30% design development package has been done that identified the portion of work necessary to build the Miracle League Baseball Field, develop a phasing plan, a cost estimate, and the funding responsibility for the City and Landon's Legacy Foundation. Generally, the City will fund infrastructural items including mass grading, utility upgrades, sidewalk and parking lot improvements, and irrigation replacement for the existing 4 baseball fields. Landon's Legacy Foundation will fund the construction of the new Miracle League Field and related amenities. On February 16, 2021, a presentation was made to update Council at a Work Session on this project. In that presentation, it was stated that the design package would move forward under the direction of PRPL Staff but that construction would occur under 2 separate contracts, one private contract administered by the Landon's Legacy Foundation to develop the Miracle League Field and related amenities and one administered by the City to construct the infrastructure items. Land Design, Inc. of Billings has been retained to complete the design development package which includes design, construction documents, bidding management, and construction administration. The fee for these services is $136,335.00, construction administration accounts for $46,080 of the $136,335 fee. Construction administration for both contracts will be administered by Land Design Inc. to assure that all construction work is in compliance with the project plans and specifications and meets all federal, state and local requirements and guidelines. The construction administration fees will be paid only if the project moves forward into the construction phase of the project. The fee for consulting services will be part of the $1 million identified in the FY 2022 CIP for the Phase 1 Development of Poly Vista Park. If Council approved this contract, staff will move forward immediately to finish the construction documents and bid this project with the goal to begin construction this summer.

Attachments

Consultant Services Agreement

CONSULTANT AGREEMENT

THIS AGREEMENT is made and entered into _____ by and between the **CITY OF BILLINGS, MONTANA,** a municipal corporation organized and existing under the laws of the State of Montana, P.O. Box 1178, Billings, Montana 59103, hereinafter referred to as "**CITY**," and Land Design Inc., of Billings, Montana, hereinafter referred to as "**CONSULTANT**."

WITNESSETH:

WHEREAS, the **CITY** proposes to develop Phase 1 of Poly Vista Park and desires to hire **CONSULTANT** as an independent contractor to perform the services as described in the Scope of Work attached hereto as Exhibit "A" and by this reference made a part hereof.

WHEREAS, the **CITY** has authority to contract for such services, and;

WHEREAS, the **CONSULTANT** represents that he/she is fully qualified to perform such services personally and is in compliance with the Montana Statutes relating to the provisions of such services.

NOW THEREFORE, in consideration of the mutual covenants and agreements herein contained, the receipt and sufficiency whereof being hereby acknowledged, the parties hereto agree as follows:

1. PURPOSE: CITY agrees to hire **CONSULTANT** as an independent contractor to perform the services as described in the Scope of Work attached hereto as Exhibit "A" and by this reference made a part hereof. In performing these services, the **CONSULTANT** shall at all times comply with all federal, state and local statutes, rules and ordinances applicable. These services and all duties incidental or necessary therefore, shall be performed diligently and completely and in accordance with professional standards of conduct and performance.

2. TERM: This **AGREEMENT** shall be for a period of 18 months, from the execution of this **AGREEMENT**. This **AGREEMENT** may be extended for up to 6 one month options by mutual agreement of both parties, in writing, thirty (30) days prior to termination of each term.

3. PAYMENT: In consideration of the services provided by the **CONSULTANT** under this **AGREEMENT**, the **CITY** agrees to pay **CONSULTANT** a price not to exceed $ 136,335.00.

Except as otherwise specified herein, the **CONSULTANT** shall invoice the **CITY** monthly (or on such other basis as the Parties may mutually determine) for all services rendered pursuant to this **AGREEMENT**. Such invoices shall specify the services provided to the **CITY** during the preceding month and identify the applicable fees, and shall be accompanied by reasonable documentation or other reasonable explanations supporting such charges.

Except as otherwise specified herein, the **CITY** shall pay, net of applicable withholding tax, if any, the **CONSULTANT** for said invoice within thirty (30) days after receipt.

In the event scope of work issues arise, the **CONSULTANT** shall immediately discuss them with the Project Manager for the **CITY**. It is understood that the **CONSULTANT** will not perform any work that the **CITY** deems outside the scope prior to receiving written approval from the **CITY**, and at a rate agreed upon by both parties. Any payment for work not agreed upon by the **CITY** shall be denied.

4. INDEPENDENT CONTRACTOR STATUS: The parties agree that **CONSULTANT** is an independent contractor for purposes of this **AGREEMENT** and is not to be considered an employee of the **CITY** for any purpose. **CONSULTANT** is not subject to the terms and provisions of the **CITY's** personnel policies handbook and may not be considered a **CITY** employee for workers' compensation or any other purpose. **CONSULTANT** is not authorized to represent the **CITY** or otherwise bind the **CITY** in any dealings between **CONSULTANT** and any third parties.

5. INDEMNITY:

The **CONSULTANT** SHALL:

A. Indemnify, defend and save **CITY**, its officers, agents and employees harmless from any and all losses, damage and liability occasioned by, growing out of, or in any way arising or resulting from any intentional or negligent act on the part of **CONSULTANT** or its agents or employees.

B. Not indemnify, defend, save and hold the **CITY** 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 the **CITY** occurring during the course of or as a result of the performance of the **AGREEMENT**.

C. Where claims, lawsuits or liability, including attorneys' fees and costs arise from wrongful or negligent act of both the **CITY** and the **CONSULTANT**, the **CONSULTANT** shall indemnify, defend, save, and hold the **CITY** 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 **CONSULTANT'S** or any subcontractor's wrongful or negligent acts occurring as a result from the **CONSULTANT'S** performance pursuant to this **AGREEMENT**.

The **CITY** SHALL:

D. Indemnify, defend and save **CONSULTANT**, its officers, agents and employees harmless from any and all losses, damage and liability occasioned by, growing out of, or in any way arising or resulting from any intentional or negligent act on the part of **CITY** or its agents or employees.

E. Not indemnify, defend, save and hold the **CONSULTANT** 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 the **CONSULTANT** occurring during the course of or as a result of the performance of the **AGREEMENT**.

F. Where claims, lawsuits or liability, including attorneys' fees and costs arise from wrongful or negligent act of both the **CONSULTANT** and the **CITY**, the **CITY** shall indemnify, defend, save, and hold the **CONSULTANT** 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 **CITY'S** or any subcontractor's wrongful or negligent acts occurring as a result from the **CITY'S** performance pursuant to this **AGREEMENT**.

6. INSURANCE: The **CONSULTANT** shall maintain in good standing the insurance described in this Section. Before rendering any services under this **AGREEMENT**, the **CONSULTANT** shall furnish the **CITY** with proof of insurance in accordance with this Section. The **CONSULTANT** shall provide the following insurance:

A. Workers' compensation and employer's liability coverage as required by Montana law.

B. Commercial general liability, including contractual and personal injury coverage's -- $750,000 per claim and $1,500,000 per occurrence.

C. Automobile liability -- $1,500,000 per accident.

D. Professional liability in the amount of $1,500,000 per claim.

Each policy of insurance required by this Section shall provide for no less than 30 days' advance written notice to the **CITY** prior to cancellation.

The **CITY** shall be listed as an additional insured on all policies except Professional Liability and Worker's Compensation Policies.

CONSULTANT shall comply with the applicable requirements of the Workers' Compensation Act, Title 39, Chapter 71, MCA, and the Occupational Disease Act of Montana, Title 39, Chapter 71, MCA. **CONSULTANT** shall maintain workers' compensation insurance coverage for all members and employees of **CONSULTANT's** business, except for those members who are exempted as independent contractors under the provisions of §39-71-401, MCA.

CONSULTANT shall furnish **CITY** with copies showing one of the following: **(1)** proof of registration as a registered contractor under Title 39, Chapter 9, MCA; **(2)** a binder for workers' compensation coverage by an insurer licensed and authorized to provide workers' compensation insurance in the State of Montana; or **(3)** proof of exemption from workers' compensation granted by law for independent contractors.

7. AGREEMENTS OF CONSULTANT: As an inducement to the execution of this **AGREEMENT** by the **CITY** and in consideration of the agreements to be performed by the **CITY**, the **CONSULTANT** agrees that:

A. Qualifications

The **CONSULTANT** is qualified to perform the services to be furnished under this **AGREEMENT** and is permitted by law to perform such services, and all personnel engaged in the work shall be qualified and so permitted to do the work they perform.

B. Solicitation of Agreement

The **CONSULTANT** has not employed any person to solicit this **AGREEMENT** and has not made, and will not make, any payment or any agreement for the payment of any commission, percentage, brokerage,

contingent fee, or other compensation in connection with the procurement of this **AGREEMENT**.

C. Facilities and Personnel

The **CONSULTANT** has and will continue to have proper facilities and personnel to perform the services and work agreed to be performed.

D. Subcontracting

None of the work or services covered by this **AGREEMENT** shall be subcontracted without the prior approval of the **CITY**.

E. Affidavits of Compliance

The **CONSULTANT** will, if requested by the **CITY**, furnish the **CITY** affidavits certifying compliance with the provisions of this Section.

8. AGREEMENTS OF CITY:

A. To furnish all labor, materials, equipment, supplies, and incidentals necessary to conduct and complete the **CITY'S** portion of the project as designated in the scope of work.

B. Name a Project Manager who shall be the liaison between the **CONSULTANT** and the **CITY**. For this project, the Project Manager for **CONSULTANT** designated is Michael Verseman and the Project Manager for the **CITY** designated is Mark Jarvis.

9. NONDISCRIMINATION:

A. **CONSULTANT** shall, in performance of work under this Agreement, fully comply with all applicable federal, state, or local laws, rules, regulations, and executive orders including but not limited to, the Montana Human Rights Act, the Equal Pay Act of 1963, the Civil Rights Act of 1964, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. **CONSULTANT** is the employer for the purpose of providing healthcare benefits and paying any applicable penalties, fees and taxes under the Patient Protection and Affordable Care Act [P.L. 111-148, 124 Stat. 119]. Any subletting or subcontracting by **CONSULTANT** subjects subcontractors to the same provisions. In accordance with 49-3-207, MCA, and Executive Order No. 04-2016. **CONSULTANT** agrees that the hiring of persons to

perform this Contract will be made on the basis of merit and qualifications and there will be no discrimination based on race, color, sex, pregnancy, childbirth or medical conditions related to pregnancy or childbirth, political or religious affiliation or ideas, culture, creed, social origin or condition, genetic information, sexual orientation, gender identity or expression, national origin, ancestry, age, disability, military service or veteran status, or marital status by the persons performing this Agreement.

B. The **CONSULTANT** shall state, in all solicitations or advertisements for employees to work on 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.

   The **CONSULTANT** 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.

   The **CONSULTANT** and any **SUBCONSULTANT** shall abide by the requirements of 41 CRF 60-1.4, which states employees or applicants may not be discharged or in any other manner discriminated against because they have inquired about, discussed, or disclosed their own pay or the pay of another employee or applicant. However, employees who have access to the compensation information of other employees or applicants as a part of their essential job functions cannot disclose the pay of other employees or applicants to individuals who do not otherwise have access to compensation information, unless the disclosure is (a) in response to a formal complaint or charge, (b) in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or (c) consistent with the **CONSULTANT'S** legal duty to furnish information.

C. The **CONSULTANT** shall comply with any and all reporting requirements that may apply to it that the **CITY** may establish by regulation.

D. The **CONSULTANT** shall comply with all applicable federal, state, and city laws concerning the prohibition of discrimination.

E. The **CONSULTANT** shall include the provisions of Subsections A through D of this Section in every subcontract or purchase order under this

AGREEMENT, so as to be binding upon every such subcontractor or vendor of the **CONSULTANT** under this **AGREEMENT**.

F. The **CONSULTANT** agrees to post, in conspicuous places available to employees and applicants for employment, notices setting forth the provisions of this non-discrimination clause.

10. PERMITS, LAWS, AND TAXES: The **CONSULTANT** shall acquire and maintain in good standing all permits, licenses and other entitlements necessary to its performance under this **AGREEMENT**. All actions taken by the **CONSULTANT** under this **AGREEMENT** shall comply with all applicable statutes, ordinances, rules and regulations. The **CONSULTANT** shall pay all taxes pertaining to its performance under this **AGREEMENT**.

11. NONWAIVER: The failure of either party at any time to enforce a provision of this **AGREEMENT** shall in no way constitute a waiver of the provision, nor in any way affect the validity of this **AGREEMENT** or any part hereof, or the right of such party thereafter to enforce each and every provision hereof.

12. CONFLICT OF INTEREST: CONSULTANT shall exercise reasonable care and diligence to prevent any actions or conditions which could result **in** a conflict with **CITY'S** interest. During the term of this Agreement, **CONSULTANT** shall not accept any employment or engage in any consulting work which creates a conflict of interest with **CITY** or in any way compromises the services to be performed under this Agreement. **CONSULTANT** shall immediately notify **CITY** of any and all violations of this Section upon becoming aware of such violation.

13. SUCCESSORS AND ASSIGNS: This **AGREEMENT** and all of the covenants hereof shall inure to the benefit of and be binding upon the **CITY** and the **CONSULTANT** respectively and his partners, successors, assigns, and legal representatives. Neither the **CITY** nor the **CONSULTANT** shall have the right to assign, transfer, or sublet his interest or obligations hereunder without written consent of the other party.

14. CHANGES IN WORK: Any change in the scope of **CONSULTANT'S** services as stated in this **AGREEMENT** for whatever reason, will be negotiated between the **CITY** and the **CONSULTANT** and an amendment to this **AGREEMENT** will be issued with the appropriate change of services and **AGREEMENT** fee noted.

15. LEGAL RELATIONS: The **CONSULTANT** shall comply with all Federal, State, and local laws and ordinances applicable to the work to be done.

16. TERMINATION OF AGREEMENT: The right is reserved by the **CITY** to terminate this **AGREEMENT** at any time upon not less than thirty (30) days written notice to the **CONSULTANT**. In the event the **CITY** terminates this **AGREEMENT**, the

CONSULTANT shall be paid for the amount of work performed or services rendered to date of termination per the **AGREEMENT** fee.

17. ENDORSEMENTS: The **CONSULTANT** shall furnish signatures, statements, or other suitable means to signify responsible endorsement of work on all reports furnished by him.

18. OWNERSHIP OF DOCUMENTS: All information relating to the project and prepared under the terms of this **AGREEMENT**, including reports, data, recommendations, exhibits, analyses, and plans shall be deemed the property of the **CITY**. Reproducibles of all notes, reports, and plans shall be made available at the **CITY'S** request.

19. PUBLIC INFORMATION: The **CONSULTANT** shall not issue any statements, releases, or information for public dissemination without prior written approval of the **CITY**. All materials related to this **AGREEMENT** and services provided are considered public records under Article II, Section 9 of the Montana Constitution and §§ 2-6-102 and 7-1-4144, MCA and may be distributed by written request pursuant to Montana's Constitutional Right to Know or Public Records Acts.

20. PROPRIETARY RIGHTS: If patentable discoveries or inventions should result from work required herein, all rights accruing from such discoveries or inventions shall be the property of the **CITY**.

21. RECORDS: The **CONSULTANT** shall maintain accounting records and other evidence pertaining to the cost incurred and to make the records available at all times during the **AGREEMENT** term and for three (3) years from the date of final payment. Such accounting records and other evidence pertaining to the cost incurred will be made available for inspections authorized by the **CITY** and copies thereof shall be furnished if requested.

22. ATTORNEY'S FEES AND COSTS: That 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 the **AGREEMENT** or to give any notice required herein, then the prevailing Party or the Party giving notice shall be entitled to reasonable attorney's fees and costs.

23. LITIGATION LOCATION: The parties agree that this **AGREEMENT** shall be governed in all respects by the laws of the state of Montana, and the parties expressly agree that venue shall be in the Montana Thirteenth Judicial District County for Yellowstone County and there shall be no other venue for resolution of disputes arising from the **AGREEMENT** or the performance of its terms.

24. MODIFICATION AND AMENDMENTS: That any amendment or modification 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**.

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

CITY OF BILLINGS, MONTANA

_____
(PRINT BUSINESS NAME ABOVE)

_____
WILLIAM A. COLE,
MAYOR

_____
SIGNATURE

_____
PRINT NAME

APPROVED AS TO FORM:

_____
PRINT TITLE

_____
CITY ATTORNEY'S OFFICE

ATTEST:

_____
DENISE BOHLMAN, CITY CLERK

EXHIBIT A
Scope of Services

1. **GENERAL:** This contract is to provide Landscape Architectural services for the development of Poly Vista Park Phase 1. These services include design development, construction documents, bid management and construction administration. This work will include two separate bid packages. One will be for the development of the Miracle League Baseball Field and related amenities administered by the Landon's Legacy Foundation as a private contract. The other package will be administered by the City to develop infrastructure items including mass grading, utility upgrades, sidewalk and parking lot improvements and irrigation replacement for the existing four baseball fields.

2. **GEOTECHNICAL INVESTIGATION:** The **CONSULTANT** will conduct two borings to establish sub-surface soil conditions. The report will document general soil and groundwater conditions, general earthwork and site drainage and recommendations for paving and foundation reinforcement.

3. **CONSTRUCTION DOCUMENTS:** The **CONSULTANT** will develop two sets of construction documents. One set will contain information related to the development of the Miracle League Baseball Field and related amenities that will be managed as a private contract by the Landon's Legacy Foundation, and one set will contain information related to the development of infrastructure items bid and managed by the **CITY** as a public contract**.** These two sets will contain drawings and bidding materials to solicit bids from qualified contractors and specification books that will contain technical specifications and required **CITY** standard bidding documents.

A. Construction Documents will include:
   i. Demolition Plan
   ii. Hardscape Plan
   iii. Layout and Grading Plan
   iv. Planting Plan
   v. Irrigation Plan
   vi. Site Plumbing Plan
   vii. Site Electrical Plan
   viii. Restroom Building Plan
   ix. Design Details

B. The **CONSULTANT** will submit construction documents for **CITY** review at 65% and 95% completion.
C. Upon final approval, **CONSULTANT** will release bidding documents in

electronic format to prospective bidders and provide the **CITY** with a hard copy of record drawings.

4. **BID MANAGEMENT:** The **CONSULTANT** will conduct a pre-bid meeting to present the project and answer questions from prospective contractors. The **CONSULTANT** will document and release answers to contractor questions throughout the biding process. The **CONSULTANT** will review bid submittals for accuracy and completeness and provide the **CITY** with a bid recommendation. The **CONSULTANT** will review and approve project submittals throughout the construction process.

5. **CONSTRUCTION ADMINISTRATION:** Provided construction contracts are awarded, only then will construction administration operations occur and fees paid out. The **CONSULTANT** will provide construction management services for both the private and public contracts to assure coordination of the two contracts and verification that all construction work is in compliance to project construction documents and that all Federal, State and Local rules and guidelines are met. The **CONSULTANT** will conduct regular on-site meetings with contractors on a bi-weekly basis throughout the 120 day anticipated construction period. In-depth milestone inspections will be performed at key points throughout construction for the various trades.

A. Construction Inspections:
   - i. Civil Engineer utility installation – two weeks on-site
   - x. Civil Engineer milestone inspections – 9 total
   - xi. Landscape Architect milestone inspections – 13 total
   - xii. Substantial completion inspection – Landscape Architect, Civil Engineer, Electrical Engineer
   - xiii. Final acceptance – Landscape Architect
   - xiv. Warranty Inspection one year post substantial completion – Landscape Architect

B. The **CONSULTANT** will produce meeting and inspection reports documenting construction progress and any issues and their resolution. The **CONSULTANT** will review and approve contractor pay applications prior to submitting them for approval to the Landon's Legacy Foundation and **CITY.**

6. **FEE SCHEDULE:** The **CONSULTANT** will provide consulting services based on the following fee schedule:

A. Geotechnical Investigation and Report	$3,000.00
B. Construction Documents	$97,115.00
C. Bid Management	$5,140.00
D. Construction Administration	$46,080.00
E. 30% Construction Documents Credit	($15,000.00)
TOTAL FEE	$136,335.00

7. **PROJECT SCHEDULE:** The **CONSULTANT,** upon receiving a notice to proceed will generate a project schedule. This schedule will be maintained and updated as necessary throughout the life of the project.

City Council Regular

Date:	03/08/2021
Title:	Acceptance of Right-of-Way for W.O. 20-30 Hallowell Lane Improvements
Presented by:	Debi Meling
Department:	Public Works
Presentation:	No

RECOMMENDATION

Staff recommends the City Council accept the right-of-way agreements and warranty deeds for 25, 29, 87 and 97 Hallowell Lane.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

W.O. 20-30; Hallowell Lane Improvement Project, is a South Billings Urban Renewal Association (SBURA) project that will improve Hallowell Lane from State Avenue to King Avenue East. During survey of the project corridor it was determined that four properties have not dedicated right-of-way or filed road petitions for the street fronting their property. Existing property lines for those four properties currently extend to the center of Hallowell Lane. In order to complete the necessary roadway improvements of street widening, curb/gutter, sidewalk and drive approach installation, right-of-way acquisition is required.

The four properties in which right-of-way is needed are 25, 29, 87 and 97 Hallowell Lane. Properties were appraised by a certified land appraiser and all four properties accepted the appraisal and have agreed to the right-of-way conveyance and sale. The appraisals and offers were in accordance with Resolution 93-16740.

ALTERNATIVES

City Council may:

- Approve the right-of-way agreements and warranty deeds for 25, 29, 87 and 97 Hallowell Lane; or,
- Not approve the right-of-way and warranty deed agreements for all properties. If not approved, there will not be right-of-way available to construct the needed improvements.

FISCAL EFFECTS

The cost of right-of-way is $1,912.50 for 25 Hallowell Lane, $1,216.50 for 29 Hallowell Lane, $4,240.00 for 87 Hallowell Lane and $6,300.00 for 97 Hallowell Lane. The difference in price between properties is due to the amount of lot frontage being purchased, the type and size of property adjacent to the right-of-way dedication and the type of existing public services available to each property.

This project was budgeted in FY21 using South Tax Increment Funds.

Attachments

25 Hallowell Lane ROW Agreement
25 Hallowell Lane Warranty Deed
25 Hallowell Lane Appraisal
29 Hallowell Lane ROW Agreement
29 Hallowell Lane Warranty Deed
29 Hallowell Lane Appraisal
87 Hallowell Lane ROW Agreement
87 Hallowell Lane Warranty Deed
87 Hallowell Lane Appraisal
97 Hallowell Lane ROW Agreement
97 Hallowell Lane Warranty Deed
97 Hallowell Lane Appraisal
Resolution 93-16740 Acquisition of Property

CITY OF BILLINGS
PUBLIC WORKS DEPARTMENT

Project: WO 20-30
County: Yellowstone
Designation: Hallowell Lane Improvement Project

RIGHT OF WAY AGREEMENT

Parcel Information: Subdivision Section Township Range:

A strip of land being the west 30 feet of Tract 1, Certificate of Survey 1930, located in the NE1/4 of the NE1/4 of Section 9, Township 1 South, Range 26 East. P.M.M., Yellowstone County, Montana.

List Names and Addresses of the Grantor, Con. Purchaser & Lessee:

Dan Smith 25 Hallowell Lane Billings, MT 59101	and	Barbara Smith 25 Hallowell Lane Billings, MT 59101

THIS AGREEMENT, is made this_____ day of_____, 2021, between City of Billings, a political subdivision of the State of Montana, 210 North 27th Street, Billings, MT, 59103, by its authorized representatives, herein called "CITY," its successors and assigns, and Dan and Barbara Smith, 25 Hallowell Lane, Billings, MT 59101, herein called "GRANTOR."

The parties agree as follows:

1. CITY shall pay GRANTOR such sums of monies as set out below. GRANTOR agrees to pay all taxes and assessments due and owing, including those for year 2021. GRANTOR shall execute and deliver to CITY a notarized instrument of conveyance corresponding to the interest being acquired.

2. This agreement shall not be binding unless and until approved of and accepted by the CITY's authorized representative.

3. The parties have, herein, set out the whole of their agreement, the performance of which constitutes the entire consideration for the grant of said right of way and shall relieve the CITY of all future claims or obligations on that account or on account of the location, and construction of the proposed road improvements. GRANTOR represents

that to the best of his/her knowledge no hazardous materials have been stored or spilled on the subject property during his/her ownership or during previous ownerships at least insofar as he/she has observed or has been informed. In the alternative, if GRANTOR has knowledge of storage or spill of hazardous materials on the subject property, that information is set out below. This sale is conditional upon full disclosure of any such information.

4. CITY shall pay GRANTOR for 1,275 square feet of fee ownership as follows:

   1,275 square feet by deed $1,912.50

5. CITY shall make payment to GRANTOR by a check in the amount of $1,912.50, to be made payable to Dan and Barbara Smith and mailed to 25 Hallowell Lane, Billings, MT 59101.

6. It is understood and agreed that CITY is acquiring this right-of-way to construct various improvements to Hallowell Lane. These Improvements shall be of no cost or expense to GRANTOR and shall be maintained according to CITY's policy in effect at such time maintenance is necessary. CITY further agrees that any future modifications to the existing property necessary to reasonably match these Improvements shall be at no cost or expense to GRANTOR; any future modifications to Hallowell Lane to accommodate future development of the property shall be at the expense of the GRANTORS.

7. This agreement, upon execution by an agent of CITY and presentation to GRANTOR so designated, constitutes a written offer of compensation in the full amount of the appraised value, a summary of the property and property rights being acquired and notice that possession need not be given until payment has been received by GRANTOR.

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

RECOMMENDED FOR APPROVAL

2/24/21

Project Coordinator For City of Billings (Date)
Tyler Westrope

GRANTOR(S)

2-24-2021

Dan Smith (Date)

2-24-2021

Barbara Smith (Date)

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

ATTEST:

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

BY:_____
Denise Bohlman, CITY CLERK (Date)

APPROVED AS TO FORM:

By:_____
City Attorney (Date)

WARRANTY DEED

This Deed, made this _____ day of _____, 2021, in consideration of $1,912.50 (one thousand, nine-hundred, twelve dollars and fifty cents) paid by the **City of Billings**, the receipt of which is acknowledged, **witnesses that,**

Dan Smith 25 Hallowell Lane Billings, MT 59101	and	Barbara Smith 25 Hallowell Lane Billings, MT 59101

(Grantors) does hereby **grant, warrant, sell, bargain and convey** to the **City of Billings (Grantee)**, a political subdivision of the State of Montana, 210 North 27th Street, Billings, MT 59103, the following described real property:

A strip of land being the west 30 feet of Tract 1, Certificate of Survey 1930, located in the NE1/4 of the NE1/4 of Section 9, Township 1 South, Range 26 East. P.M.M., Yellowstone County, Montana.

As shown by Exhibit "A", attached hereto and made part hereof.

Purpose of Acquisition is to create a right-of way parcel for construction and use of public road, utility and related appurtenant structures, pursuant to §76-3-201(1)(h), MCA, as a division of land that creates rights-of-way or utility sites.

Excepting and reserving to Grantor, however, all gas and oil, hydrocarbons and any other materials, 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 damaged. This reservations does not include sand, gravel and other road building materials, which are conveyed by this Deed.

Further excepting and reserving unto the **Grantor**, his/her successors and assigns all water, water rights, ditches, canals, irrigation systems, existing or as relocated, if any, including but not limited to, water stock or shares, bonds, certificates, contracts and any and all other indicia of water, water right and ditch ownership, or any interest therein appurtenant to the land described therein, save and except groundwater for the use, benefit and purposes of the **Grantee.**

The Grantor further expressly waives and relinquishes all rights, as owner or successor in interest provided under law, for any preference to repurchase all or a portion of this property should it be determined no longer to be necessary for **Grantee's** purposes.

To have and to hold the above described and conveyed premises, with all the reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the **Grantee,** and to its successors and assigns forever.

This Deed was executed on the date of its last acknowledgment.

By: Dan Smith

As: Owner

Dan Smith
25 Hallowell Lane
Billings, MT 59101

By: Barbara Smith

As: Owner

Barbara Smith
25 Hallowell Lane
Billings, MT 59101

State of Montana
County of Yellowstone

This instrument was signed before me on this 24th day of February, 2021, by Dan Smith and Barbara Smith
(print name of signer(s).

SUSAN WELLBROOK NOTARY PUBLIC for the State of Montana Residing at Billings, Montana My Commission Expires September 29, 2024

(SEAL/STAMP) SUSAN WELLBROOK NOTARY SEAL STATE OF MONTANA

Susan Wellbrook
Notary Signature

CITY OF BILLINGS ACCEPTANCE

This deed is accepted and its terms and conditions agreed to by the City of Billings on this

_____ day of _____, 2021.

ATTEST:

_____

Denise Bohlman, City Clerk

(SEAL)

APPROVAL:

_____

William A. Cole, Mayor

APPROVED AS TO FORM:

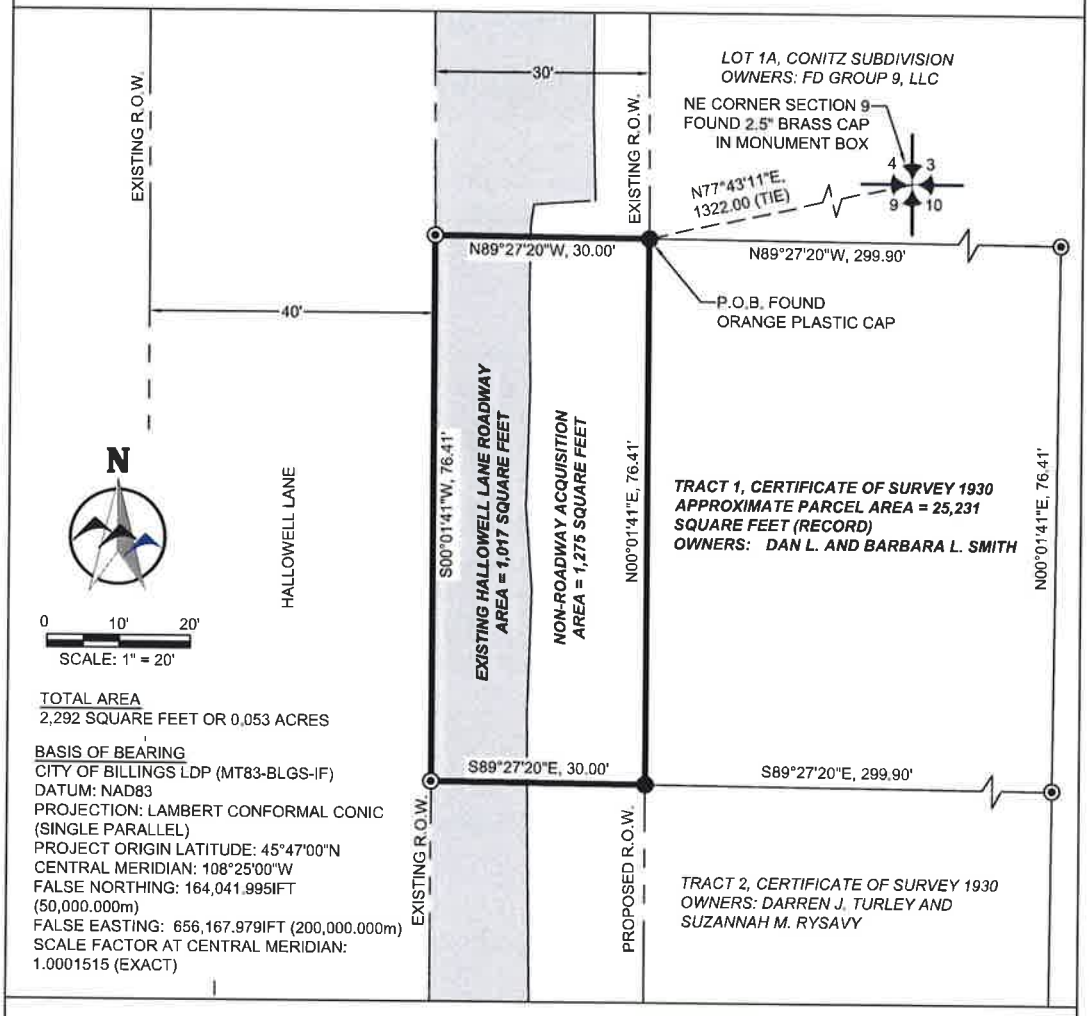
_____

City Attorney

HALLOWELL LANE RIGHT-OF-WAY ACQUISITION

EXHIBIT A - TRACT 1, C.O.S. 1930

LOCATED IN SECTION 9, T.1 S., R. 26 E., P.M.M., YELLOWSTONE COUNTY, MONTANA



TOTAL AREA
2,292 SQUARE FEET OR 0.053 ACRES

BASIS OF BEARING
CITY OF BILLINGS LDP (MT83-BLGS-IF)
DATUM: NAD83
PROJECTION: LAMBERT CONFORMAL CONIC (SINGLE PARALLEL)
PROJECT ORIGIN LATITUDE: 45°47'00"N
CENTRAL MERIDIAN: 108°25'00"W
FALSE NORTHING: 164,041.995IFT (50,000.000m)
FALSE EASTING: 656,167.979IFT (200,000.000m)
SCALE FACTOR AT CENTRAL MERIDIAN: 1.0001515 (EXACT)

LEGAL DESCRIPTION

A STRIP OF LAND BEING THE WEST 30 FEET OF TRACT 1, CERTIFICATE OF SURVEY 1930, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST. P.M.M., YELLOWSTONE COUNTY, MONTANA.

SAID STRIP OF LAND CONTAINS 2,292 SQUARE FEET OR 0.053 ACRE ALONG WITH AND SUBJECT TO ANY EASEMENTS OF RECORD OR IMPLIED.

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY CORRECTLY REPRESENTS WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 2/22/2021

DATE OF FIELD SURVEY: 8/31/2020

NOTES:
1) THIS SURVEY IS INTENDED TO CREATE A PARCEL FOR TRANSFER TO THE CITY OF BILLINGS TO FACILITATE WIDENING OF HALLOWELL LANE RIGHT-OF-WAY.
2) UNDERLYING EASEMENTS MAY EXIST AND ARE NOT SHOWN ON THIS SURVEY.
3) DISTANCES SHOWN HEREON ARE UNITS OF INTERNATIONAL FEET.

LEGEND:

●	SET YELLOW PLASTIC CAP ON 5/8" REBAR (ZISKA18636LS) OR FOUND AS NOTED
◉	CALCULATED POINT (NOTHING FOUND OR SET)
	EXISTING HALLOWELL LANE ROADWAY
— - —	RIGHT-OF-WAY CENTERLINE
▬	RIGHT-OF-WAY PARCEL BOUNDARY
— — —	CITY OF BILLINGS RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING

HALLOWELL LANE ROW ACQUISITION

EXHIBIT A - TRACT 1, C.O.S. 1930

YELLOWSTONE COUNTY, MT

PREPARED FOR
CITY OF BILLINGS
2224 MONTANA AVENUE
BILLINGS, MT 59101

DESIGNED BY: JKZ
DRAWN BY: SEA
CHECKED BY: JKZ
DATE: 2/22/21

PREPARED BY
WWC ENGINEERING
550 S. 24TH STREET W., SUITE 201
BILLINGS, MT 59102
(406) 894-2210
www.wwcengineering.com

SHEET
1 OF 1

Appraisal Report of:

25 Hallowell Lane
Billings, Yellowstone County, Montana

Date of Inspection: December 14, 2020
Date of "As Is" Value: December 14, 2020
Date of Report: January 6, 2021

For:

City of Billings, Montana
Attn: Tyler Westrope, PE
2224 Montana Avenue
Billings, Montana 59101

By:

Thomas Appraisal Services, Inc.
David C. Thomas, MAI
194 Mountain View Boulevard
Billings, Montana 59101
406-969-1504

David C. Thomas, MAI
Commercial Real Estate

THOMAS
APPRAISAL
SERVICES, INC.

Barbara D. Thomas
Residential Real Estate

January 6, 2021

City of Billings, Montana
Attn: Tyler Westrope, PE
2224 Montana Avenue
Billings, Montana 59101

RE: Appraisal of 25 Hallowell Lane, in Billings, Yellowstone County, Montana.

Dear Mr. Westrope,

Pursuant to your request, I have prepared an appraisal of the above described property. The purpose of this appraisal is to estimate the due compensation to the above landowner for land to be acquired as part of the Hallowell Lane project. 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 market value and due compensation.

As a result of my investigation, the final estimates of just compensation for the subject property, as of the date of last inspection, December 14, 2020: is: **$1,913**.

This letter must remain attached to the report, which contains 20 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

194 Mountain View Blvd. • Billings, MT 59101 • Dave: 406-969-1504 • Barbara: 406-366-2121
www.thomasappraisalmt.com

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PART II – ADDENDA

Aerial Photograph - Location Map
Photographs of Hallowell Lane
City of Billings Ownership/ROW Plan
Yellowstone County Orion Detail
Land Sales Maps
Letter of Engagement
Copy of State License

Summary of Appraisal

Interest Appraised:	Fee Simple Estate
Location:	The subject is located along the east side of Hallowell Lane, approximately 250' south of State Avenue in Billings, Montana.
Physical Address:	25 Hallowell Lane, Billings, Montana 59101
Tax ID Number:	D01597
Size:	25,265 sf
Highest and Best Use:	Development with multi-family housing, which will require a zoning change and extension of city sewer.
Values of Parent Parcel:	$ 37,898 ($1.50/sf)
Final Est. of Compensation:	**$ 1,913**
Date of Value:	December 14, 2020
Date of Report:	January 6, 2021

CLIENT: City of Billings - Engineering
Attn: Tyler Westrope, PE
2224 Montana Avenue
Billings, Montana 59101

APPRAISER: David C. Thomas, MAI
Thomas Appraisal Services, Inc.
194 Mountain View Boulevard
Billings, Montana 59101

SUBJECT: Appraisal of 25 Hallowell Lane, in Billings, Yellowstone County, Montana.

INTRODUCTION:

This is an Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. This 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 OF REPORT:

The appraisal shall be used by the City of Billings in helping to establish the market value of the subject property for potential acquisition of right-of-way.

INTENDED USERS:

This appraisal report is prepared for the sole and exclusive use of the appraiser's client: The City of Billings, Montana. There are no other intended users. No third parties are authorized to rely upon this report without the express written consent of the appraiser.

INTEREST VALUED: Fee Simple Estate

> **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.*

DATE OF INSPECTION: December 14, 2020

EFFECTIVE DATE OF VALUE: December 14, 2020

DATE OF REPORT: January 6, 2021

HYPOTHETICAL CONDITIONS: None

EXTRAORDINARY ASSUMPTIONS: None

APPRAISAL DEVELOPMENT AND REPORTING PROCESS

In preparing this appraisal, the appraiser:

- Inspected the subject site from Hallowell Lane. I did not physically enter the subject property. My physical inspection was limited to what is visible from the street. I was not accompanied by any other person on my inspection of this parcel. In addition to my physical inspection, I also "inspected" the subject via aerial photography obtained through Google Maps. This is a useful tool that aids in visualizing the overall property.
- Gathered information on comparable land sales and interviewed several real estate brokers who are familiar with this property type in the Billings market.
- Confirmed and analyzed the data and applied the Sales Comparison Approach to value.
- Two calls were made to Nicole Cromwell with the City of Billings to better understand the impacts of the pending Re-Code on these properties. Ms. Cromwell did not return my phone calls.

The Cost Approach and the Income Approach have not been developed in this analysis. Neither approach is applicable in the valuation of vacant land. The majority of my peers would not develop either approach 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.

As per agreement with the City, no consideration has been given to building improvements and/or site improvements. This analysis is based strictly on the value of the site "as if vacant" and ready for development.

SITE ANALYSIS

The following information is based on my physical inspection of the property on December 14, 2020, information taken from public records, and a review of aerial imagery via Google Maps.

Location: The subject is located along the east side of Hallowell Lane approximately 250' south of State Avenue in Billings, Yellowstone County, Montana.

Address: 25 Hallowell Lane, Billings, MT 59101

Legal Desc: Parcel 1, COS #1930

Tax ID #'s: D01597

Size: 25,265 sf

Shape: Rectangular – please see both the aerial map and the plat map in the addenda that show the location and configuration of this parcel.

Frontages: 76'5" along Hallowell Lane

Improvmnts: Improvements consist of a single family home and related outbuildings.

Easements: There are no easements that appear to have an adverse impact on value.

Zoning: R-9600

Residential 9600: *A zone intended to promote primarily a single-family residential environment on lots that are served by public water and sewer service.*

Utilities: There is a city water main in Hallowell Lane and the subject is connected to city water. As per Joe Sheridan with the City of Billings Public Works, a sewer main dead ends about 300' south of the subject in Hallowell Lane. The subject continues to be serviced by a septic system. All other city services are readily available.

Access: There is one developed approach off of Hallowell Lane to this parcel. Hallowell Lane is classified as a "local street" by the City. It has two travel lanes and is not improved with curb, gutter, sidewalks or storm drain. It is lightly traveled, mostly by local residents.

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

Topography: The subject is flat and at the same grade as Hallowell Lane. It has an abundance of mature landscaping.

Adjacent Properties:

North: Adjacent to the north is a Family Dollar retail store and an Ace Hardware retail store.

South: Adjacent to the south is a single family residence on a similar sized lot to the subject.

East: Adjacent to the east is a single family residence on a large lot.

West: Across Hallowell Lane is a self-storage facility known as Southgate Storage.

Hazardous and/or Toxic Materials:

A visual inspection of the subject did not reveal any unusual soil conditions or hazardous waste material that may be present on or under the site. A Phase 1 Environmental Assessment was not provided; thus, 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 that 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, I reserve the right to review and modify this appraisal accordingly.

PROPERTY OWNERSHIP

The subject is under the ownership of Dan & Barbara Smith. There has been no change of ownership over the past 5 years.

TAXES

The following chart shows the assessed values for the land and improvements, the total assessed value, and the 2020 taxes for each parcel. I have highlighted the Land Value numbers as this is the value being estimated in this report.

Address:	**25 Hallowell**	
Land Value:	**$24,775**	*$0.98*
Imp. Value:	$209,325	
Total Assessed:	$234,100	
2020 Taxes:	$2,899.38	

As can be seen, the assessed value per square foot for the land is just under $1.00 psf for the subject.

HIGHEST AND BEST USE

The subject has the R-9600 zoning classification, which allows for single family homes on lots no smaller than 9,600 sf. The R-9600 classification is a low density classification that is typically found in upper end subdivisions that are targeted for larger homes. It is not a classification that a developer would desire for lots in this area of Billings. The subject neighborhood is more suited to entry level single family homes and multi-family housing. At 25,265 sf, the subject was likely at the edge of the city limits when it was platted. Today, the subject is very large for a residentially zoned lot in the city limits. There is no possibility the subject would be developed with a single home in this day and age at this location.

The highest and best use of this lot is development with multi-family housing. At the very least duplexes and more than likely an apartment building. If the subject were vacant, a buyer would likely apply for a change in zoning to a much higher density classification, and redevelop the site.

Development with multi-family housing will require two things: a change in zoning and extension of city sewer. The assumption is made that a change in zoning would be granted, assuming services are extended. Extension of city sewer will be expensive, which needs to be taken into account in the valuation process.

VALUATION

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 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.

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.

Four sales and one listing have been used in this analysis. Four are located in the subject's immediate neighborhood and one is located near downtown Billings in the North Park area. Finding sales that are truly comparable to the subject (South Billings, large, zoned R-9600) proved to be impossible. There aren't many lots like the subject and finding one that has recently sold is rare. The following charts shows the pertinent facts for each transaction. Complete descriptions of each sale are retained in my file. A map showing their locations is contained in the addenda.

Sale #:	1	2	3	4	Listing 5
Address:	301 Hallowell	4183 Vaughn	1919-2019 9th Ave. N.	317 Viceroy Street	239 Hallowell
Date of Sale:	05/2020	07/2020	07/2020	04-2020	Listing
Size:	35,931	35,938	81,600	9,770	13,701
Zoning:	R-9600	R-9600	R-7000	R-7000	R-7000
City Services:	Water	Water	All	All	All
Sale Price:	$95,000	$50,000	$349,000	$35,000	$48,000
Price/Sq. Ft:	**$2.64**	**$1.39**	**$4.28**	**$3.58**	**$3.50**

Adjustments Made to Sales:

No adjustments were necessary to any of the sales for property rights conveyed, financing, conditions of sale, or market conditions. The four sales all occurred in 2020 and are representative of current market conditions.

Following is a brief discussion of each sale. Following the discussion of the sales is my determination of market value based on these sales and listing.

Discussion of Sales:

Sale 1: Sale 1 is located about 1,650' south of the subject. This property has a Hallowell Lane address, however, it does not have Hallowell frontage. It is located 150' east of Hallowell and is accessed via a short "frontage" road from Hallowell Lane. This property is not connected to city sewer. Connecting to sewer would require about 150' of extension from Hallowell Lane. The property is developed with a 1,120 sf house that was built in 1940, small detached garage, and barn. The house has "significant foundation issues". As per the listing broker, the buyer is going to continue the existing use as a single family residence.

Sale 2: Sale 2 is adjacent to the south of Sale 1 and was under the same ownership as Sale 1, however, this property sold to a different buyer. This property has frontage along Vaughn Lane. As with Sale 1, it was not connected to city sewer. A sewer main is located in Vaughn Lane, but it is about 15' deep and will be fairly expensive to tap given the depth. This parcel is developed with a 628 sf home that was built in 1940 that was quite dated. The buyer is reportedly going to raze the home and build a home and large detached shop, to be used in a family business.

Sale 3: This is the sale of five lots located along 9th Avenue North, one block north of North Park. The lots are contiguous and were purchased by a single buyer in a single transaction. Of the five lots, one had a single family home that is to remain as a single family residence. The other four were, for all intents and purposes, vacant. The buyer is planning to develop these lots with some type of multi-family housing. Each had the R-7000 zoning classification and all five were connected to water and sewer. Given their proximity to the CBD, this is a superior location to south Billings. Only the four lots that were vacant are shown in the chart (both size and price).

Sale 4: Sale 4 is a typical residential lot located at the south end of Viceroy Street in the Chrysalis Acres Subdivision. This lot is about 500 feet east of Hallowell Lane and located about 1/4th mile south of the subject. Chrysalis Acres Subdivision is adjacent to the south of Orchard Elementary School and all of the lots in this subdivision have the R-7000 zoning classification. This lot is to be developed with a single family home.

Listing 5: Listing 5 is also located in Chrysalis Acres Subdivision and is the largest lot in this subdivision. It is located at the northeast corner of Hallowell Lane and Bruce Avenue. The southeast corner of this lot is about 215' north of the northwest corner of Sale 1. This parcel has the R-7000 classification and has been for sale for over

two years. As per the listing broker (David Goodridge with Real Estate by Hamway), there were two accepted offers at $48,000, which is the price shown in the chart, however, both fell through and the property remains for sale. One of the buyers was going to build duplexes and the other a single family home. This property is connected to water and sewer.

Conclusion of Value:

There is a clear top and a clear bottom to the sales. The top is represented by Sale 3. This property is the only one not located in south Billings. As mentioned in the discussion, the area around North Park is a superior location to Hallowell Lane, especially for multi-family housing. Also, these lots were stubbed with city water and sewer, which is also significant. Limited consideration has been given to this sale for these reasons.

The bottom of the range is represented by Sale 2. This is a large lot that has the same zoning as the subject and has fairly similar locational characteristics. City sewer is located in Vaughn Lane, but it is deep and will be expensive to tap. This is a very valid indicator of value for the subject.

Sale 1 is also a valid indicator of value as it is not connected to city sewer either. Sewer will need to be extended about 150' to be connected. Based on the discrepancy in price between Sale 1 and Sale 2, it would appear that the existing improvements were given some value in this transaction. For this reason, secondary consideration has been given to Sale 1.

Based on this information, and giving primary consideration to Sale 2, as it is viewed as a true land sale, I have estimated the market value of the subject to be **$1.50 psf**. This is about 8% higher than Sale 2 and about 29% lower than Sale 1. This also takes into consideration the comments of the various brokers I interviewed in developing this analysis.

The market value of the lot based on a value of $1.50 psf is calculated as follows:

25,265 sf	x	$1.50/sf	=	$ 37,898

Value of ROW To Be Acquired:

As per information provided by the City of Billings, 1,275 sf of land is to be acquired from the subject property. The value of the land to be acquired is calculated as follows:

1,275 sf	x	$1.50/sf	=	**$1,913**

CORRELATION ANALYSIS
AND
FINAL VALUE ESTIMATE

The Sales Comparison Approach arrives at the following estimate of compensation for the subject:

25 Hallowell Lane: $ 1,913

Four sales and one listing were used in the determination of just compensation. The overall value per square foot of the larger parcel, which in this case was the entire lot, was applied to the area to be acquired to arrive at compensation. This is a commonly used methodology in estimating the value of partial acquisitions of vacant land. As per agreement with the City, no compensation was included for site improvements and/or issues relating to proximity.

This value is relevant as of the date of last inspection, December 14, 2020.

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

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 person 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 estimate of just compensation for the subject property, as of the date of last inspection, December 14, 2020: is: **$1,913**. 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.

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.
194 Mountain View Boulevard
Billings, Montana 59101

Phone: 406-969-1504
Cell: 406-366-1159
E-Mail: dave@tasmt.net

Employment History

Independent Fee Appraiser... Thomas Appraisal Services, Inc.
Billings, MT & 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

2020 - 2020 Montana Economic Outlook Seminar	University of Montana
2019 - 7-Hour national USPAP Update course	McKissock
2019 - 2019 Montana Economic Outlook Seminar	University of Montana
2018 – Forecasting Revenue	Appraisal Institute
2018 – Real Estate Finance, Value, & Investment Performance	Appraisal Institute
2017 – Marketability Studies: Basis & Advanced Techniques	Appraisal Institute
2016 – 2016 Montana Economic Outlook Seminar	University of Montana
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

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. All existing liens and encumbrances, if any, have been disregarded, and the property is appraised as though free and clear, under responsible ownership and competent management.

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 appraiser has inspected as far as possible by observation the land that is the subject of this report. The value estimate is predicated on the assumption that there is no 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.

8. The appraisal is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil or structures, 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.

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. 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

Aerial Photograph

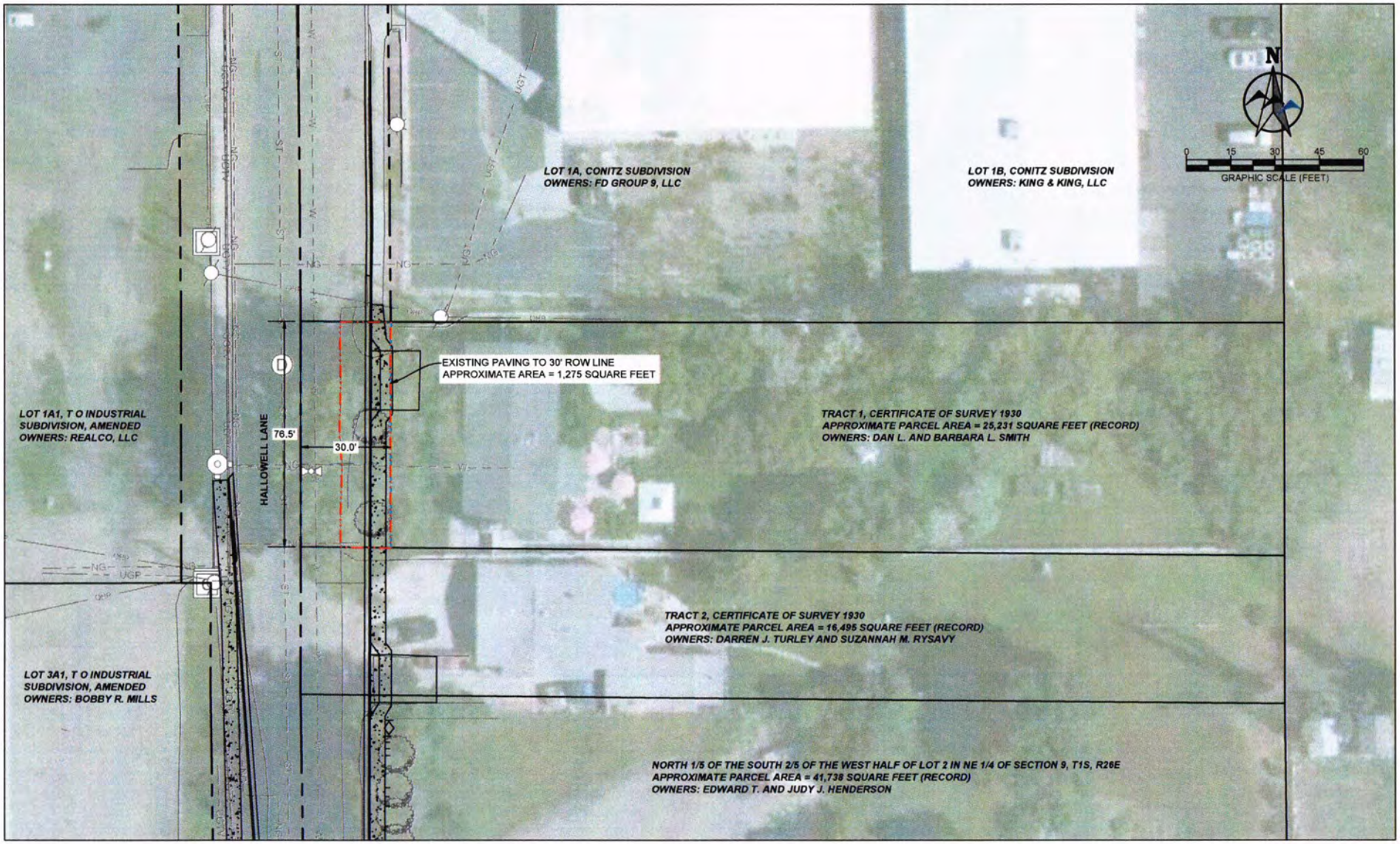
Hallowell Lane Facing North

Hallowell Lane Facing South

Hallowell Lane Facing South

Hallowell Lane Facing South

Taken By: David Thomas, MAI 12-14-2020


N
0 15 30 45 60
GRAPHIC SCALE (FEET)
LOT 1A, CONITZ SUBDIVISION
OWNERS: FD GROUP 9, LLC
LOT 1B, CONITZ SUBDIVISION
OWNERS: KING & KING, LLC
EXISTING PAVING TO 30' ROW LINE
APPROXIMATE AREA = 1,275 SQUARE FEET
LOT 1A1, T O INDUSTRIAL
SUBDIVISION, AMENDED
OWNERS: REALCO, LLC
HALLOWELL LANE
76.5'
30.0'
TRACT 1, CERTIFICATE OF SURVEY 1930
APPROXIMATE PARCEL AREA = 25,231 SQUARE FEET (RECORD)
OWNERS: DAN L. AND BARBARA L. SMITH
TRACT 2, CERTIFICATE OF SURVEY 1930
APPROXIMATE PARCEL AREA = 16,495 SQUARE FEET (RECORD)
OWNERS: DARREN J. TURLEY AND SUZANNAH M. RYSAVY
LOT 3A1, T O INDUSTRIAL
SUBDIVISION, AMENDED
OWNERS: BOBBY R. MILLS
NORTH 1/5 OF THE SOUTH 2/5 OF THE WEST HALF OF LOT 2 IN NE 1/4 OF SECTION 9, T1S, R26E
APPROXIMATE PARCEL AREA = 41,738 SQUARE FEET (RECORD)
OWNERS: EDWARD T. AND JUDY J. HENDERSON

Yellowstone County, Montana

Orion Detail

Disclaimer: Not all fields are currently maintained. The accuracy of the data is not guaranteed. Please notify the Appraisal/Assessment Office (406-896-4000) of any inaccuracies.

Back to Search Form Property Tax Detail

Owner Information

Primary Owner:	SMITH, DAN L & BARBARA L Ownership History
Tax ID:	D01597
Geo Code:	03-0927-09-1-14-13-0000
Property Address:	25 HALLOWELL LN BILLINGS 59101
Legal Description:	S09, T01 S, R26 E, C.O.S. 1930, PARCEL 1
Property Type :	IMP_U - Improved Property - Urban

Clerk & Recorder Documents

Site Data View Codes

	03-0965T5-2T5	**Location:**	
Neighborhood Code:	203.400	**Fronting**	%
Parking type:		**Parking Prox**	%
Utilities:		**Access:**	
Lot Size:	25265 Sq. Ft.	**Topography:**	

Residential Building Data

Type:	SFR	**Index**	0.97
Year Built:	1940	**ECF**	1.32
Year Remodeled:	1994	**Degree Remodeled**	
Effective Year:	1980	**Utility:**	Average (7)
Style:	08 - Conventional	**Exterior:**	1 - Frame - 5 - Maintenance Free Aluminum/Vinyl/Steel
Story Height:	2.0	**Condition:**	Fair (6)
Roof Type:	3 - Gable	**Roof Material:**	10 - Asphalt Shingle
Foundation:	2 - Concrete	**Basement:**	0 - None
Central/AC	3 - Gas	**Grade-Factor:**	61.26
Percent Complete:	100%	**CDU:**	
Bedrooms:	4	**Full Baths:**	3
Family Rooms:		**Half Baths:**	**Addl Fixtr:** 3
1st Floor:	1194	**2nd Floor:**	1690
Additional Area:	0	**Bsmt Fnsh:**	
Basement:	0	**Heated Flr:**	
Half Floor:	0	**Daylight Basement:**	N
Attic:	0	**Built-in Garage:**	2
Attic Type:	0 - None	**Masonry F/P:**	

Total:*	2884	**F/P Stacks:**	
* includes finished,unfinished & attic footprint area(s).		**Pre Fab F/P:**	2

Residential Building Additions

Addition Code	Area(Sq Ft)
19 - Garage, Frame, Finished	616

Other Building and Yard Improvements

Code - Type	Quantity	Area/Unit	Classcode
RPA2 - Concrete	1	704	3501
RPA2 - Concrete	1	832	3501
RRS1 - Shed, Frame	1	320	3501
RRS1 - Shed, Frame	1	80	3501
RRZ1 - Gazebo	1	120	3501

Any comments or questions regarding the web site may be directed to the Web Developer.

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: D01597

Primary Party

Primary Owner Name: SMITH, DAN L & BARBARA L Ownership History

2020 Mailing Address: SMITH, DAN L & BARBARA L
25 HALLOWELL LN
BILLINGS, MT 59101-5017

Property Address: 25 HALLOWELL LN

Township: 01 S Range: 26 E Section: 09

Certificate of Survey: 1930 Parcel: 1

Full Legal: S09, T01 S, R26 E, C.O.S. 1930, PARCEL 1

GeoCode: 03-0927-09-1-14-13-0000

Show on Map *(May not work for some newer properties.)*

Property Assessment Information

Levy District: SOUTH BILLINGS BLVD URBAN

2020 Assessed Value Summary

Assessed Land Value = $ 24,775.00

Assessed Building(s) Value = $ 209,325.00

Total Assessed Value = $ 234,100.00

Assessed Value Detail Tax Year: 2020

Class Code	Amount
2201 - Residential City or Town Lots = $	24,775.00
3501 - Improvements on Residential City or Town Lots = $	209,325.00
Total = $	234,100.00

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
2000	1,272.04 P	1,272.03 P	2,544.07
2001	1,369.02 P	1,369.01 P	2,738.03
2002	1,484.08 P	1,484.07 P	2,968.15

2003	1,472.45 P	1,472.44 P	2,944.89
2004	1,430.88 P	1,430.88 P	2,861.76
2005	1,463.15 P	1,463.14 P	2,926.29
2006	1,441.08 P	1,441.08 P	2,882.16
2007	1,479.90 P	1,479.89 P	2,959.79
2008	1,469.79 P	1,469.79 P	2,939.58
2009	1,142.28 P	1,142.23 P	2,284.51
2010	1,102.42 P	1,102.41 P	2,204.83
2011	1,073.07 P	1,073.04 P	2,146.11
2012	1,000.83 P	1,000.79 P	2,001.62
2013	978.35 P	978.33 P	1,956.68
2014	968.07 P	968.05 P	1,936.12
2015	1,143.93 P	1,143.91 P	2,287.84
2016	1,169.88 P	1,169.86 P	2,339.74
2017	1,205.80 P	1,205.79 P	2,411.59
2018	1,240.33 P	1,240.32 P	2,480.65
2019	1,386.58 P	1,386.57 P	2,773.15
2020	1,449.70 P	1,449.68	2,899.38

(P) indicates paid taxes.

Click on year for detail. Pay Taxes Online

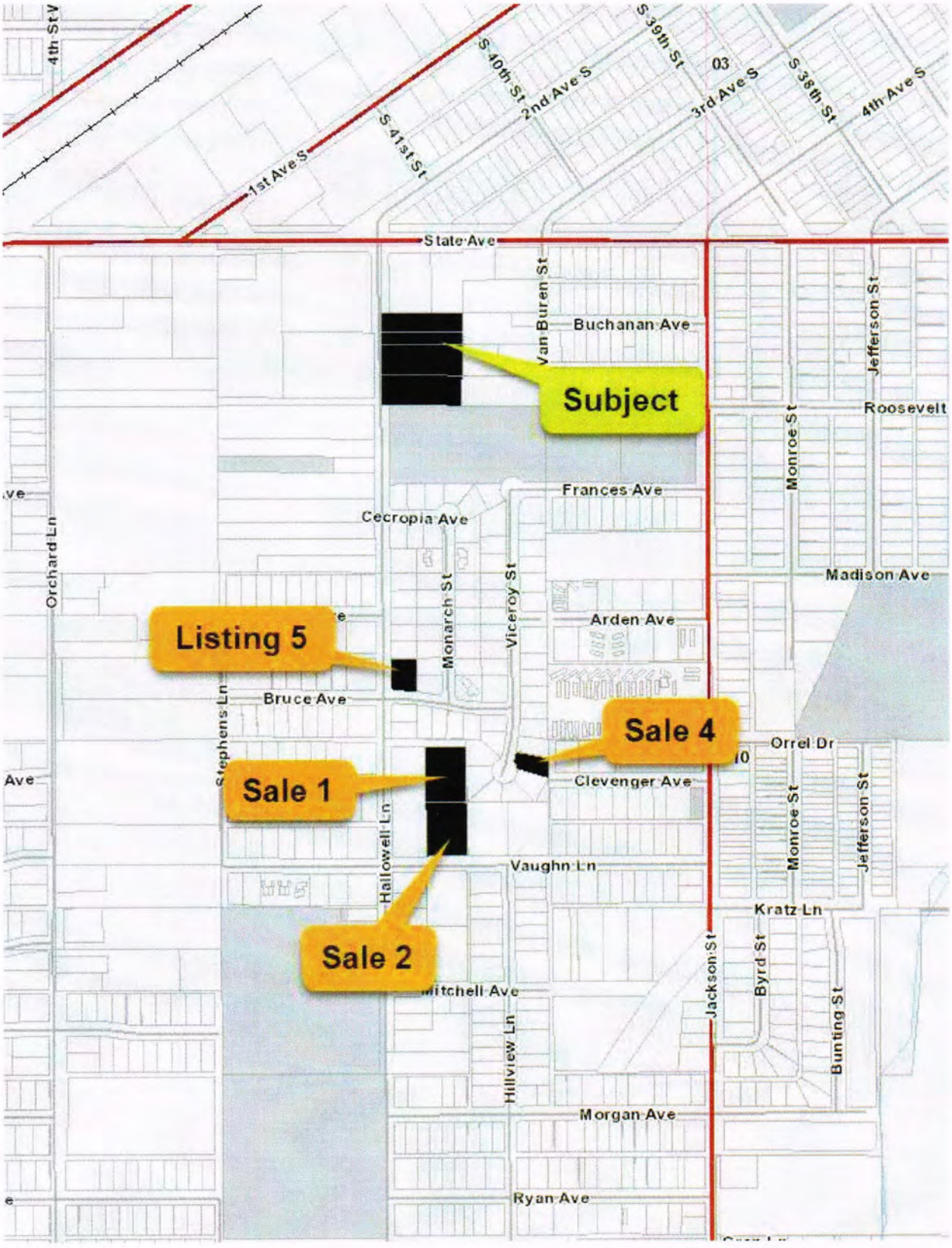
Jurisdictional Information

Commissioner Dist: 1 - John Ostlund (R)
Senate: 26 - Margie MacDonald (D)
House: 52 - Rodney Garcia (R)
Ward: 1 (BILLINGS)
Kendra Shaw
Mike Yakawich
Precinct: 52.1
Zoning: Residential 9600
Click Here to view Billings Regulations
Click Here to view Laurel Regulations
Click Here to view Broadview Regulations

School Attendance Areas
High: SENIOR
Middle: RIVERSIDE
Elem: ORCHARD

SD 2 Trustee District #1 List of Trustees

Any comments or questions regarding the web site may be directed to the Web Developer.



Land Sales Map – 1, 2, 4 & 5

Chief Black Otter Trl
Sunnyside Ln
Burnstead Dr
11th Ave N
Lecount Ln
Vuecrest Dr
Park Pl
10th Ave N
N 17th St
9th Ave N
Sale 3
7th Ave N
33
N 24th St
N 25th St
8th Ave N
N 18th St
N 22nd St
N 21st St
N 23rd St
N 20th St
7th Ave N
4th Ave N
N 26th St
N 22nd St

Land Sale 3

Dave Thomas

From: Westrope, Tyler <westropet@billingsmt.gov>
Sent: Thursday, November 12, 2020 11:39 AM
To: Dave Thomas
Subject: Re: City of Billings - Hallowell Lane ROW Appraisals

Hi Dave. This will not be reviewed by MDT. I imagine the only people who will review this will be each of the homeowners.

The City's policy says we need an appraisal for ROW purchases. In speaking internally at the City, we feel the "estimate of market value" you described below (as you're a licensed appraiser) meets that requirement.

From: Dave Thomas <dave@tasmt.net>
Sent: Thursday, November 12, 2020 10:37 AM
To: Westrope, Tyler <westropet@billingsmt.gov>
Subject: [EXTERNAL] RE: City of Billings - Hallowell Lane ROW Appraisals

ATTENTION: This email originated from outside of the City of Billings. Use caution when clicking links or opening attachments unless you recognize the sender and are expecting the contents.

Tyler, I got to thinking about this later. Is this going to be reviewed by MDT, or anyone else for that matter? If it is, then it becomes much more complex because of all the things they require and I would like to change the fee. If not were good to go. Thanks.

From: Westrope, Tyler [mailto:westropet@billingsmt.gov]
Sent: Thursday, November 12, 2020 9:45 AM
To: Dave Thomas <dave@tasmt.net>
Subject: Re: City of Billings - Hallowell Lane ROW Appraisals

Yes, that works for me. Thank you Dave!

From: Dave Thomas <dave@tasmt.net>
Sent: Tuesday, November 10, 2020 2:31 PM
To: Westrope, Tyler <westropet@billingsmt.gov>
Subject: [EXTERNAL] RE: City of Billings - Hallowell Lane ROW Appraisals

ATTENTION: This email originated from outside of the City of Billings. Use caution when clicking links or opening attachments unless you recognize the sender and are expecting the contents.

Hi Tyler,

It appears that all you need from me is an estimate of market value for just the land. That certainly makes the assignment easier. If that is in fact what you want, my fee would be $3,000 and delivery would be toward the middle of December. As we talked about, there really isn't going to be a difference in price per square foot among the four parcels, so I would value one, and then you could apply that number to the other three. Let me know if that works. Thanks.

Dave

David Thomas, MAI
Thomas Appraisal Services
194 Mountain View Boulevard
Billings, MT 59101
dave@tasmt.net
969-1504

From: Westrope, Tyler [mailto:westropet@billingsmt.gov]
Sent: Tuesday, November 10, 2020 11:13 AM
To: Dave Thomas <dave@tasmt.net>
Subject: City of Billings - Hallowell Lane ROW Appraisals

Good morning Dave,

Attached is information for the four properties on Hallowell Lane that the City needs to purchase ROW from for improvements to the roadway. We've spent a fair amount of time at the County Clerk and Recorders office looking for any documentation that would have granted that land to the City...but we haven't found anything yet. We've also ordered Title Reports for each property and nothing came up either.

It appears for these four properties that the property line extends to the centerline of the existing Hallowell Lane roadway. In speaking with our attorney, she feels the City has a prescriptive easement over the road that currently exists, but that the City would need to acquire ROW for anything beyond edge of existing road. I would like to clean up their property lines so they are not paying taxes for land they cannot use as their own; i.e. the road.

I would like to keep the appraisal limited to the value of the raw land and not include additions or deducts for onsite features or proximity. Proximity from proposed back of sidewalk to front of each structure is shown on the exhibit. There will be a number of trees that will be cut down as part of this project, but I would like to keep that conversation separate.

Please let me know if you have any questions or need additional information. Thank you.

Tyler Westrope, PE
City of Billings - Engineering
2224 Montana Avenue
Billings, MT 59101
406-247-8656

State of Montana
Business Standards Division
Board of Real Estate Appraisers

REA-RAG-LIC-416

Status: **Active**
Expires: **03/31/2021**

This certificate verifies licensure as:

CERTIFIED GENERAL APPRAISER

With endorsements of:
** REAL ESTATE APPRAISER MENTOR*

THOMAS APPRAISAL SERVICES
DAVID C THOMAS
194 MOUNTAIN VIEW BOULEVARD
BILLINGS, MT 59101

Montana Department of
LABOR & INDUSTRY
RENEW OR VERIFY YOUR LICENSE AT:
https://ebiz.mt.gov/pol

Renew online at https://ebiz.mt.gov/pol by signing in with your username and password.

The renewal cycle for your board opens 60 days prior to the expiration date on your current license. Renew your license prior to your expiration date to avoid being charged a late fee(s).

Remember to maintain your online account information with a password, security question and a valid email address. You can update your account information by accessing the 'Account Management' link when logged in.

CITY OF BILLINGS
PUBLIC WORKS DEPARTMENT

Project: WO 20-30
County: Yellowstone
Designation: Hallowell Lane Improvement Project

RIGHT OF WAY AGREEMENT

Parcel Information: Subdivision Section Township Range:

A strip of land being the west 30 feet of Tract 2, Certificate of Survey 1930, located in the NE1/4 of the NE1/4 of Section 9, Township 1 South, Range 26 East. P.M.M., Yellowstone County, Montana.

List Names and Addresses of the Grantor, Con. Purchaser & Lessee:

Darren Turley 29 Hallowell Lane Billings, MT 59101	and	Suzannah Rysavy 29 Hallowell Lane Billings, MT 59101

THIS AGREEMENT, is made this_____ day of_____, 2021, between City of Billings, a political subdivision of the State of Montana, 210 North 27th Street, Billings, MT, 59103, by its authorized representatives, herein called "CITY," its successors and assigns, and Darren Turley and Suzannah Rysavy, 29 Hallowell Lane, Billings, MT 59101, herein called "GRANTOR."

The parties agree as follows:

1. CITY shall pay GRANTOR such sums of monies as set out below. GRANTOR agrees to pay all taxes and assessments due and owing, including those for year 2021. GRANTOR shall execute and deliver to CITY a notarized instrument of conveyance corresponding to the interest being acquired.

2. This agreement shall not be binding unless and until approved of and accepted by the CITY's authorized representative.

3. The parties have, herein, set out the whole of their agreement, the performance of which constitutes the entire consideration for the grant of said right of way and shall relieve the CITY of all future claims or obligations on that account or on account of the

location, and construction of the proposed road improvements. GRANTOR represents that to the best of his/her knowledge no hazardous materials have been stored or spilled on the subject property during his/her ownership or during previous ownerships at least insofar as he/she has observed or has been informed. In the alternative, if GRANTOR has knowledge of storage or spill of hazardous materials on the subject property, that information is set out below. This sale is conditional upon full disclosure of any such information.

4. CITY shall pay GRANTOR for 811 square feet of fee ownership as follows:

   811 square feet by deed $1,216.50

5. CITY shall make payment to GRANTOR by a check in the amount of $1,216.50, to be made payable to Darren Turley and Suzannah Rysavy and mailed to 29 Hallowell Lane, Billings, MT 59101.

6. It is understood and agreed that CITY is acquiring this right-of-way to construct various improvements to Hallowell Lane. These Improvements shall be of no cost or expense to GRANTOR and shall be maintained according to CITY's policy in effect at such time maintenance is necessary. CITY further agrees that any future modifications to the existing property necessary to reasonably match these Improvements shall be at no cost or expense to GRANTOR; any future modifications to Hallowell Lane to accommodate future development of the property shall be at the expense of the GRANTORS.

7. This agreement, upon execution by an agent of CITY and presentation to GRANTOR so designated, constitutes a written offer of compensation in the full amount of the appraised value, a summary of the property and property rights being acquired and notice that possession need not be given until payment has been received by GRANTOR.

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

RECOMMENDED FOR APPROVAL

2/22/21
Project Coordinator For City of Billings (Date)
Tyler Westrope

GRANTOR(S)

2/22/21
Darren Turley (Date)

2/22/21
Suzannah Rysavy (Date)

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

ATTEST:

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

BY:_____
Denise Bohlman, CITY CLERK (Date)

APPROVED AS TO FORM:

By:_____
City Attorney (Date)

WARRANTY DEED

This Deed, made this _____ day of _____, 2021, in consideration of $1,216.50 (one thousand, two-hundred, sixteen dollars and fifty cents) paid by the **City of Billings**, the receipt of which is acknowledged, **witnesses that,**

Darren Turley 29 Hallowell Lane Billings, MT 59101	and	Suzannah Rysavy 29 Hallowell Lane Billings, MT 59101

(Grantors) does hereby **grant, warrant, sell, bargain and convey** to the **City of Billings (Grantee)**, a political subdivision of the State of Montana, 210 North 27th Street, Billings, MT 59103, the following described real property:

A strip of land being the west 30 feet of Tract 2, Certificate of Survey 1930, located in the NE1/4 of the NE1/4 of Section 9, Township 1 South, Range 26 East. P.M.M., Yellowstone County, Montana.

As shown by Exhibit "A", attached hereto and made part hereof.

Purpose of Acquisition is to create a right-of way parcel for construction and use of public road, utility and related appurtenant structures, pursuant to §76-3-201(1)(h), MCA, as a division of land that creates rights-of-way or utility sites.

Excepting and reserving to Grantor, however, all gas and oil, hydrocarbons and any other materials, 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 damaged. This reservations does not include sand, gravel and other road building materials, which are conveyed by this Deed.

Further excepting and reserving unto the **Grantor**, his/her successors and assigns all water, water rights, ditches, canals, irrigation systems, existing or as relocated, if any, including but not limited to, water stock or shares, bonds, certificates, contracts and any and all other indicia of water, water right and ditch ownership, or any interest therein appurtenant to the land described therein, save and except groundwater for the use, benefit and purposes of the **Grantee.**

The Grantor further expressly waives and relinquishes all rights, as owner or successor in interest provided under law, for any preference to repurchase all or a portion of this property should it be determined no longer to be necessary for **Grantee's** purposes.

To have and to hold the above described and conveyed premises, with all the reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the **Grantee,** and to its successors and assigns forever.

This Deed was executed on the date of its last acknowledgment.

By: Darren Turley

As: Owner

Darren Turley
29 Hallowell Lane
Billings, MT 59101

By: Suzannah Rysavy

As: Owner

Suzannah Rysavy
29 Hallowell Lane
Billings, MT 59101

State of Montana
County of Yellowstone

This instrument was signed before me on this 22nd day of February, 2021, by Darren Turley and Suzannah Rysavy (print name of signer(s).

(SEAL/STAMP)

SUSAN WELLBROOK NOTARY PUBLIC for the State of Montana Residing at Billings, Montana My Commission Expires September 29, 2024

Notary Signature

CITY OF BILLINGS ACCEPTANCE

This deed is accepted and its terms and conditions agreed to by the City of Billings on this

_____ day of _____, 2021.

ATTEST:

_____
Denise Bohlman, City Clerk

(SEAL)

APPROVAL:

_____
William A. Cole, Mayor

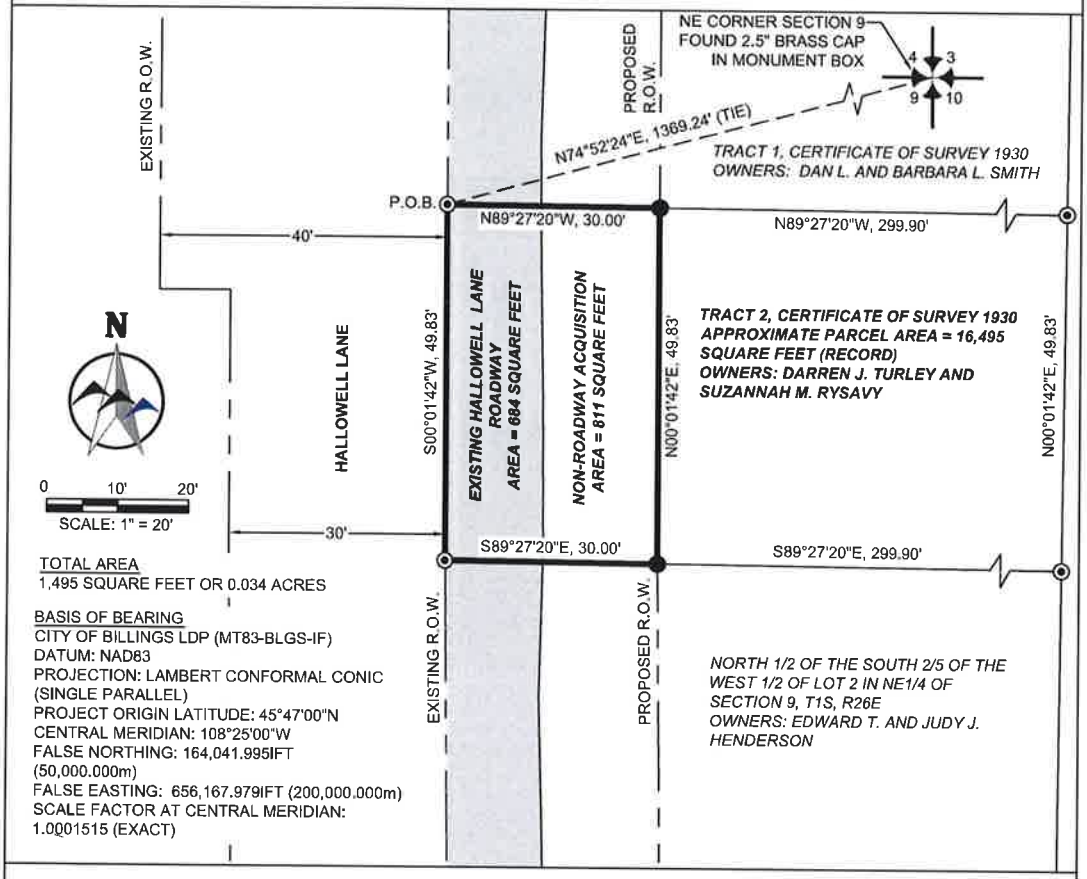
APPROVED AS TO FORM:

_____
City Attorney

HALLOWELL LANE RIGHT-OF-WAY ACQUISITION

EXHIBIT A - TRACT 2, C.O.S. 1930

LOCATED IN SECTION 9, T.1 S., R. 26 E., P.M.M., YELLOWSTONE COUNTY, MONTANA



TOTAL AREA
1,495 SQUARE FEET OR 0.034 ACRES

BASIS OF BEARING
CITY OF BILLINGS LDP (MT83-BLGS-IF)
DATUM: NAD83
PROJECTION: LAMBERT CONFORMAL CONIC (SINGLE PARALLEL)
PROJECT ORIGIN LATITUDE: 45°47'00"N
CENTRAL MERIDIAN: 108°25'00"W
FALSE NORTHING: 164,041.995IFT (50,000.000m)
FALSE EASTING: 656,167.979IFT (200,000.000m)
SCALE FACTOR AT CENTRAL MERIDIAN: 1.0001515 (EXACT)

LEGAL DESCRIPTION

A STRIP OF LAND BEING THE WEST 30 FEET OF TRACT 2, CERTIFICATE OF SURVEY 1930, LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST. P.M.M., YELLOWSTONE COUNTY, MONTANA.

SAID STRIP OF LAND CONTAINS 1,495 SQUARE FEET OR 0.034 ACRE ALONG WITH AND SUBJECT TO ANY EASEMENTS OF RECORD OR IMPLIED.

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY CORRECTLY REPRESENTS WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MONTANA
JAKE K. ZISKA
No. 18636LS
LICENSED
PROFESSIONAL LAND SURVEYOR

DATE: 2/22/2021

DATE OF FIELD SURVEY: 8/31/2020

NOTES:
1) THIS SURVEY IS INTENDED TO CREATE A PARCEL FOR TRANSFER TO THE CITY OF BILLINGS TO FACILITATE WIDENING OF HALLOWELL LANE RIGHT-OF-WAY.
2) UNDERLYING EASEMENTS MAY EXIST AND ARE NOT SHOWN ON THIS SURVEY.
3) DISTANCES SHOWN HEREON ARE UNITS OF INTERNATIONAL FEET.

LEGEND:

●	SET YELLOW PLASTIC CAP ON 5/8" REBAR (ZISKA18636LS) OR FOUND AS NOTED
⊙	CALCULATED POINT (NOTHING FOUND OR SET)
	EXISTING HALLOWELL LANE ROADWAY
— — —	RIGHT-OF-WAY CENTERLINE
▬▬	RIGHT-OF-WAY PARCEL BOUNDARY
— — — —	CITY OF BILLINGS RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING

HALLOWELL LANE ROW ACQUISITION

EXHIBIT A - TRACT 2, C.O.S. 1930

YELLOWSTONE COUNTY, MT

PREPARED FOR
CITY OF BILLINGS
2224 MONTANA AVENUE
BILLINGS, MT 59101

DESIGNED BY: JKZ
DRAWN BY: SEA
CHECKED BY: JKZ
DATE: 2/22/21

PREPARED BY
WWC ENGINEERING
550 S. 24TH STREET W., SUITE 201
BILLINGS, MT 59102
(406) 894-2210
www.wwcengineering.com

SHEET
1 OF 1

Appraisal Report of:

29 Hallowell Lane
Billings, Yellowstone County, Montana

Date of Inspection: December 14, 2020
Date of "As Is" Value: December 14, 2020
Date of Report: January 6, 2021

For:

City of Billings, Montana
Attn: Tyler Westrope, PE
2224 Montana Avenue
Billings, Montana 59101

By:

Thomas Appraisal Services, Inc.
David C. Thomas, MAI
194 Mountain View Boulevard
Billings, Montana 59101
406-969-1504

David C. Thomas, MAI
Commercial Real Estate

THOMAS
APPRAISAL
SERVICES, INC.

Barbara D. Thomas
Residential Real Estate

January 6, 2021

City of Billings, Montana
Attn: Tyler Westrope, PE
2224 Montana Avenue
Billings, Montana 59101

RE: Appraisal of 29 Hallowell Lane in Billings, Yellowstone County, Montana.

Dear Mr. Westrope,

Pursuant to your request, I have prepared an appraisal of the above described property. The purpose of this appraisal is to estimate the due compensation to the above landowner for land to be acquired as part of the Hallowell Lane project. I have personally inspected the sites 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 market value and due compensation.

As a result of my investigation, the final estimate of just compensation for the subject property, as of the date of last inspection, December 14, 2020: is: **$1,217**.

This letter must remain attached to the report, which contains 20 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

Aerial Photograph - Location Map
Photographs of Hallowell Lane
City of Billings Ownership/ROW Plan
Yellowstone County Orion Detail
Land Sales Maps
Letter of Engagement
Copy of State License

Summary of Appraisal

Interest Appraised:	Fee Simple Estate
Location:	The subject is located along the east side of Hallowell Lane, approximately 335' south of State Avenue in Billings, Montana.
Physical Address:	29 Hallowell Lane, Billings, Montana 59101
Tax ID Number:	D01598
Size:	16,553 sf
Highest and Best Use:	Development with multi-family housing, which will require a zoning change and extension of city sewer.
Values of Parent Parcel:	$23,830 ($1.50/sf)
Final Est. of Compensation:	**$ 1,217**
Date of Value:	December 14, 2020
Date of Report:	January 6, 2021

CLIENT: City of Billings - Engineering
Attn: Tyler Westrope, PE
2224 Montana Avenue
Billings, Montana 59101

APPRAISER: David C. Thomas, MAI
Thomas Appraisal Services, Inc.
194 Mountain View Boulevard
Billings, Montana 59101

SUBJECT: Appraisal of 29 Hallowell Lane, in Billings, Yellowstone County, Montana.

INTRODUCTION:

This is an Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. This 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 OF REPORT:

The appraisal shall be used by the City of Billings in helping to establish the market value of the subject property for potential acquisition of right-of-way.

INTENDED USERS:

This appraisal report is prepared for the sole and exclusive use of the appraiser's client: The City of Billings, Montana. There are no other intended users. No third parties are authorized to rely upon this report without the express written consent of the appraiser.

INTEREST VALUED: Fee Simple Estate

> **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.*

DATE OF INSPECTION: December 14, 2020

EFFECTIVE DATE OF VALUE: December 14, 2020

DATE OF REPORT: January 6, 2021

HYPOTHETICAL CONDITIONS: None

EXTRAORDINARY ASSUMPTIONS: None

APPRAISAL DEVELOPMENT AND REPORTING PROCESS

In preparing this appraisal, the appraiser:

- Inspected the subject site from Hallowell Lane. I did not physically enter the subject property. My physical inspection was limited to what is visible from the street. I was not accompanied by any other person on my inspection of this parcel. In addition to my physical inspection, I also "inspected" the subject via aerial photography obtained through Google Maps. This is a useful tool that aids in visualizing the overall property.
- Gathered information on comparable land sales and interviewed several real estate brokers who are familiar with this property type in the Billings market.
- Confirmed and analyzed the data and applied the Sales Comparison Approach to value.
- Two calls were made to Nicole Cromwell with the City of Billings to better understand the impacts of the pending Re-Code on these properties. Ms. Cromwell did not return my phone calls.

The Cost Approach and the Income Approach have not been developed in this analysis. Neither approach is applicable in the valuation of vacant land. The majority of my peers would not develop either approach 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.

As per agreement with the City, no consideration has been given to building improvements and/or site improvements. This analysis is based strictly on the value of the site "as if vacant" and ready for development.

SITE ANALYSIS

The following information is based on my physical inspection of the property on December 14, 2020, information taken from public records, and a review of aerial imagery via Google Maps.

Location: The subject is located along the east side of Hallowell Lane, approximately 335' south of State Avenue in Billings, Yellowstone County, Montana.

Address: 29 Hallowell Lane, Billings, MT 59101

Legal Desc: Parcel 2, COS #1930

Tax ID #: D01598

Size: 16,553 sf

Shape: Rectangular – please see both the aerial map and the plat map in the addenda that show the location and configuration of this parcel.

Frontages: 49'8" along Hallowell Lane

Improvmnts: The subject is improved with a single family home and related outbuildings.

Easements: There are no easements that appear to have an adverse impact on value.

Zoning: R-9600

Residential 9600: *A zone intended to promote primarily a single-family residential environment on lots that are served by public water and sewer service.*

Utilities: There is a city water main in Hallowell Lane and the subject is connected to city water. As per Joe Sheridan with the City of Billings Public Works, a sewer main dead ends about 250' south of the subject in Hallowell Lane. The subject continues to be serviced by a septic system. All other city services are readily available.

Access: There is one developed approach off of Hallowell Lane to this parcel. Hallowell Lane is classified as a "local street" by the City. It has two travel lanes and is not improved with curb, gutter, sidewalks or storm drain. It is lightly traveled, mostly by local residents.

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

Topography: The subject is flat and at the same grade as Hallowell Lane. It has an abundance of mature landscaping.

Adjacent Properties:

North: Adjacent to the north is a single family residence on a large lot.

South: Adjacent to the south is a single family residence on a large lot.

East: Adjacent to the east is a single family residence on a large lot.

West: Across Hallowell Lane is a self-storage facility known as Southgate Storage.

Hazardous and/or Toxic Materials:

A visual inspection of the subject did not reveal any unusual soil conditions or hazardous waste material that may be present on or under the site. A Phase 1 Environmental Assessment was not provided; thus, 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 that 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, I reserve the right to review and modify this appraisal accordingly.

PROPERTY OWNERSHIP

The subject is under the ownership of Darren J. Turley and Suzannah M. Rysavy. Turley/Rysavy purchased the property on October 9, 2018 from Rae Jean Koch. The purchase price is unknown. The sale is recorded by Warranty Deed #3864641.

TAXES

The following chart shows the assessed values for the land and improvements, the total assessed value, and the 2020 taxes for each parcel. I have highlighted the Land Value numbers as this is the value being estimated in this report.

Address:	**29 Hallowell**	
Land Value:	**$36,486**	*$2.20*
Imp. Value:	$129,614	
Total Assessed:	$166,100	
2020 Taxes:	$2,024.32	

As can be seen, the assessed value per square foot for the land is $2.20 psf. This is significantly higher than the market value estimate in this report.

HIGHEST AND BEST USE

The subject has the R-9600 zoning classification, which allows for single family homes on lots no smaller than 9,600 sf. The R-9600 classification is a low density classification that is typically found in upper end subdivisions that are targeted for larger homes. It is not a classification that a developer would desire for lots in this area of Billings. The subject neighborhood is more suited to entry level single family homes and multi-family housing. At 16,553 sf, the subject was likely at the edge of the city limits when it was platted. Today, the subject is very large for a residentially zoned lot in the city limits. There is no possibility the subject would be developed with a single home in this day and age at this location.

The highest and best use of this lot is development with multi-family housing. At the very least duplexes and more than likely an apartment building. If the subject were vacant, a buyer would likely apply for a change in zoning to a much higher density classification, and redevelop the site.

Development with multi-family housing will require two things: a change in zoning and extension of city sewer. The assumption is made that a change in zoning would be granted, assuming services are extended. Extension of city sewer will be expensive, which needs to be taken into account in the valuation process.

VALUATION

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 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.

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.

Four sales and one listing have been used in this analysis. Four are located in the subject's immediate neighborhood and one is located near downtown Billings in the North Park area. Finding sales that are truly comparable to the subject (South Billings, large, zoned R-9600) proved to be impossible. There aren't many lots like the subject and finding one that has recently sold is rare. The following charts shows the pertinent facts for each transaction. Complete descriptions of each sale are retained in my file. A map showing their locations is contained in the addenda.

Sale #:	1	2	3	4	Listing 5
Address:	301 Hallowell	4183 Vaughn	1919-2019 9th Ave. N.	317 Viceroy Street	239 Hallowell
Date of Sale:	05/2020	07/2020	07/2020	04-2020	Listing
Size:	35,931	35,938	81,600	9,770	13,701
Zoning:	R-9600	R-9600	R-7000	R-7000	R-7000
City Services:	Water	Water	All	All	All
Sale Price:	$95,000	$50,000	$349,000	$35,000	$48,000
Price/Sq. Ft:	**$2.64**	**$1.39**	**$4.28**	**$3.58**	**$3.50**

Adjustments Made to Sales:

No adjustments were necessary to any of the sales for property rights conveyed, financing, conditions of sale, or market conditions. The four sales all occurred in 2020 and are representative of current market conditions.

Following is a brief discussion of each sale. Following the discussion of the sales is my determination of market value based on these sales and listing.

Discussion of Sales:

Sale 1: Sale 1 is located about 1,300' south of the subject. This property has a Hallowell Lane address, however, it does not have Hallowell frontage. It is located 150' east of Hallowell and is accessed via a short "frontage" road from Hallowell Lane. This property is not connected to city sewer. Connecting to sewer would require about 150' of extension from Hallowell Lane. The property is developed with a 1,120 sf house that was built in 1940, small detached garage, and barn. The house has "significant foundation issues". As per the listing broker, the buyer is going to continue the existing use as a single family residence.

Sale 2: Sale 2 is adjacent to the south of Sale 1 and was under the same ownership as Sale 1, however, this property sold to a different buyer. This property has frontage along Vaugh Lane. As with Sale 1, it was not connected to city sewer. A sewer main is located in Vaughn Lane, but it is about 15' deep and will be fairly expensive to tap given the depth. This parcel is developed with a 628 sf home that was built in 1940 that was quite dated. The buyer is reportedly going to raze the home and build a home and large detached shop, to be used in a family business.

Sale 3: This is the sale of five lots located along 9th Avenue North, one block north of North Park. The lots are contiguous and were purchased by a single buyer in a single transaction. Of the five lots, one had a single family home that is to remain as a single family residence. The other four were, for all intents and purposes, vacant. The buyer is planning to develop these lots with some type of multi-family housing. Each had the R-7000 zoning classification and all five were connected to water and sewer. Given their proximity to the CBD, this is a superior location to south Billings. Only the four lots that were vacant are shown in the chart (both size and price).

Sale 4: Sale 4 is a typical residential lot located at the south end of Viceroy Street in the Chrysalis Acres Subdivision. This lot is about 500 feet east of Hallowell Lane and located about 1/4th mile south of the subject. Chrysalis Acres Subdivision is adjacent to the south of Orchard Elementary School and all of the lots in this subdivision have the R-7000 zoning classification. This lot is to be developed with a single family home.

Listing 5: Listing 5 is also located in Chrysalis Acres Subdivision and is the largest lot in this subdivision. It is located at the northeast corner of Hallowell Lane and Bruce Avenue. The southeast corner of this lot is about 215' north of the northwest corner of Sale 1. This parcel has the R-7000 classification and has been for sale for over

two years. As per the listing broker (David Goodridge with Real Estate by Hamway), there were two accepted offers at $48,000, which is the price shown in the chart, however, both fell through and the property remains for sale. One of the buyers was going to build duplexes and the other a single family home. This property is connected to water and sewer.

Conclusion of Value:

There is a clear top and a clear bottom to the sales. The top is represented by Sale 3. This property is the only one not located in south Billings. As mentioned in the discussion, the area around North Park is a superior location to Hallowell Lane, especially for multi-family housing. Also, these lots were stubbed with city water and sewer, which is also significant. Limited consideration has been given to this sale for these reasons.

The bottom of the range is represented by Sale 2. This is a large lot that has the same zoning as the subject and has fairly similar locational characteristics. City sewer is located in Vaughn Lane, but it is deep and will be expensive to tap. This is a very valid indicator of value for the subject.

Sale 1 is also a valid indicator of value as it is not connected to city sewer either. Sewer will need to be extended about 150' to be connected. Based on the discrepancy in price between Sale 1 and Sale 2, it would appear that the existing improvements were given some value in this transaction. For this reason, secondary consideration has been given to Sale 1.

Based on this information, and giving primary consideration to Sale 2, as it is viewed as a true land sale, I have estimated the market value of the subject to be **$1.50 psf**. This is about 8% higher than Sale 2 and about 29% lower than Sale 1. This also takes into consideration the comments of the various brokers I interviewed in developing this analysis.

The market value of the lot based on a value of $1.50 psf is calculated as follows:

16,553 sf	x	$1.50/sf	=	$23,830

Value of ROW To Be Acquired:

As per information provided by the City of Billings, 811 sf of land is to be acquired from the subject property. The value of the land to be acquired is calculated as follows:

811 sf	x	$1.50/sf	=	**$ 1,217**

CORRELATION ANALYSIS
AND
FINAL VALUE ESTIMATE

The Sales Comparison Approach arrives at the following estimate of compensation for the subject property:

29 Hallowell Lane: $ 1,217

Four sales and one listing were used in the determination of just compensation. The overall value per square foot of the larger parcel, which in this case was the entire lot, was applied to the area to be acquired to arrive at compensation. This is a commonly used methodology in estimating the value of partial acquisitions of vacant land. As per agreement with the City, no compensation was included for site improvements and/or issues relating to proximity.

This value is relevant as of the date of last inspection, December 14, 2020.

For the purposes of this analysis, a reasonable exposure period for the subject is estimated to be less than 12 months. This exposure period is based on a review of sales activity for similar types of property and assumes competitive pricing and competent marketing procedures. The marketing time is also estimated to be 1ess than 12 months.

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 person 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 estimates of just compensation for the subject property, as of the date of last inspection, December 14, 2020: is: **$1,217**. 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.

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.
194 Mountain View Boulevard
Billings, Montana 59101

Phone: 406-969-1504
Cell: 406-366-1159
E-Mail: dave@tasmt.net

Employment History

Independent Fee Appraiser... Thomas Appraisal Services, Inc.
Billings, MT & 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

2020 - 2020 Montana Economic Outlook Seminar	University of Montana
2019 - 7-Hour national USPAP Update course	McKissock
2019 - 2019 Montana Economic Outlook Seminar	University of Montana
2018 – Forecasting Revenue	Appraisal Institute
2018 – Real Estate Finance, Value, & Investment Performance	Appraisal Institute
2017 – Marketability Studies: Basis & Advanced Techniques	Appraisal Institute
2016 – 2016 Montana Economic Outlook Seminar	University of Montana
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

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. All existing liens and encumbrances, if any, have been disregarded, and the property is appraised as though free and clear, under responsible ownership and competent management.

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 appraiser has inspected as far as possible by observation the land that is the subject of this report. The value estimate is predicated on the assumption that there is no 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.

8. The appraisal is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil or structures, 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.

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.

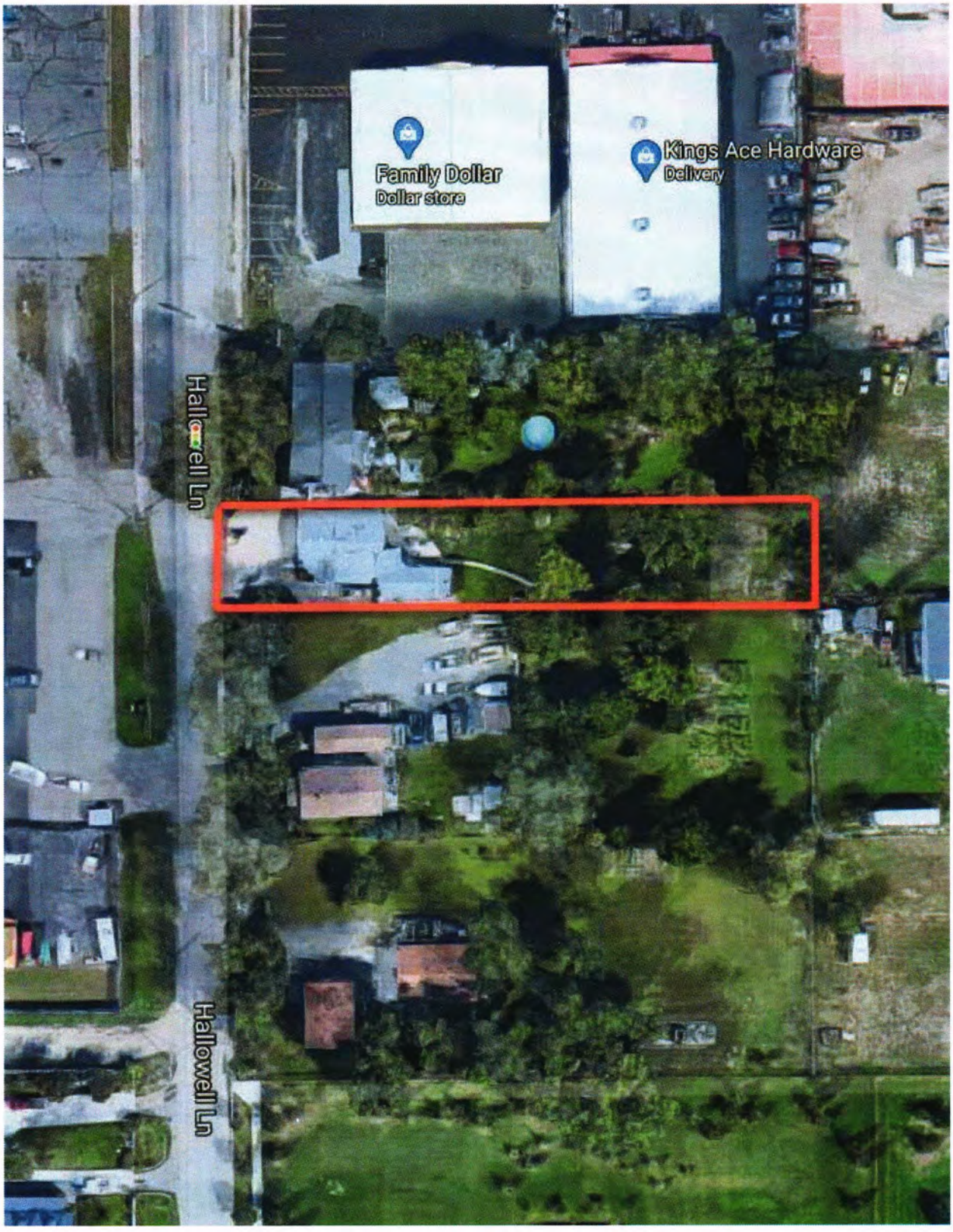
12. The appraisal is based on the premise that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report; further that all applicable zoning, building and use regulations and restrictions of all types have been complied 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. 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



Aerial Photograph

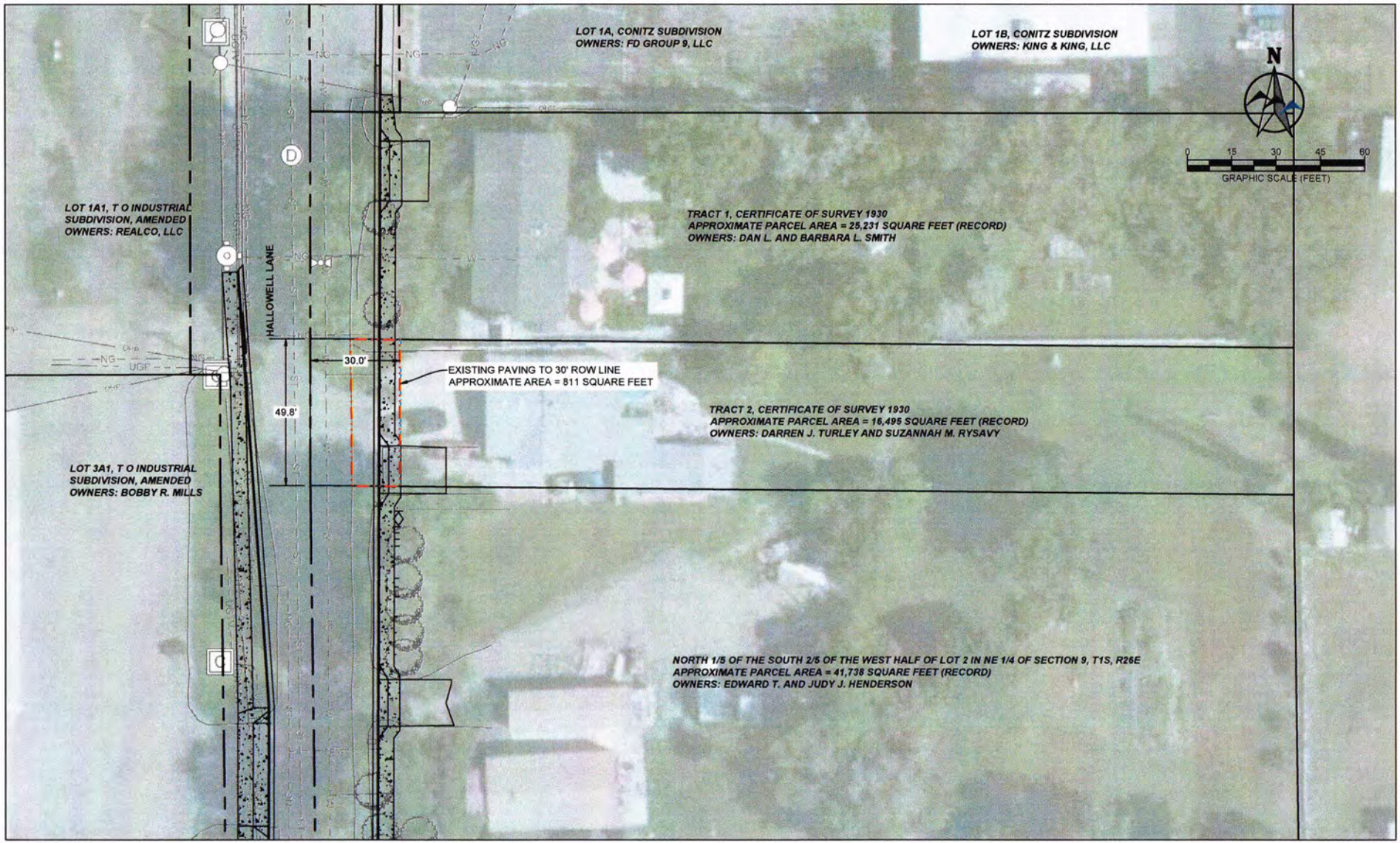
Hallowell Lane Facing North

Hallowell Lane Facing South

Hallowell Lane Facing South

Hallowell Lane Facing South

Taken By: David Thomas, MAI 12-14-2020


LOT 1A, CONITZ SUBDIVISION
OWNERS: FD GROUP 9, LLC
LOT 1B, CONITZ SUBDIVISION
OWNERS: KING & KING, LLC
N
0 15 30 45 60
GRAPHIC SCALE (FEET)
LOT 1A1, T O INDUSTRIAL SUBDIVISION, AMENDED
OWNERS: REALCO, LLC
HALLOWELL LANE
TRACT 1, CERTIFICATE OF SURVEY 1930
APPROXIMATE PARCEL AREA = 25,231 SQUARE FEET (RECORD)
OWNERS: DAN L. AND BARBARA L. SMITH
30.0'
49.8'
EXISTING PAVING TO 30' ROW LINE
APPROXIMATE AREA = 811 SQUARE FEET
TRACT 2, CERTIFICATE OF SURVEY 1930
APPROXIMATE PARCEL AREA = 16,495 SQUARE FEET (RECORD)
OWNERS: DARREN J. TURLEY AND SUZANNAH M. RYSAVY
LOT 3A1, T O INDUSTRIAL SUBDIVISION, AMENDED
OWNERS: BOBBY R. MILLS
NORTH 1/5 OF THE SOUTH 2/5 OF THE WEST HALF OF LOT 2 IN NE 1/4 OF SECTION 9, T1S, R26E
APPROXIMATE PARCEL AREA = 41,738 SQUARE FEET (RECORD)
OWNERS: EDWARD T. AND JUDY J. HENDERSON

Yellowstone County, Montana

Orion Detail

Disclaimer: Not all fields are currently maintained. The accuracy of the data is not guaranteed. Please notify the Appraisal/Assessment Office (406-896-4000) of any inaccuracies.

Back to Search Form Property Tax Detail

Owner Information

Primary Owner:	TURLEY, DARREN J & Ownership History
Tax ID:	D01598
Geo Code:	03-0927-09-1-14-14-0000
Property Address:	29 HALLOWELL LN BILLINGS 59101
Legal Description:	S09, T01 S, R26 E, C.O.S. 1930, PARCEL 2
Property Type :	IMP_U - Improved Property - Urban

Clerk & Recorder Documents

Site Data View Codes

	03-0965T5-2T5	**Location:**	
Neighborhood Code:	203.400	**Fronting**	%
Parking type:		**Parking Prox**	%
Utilities:		**Access:**	
Lot Size:	16553 Sq. Ft.	**Topography:**	

Residential Building Data

Type:	SFR	**Index**	0.97
Year Built:	1940	**ECF**	1.32
Year Remodeled:		**Degree Remodeled**	
Effective Year:	1980	**Utility:**	Fair (6)
Style:	08 - Conventional	**Exterior:**	1 - Frame - 5 - Maintenance Free Aluminum/Vinyl/Steel
Story Height:	1.5	**Condition:**	Fair (6)
Roof Type:	3 - Gable	**Roof Material:**	10 - Asphalt Shingle
Foundation:	2 - Concrete	**Basement:**	0 - None
Central/AC	3 - Gas	**Grade-Factor:**	51
Percent Complete:	100%	**CDU:**	
Bedrooms:	4	**Full Baths:**	1
Family Rooms:		**Half Baths:**	**Addl Fixtr:** 4
1st Floor:	1336	**2nd Floor:**	0
Additional Area:	0	**Bsmt Fnsh:**	
Basement:	0	**Heated Flr:**	
Half Floor:	147	**Daylight Basement:**	N
Attic:	0	**Built-in Garage:**	
Attic Type:	0 - None	**Masonry F/P:**	

Total:* 1483 **F/P Stacks:**

* includes finished,unfinished & attic footprint area(s). **Pre Fab F/P:** 1

Other Building and Yard Improvements

Code - Type	Quantity	Area/Unit	Classcode
RPA2 - Concrete	1	600	3501
RPA2 - Concrete	1	300	3501
RRG3 - Garage, frame, detached, unfinished	1	480	3501

Any comments or questions regarding the web site may be directed to the Web Developer.

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: D01598

Primary Party

Primary Owner Name: TURLEY, DARREN J & Ownership History

L Additional Legal Owners RYSAVY, SUZANNAH M

2020 Mailing Address: TURLEY, DARREN J &
29 HALLOWELL LN
BILLINGS, MT 59101-5017

Property Address: 29 HALLOWELL LN

Township: 01 S Range: 26 E Section: 09

Certificate of Survey: 1930 Parcel: 2

Full Legal: S09, T01 S, R26 E, C.O.S. 1930, PARCEL 2

GeoCode: 03-0927-09-1-14-14-0000

Show on Map *(May not work for some newer properties.)*

Property Assessment Information

Levy District: SOUTH BILLINGS BLVD URBAN

2020 Assessed Value Summary

Assessed Land Value = $ 36,486.00

Assessed Building(s) Value = $ 129,614.00

Total Assessed Value = $ 166,100.00

Assessed Value Detail Tax Year: 2020

Class Code	Amount
2201 - Residential City or Town Lots = $	36,486.00
3501 - Improvements on Residential City or Town Lots = $	129,614.00
Total = $	166,100.00

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
2000	573.19 P	573.17 P	1,146.36
2001	614.20 P	614.19 P	1,228.39

2002	663.62 P	663.61 P	1,327.23
2003	660.99 P	660.98 P	1,321.97
2004	635.87 P	635.86 P	1,271.73
2005	643.82 P	643.81 P	1,287.63
2006	630.54 P	630.54 P	1,261.08
2007	643.83 P	643.82 P	1,287.65
2008	637.21 P	637.20 P	1,274.41
2009	648.50 P	648.47 P	1,296.97
2010	662.21 P	662.17 P	1,324.38
2011	680.88 P	680.86 P	1,361.74
2012	646.46 P	646.45 P	1,292.91
2013	662.22 P	662.20 P	1,324.42
2014	681.32 P	681.31 P	1,362.63
2015	832.64 P	832.62 P	1,665.26
2016	851.74 P	851.72 P	1,703.46
2017	950.61 P	950.58 P	1,901.19
2018	978.33 P	978.31 P	1,956.64
2019	968.53 P	968.52 P	1,937.05
2020	1,012.16 P	1,012.16	2,024.32

(P) indicates paid taxes.

Click on year for detail. Pay Taxes Online

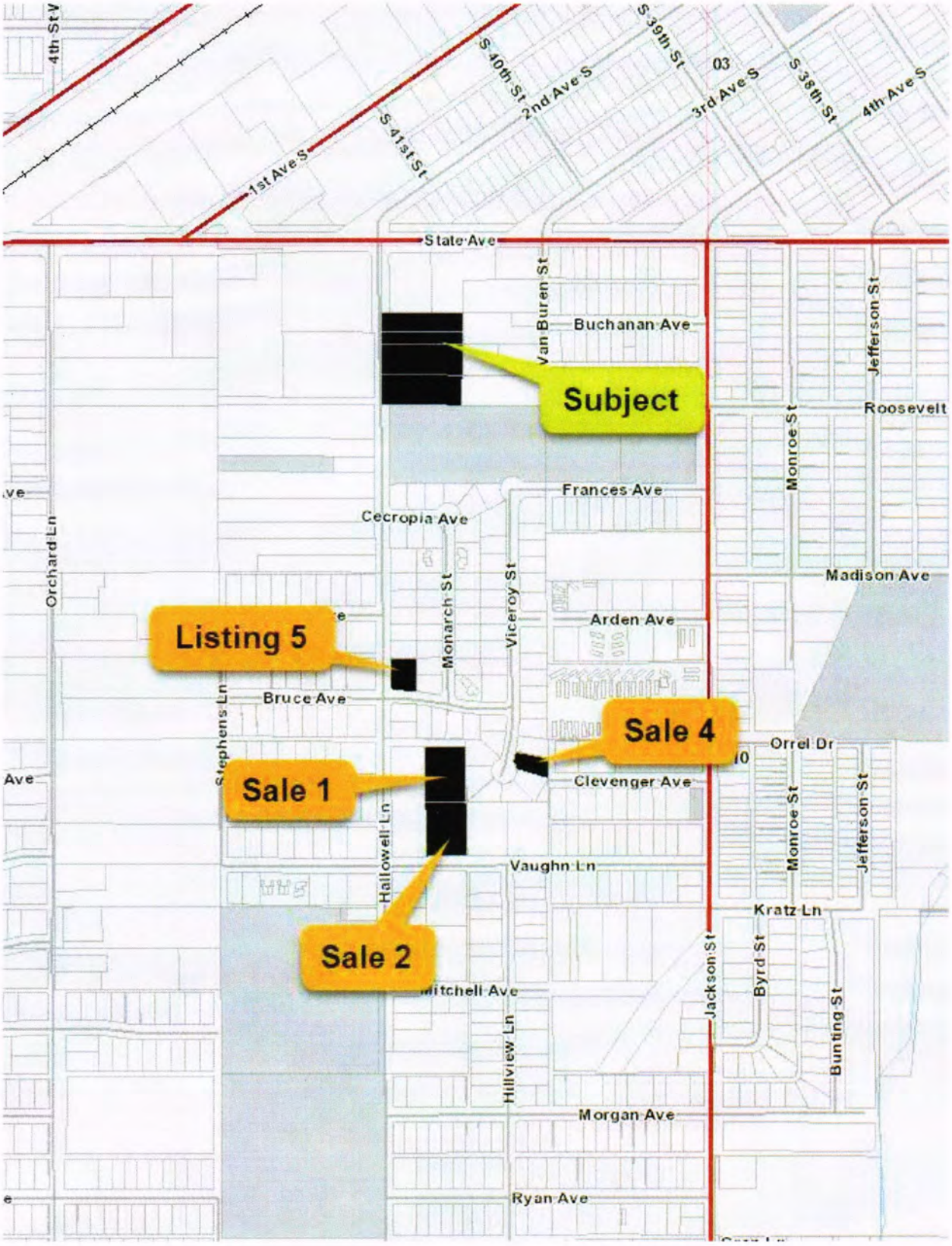
Jurisdictional Information

Commissioner Dist: 1 - John Ostlund (R)
Senate: 26 - Margie MacDonald (D)
House: 52 - Rodney Garcia (R)
Ward: 1 (BILLINGS)
Kendra Shaw
Mike Yakawich
Precinct: 52.1
Zoning: Residential 9600
Click Here to view Billings Regulations
Click Here to view Laurel Regulations
Click Here to view Broadview Regulations

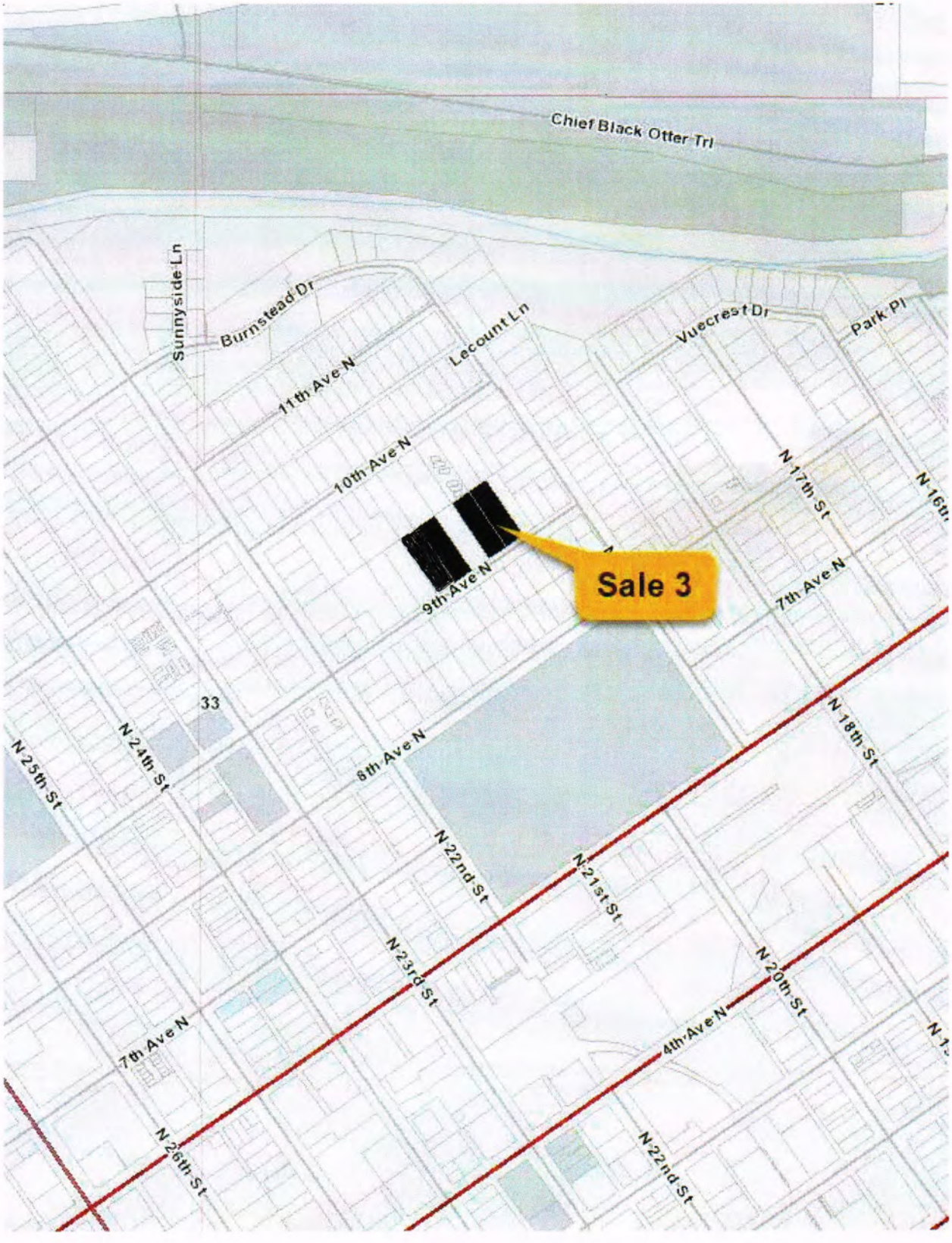
School Attendance Areas
High: SENIOR
Middle: RIVERSIDE
Elem: ORCHARD

SD 2 Trustee District #1 List of Trustees

Any comments or questions regarding the web site may be directed to the Web Developer.



Land Sales Map – 1, 2, 4 & 5


Chief Black Otter Trl
Sunnyside Ln
Burnstead Dr
11th Ave N
Lecount Ln
Vuecrest Dr
Park Pl
10th Ave N
N 17th St
9th Ave N
Sale 3
7th Ave N
33
N 24th St
N 25th St
8th Ave N
N 18th St
N 22nd St
N 21st St
N 23rd St
N 20th St
7th Ave N
4th Ave N
N 26th St
N 22nd St

Land Sale 3

Dave Thomas

From: Westrope, Tyler <westropet@billingsmt.gov>
Sent: Thursday, November 12, 2020 11:39 AM
To: Dave Thomas
Subject: Re: City of Billings - Hallowell Lane ROW Appraisals

Hi Dave. This will not be reviewed by MDT. I imagine the only people who will review this will be each of the homeowners.

The City's policy says we need an appraisal for ROW purchases. In speaking internally at the City, we feel the "estimate of market value" you described below (as you're a licensed appraiser) meets that requirement.

From: Dave Thomas <dave@tasmt.net>
Sent: Thursday, November 12, 2020 10:37 AM
To: Westrope, Tyler <westropet@billingsmt.gov>
Subject: [EXTERNAL] RE: City of Billings - Hallowell Lane ROW Appraisals

ATTENTION: This email originated from outside of the City of Billings. Use caution when clicking links or opening attachments unless you recognize the sender and are expecting the contents.

Tyler, I got to thinking about this later. Is this going to be reviewed by MDT, or anyone else for that matter? If it is, then it becomes much more complex because of all the things they require and I would like to change the fee. If not were good to go. Thanks.

From: Westrope, Tyler [mailto:westropet@billingsmt.gov]
Sent: Thursday, November 12, 2020 9:45 AM
To: Dave Thomas <dave@tasmt.net>
Subject: Re: City of Billings - Hallowell Lane ROW Appraisals

Yes, that works for me. Thank you Dave!

From: Dave Thomas <dave@tasmt.net>
Sent: Tuesday, November 10, 2020 2:31 PM
To: Westrope, Tyler <westropet@billingsmt.gov>
Subject: [EXTERNAL] RE: City of Billings - Hallowell Lane ROW Appraisals

ATTENTION: This email originated from outside of the City of Billings. Use caution when clicking links or opening attachments unless you recognize the sender and are expecting the contents.

Hi Tyler,

It appears that all you need from me is an estimate of market value for just the land. That certainly makes the assignment easier. If that is in fact what you want, my fee would be $3,000 and delivery would be toward the middle of December. As we talked about, there really isn't going to be a difference in price per square foot among the four parcels, so I would value one, and then you could apply that number to the other three. Let me know if that works. Thanks.

Dave

David Thomas, MAI
Thomas Appraisal Services
194 Mountain View Boulevard
Billings, MT 59101
dave@tasmt.net
969-1504

From: Westrope, Tyler [mailto:westropet@billingsmt.gov]
Sent: Tuesday, November 10, 2020 11:13 AM
To: Dave Thomas <dave@tasmt.net>
Subject: City of Billings - Hallowell Lane ROW Appraisals

Good morning Dave,

Attached is information for the four properties on Hallowell Lane that the City needs to purchase ROW from for improvements to the roadway. We've spent a fair amount of time at the County Clerk and Recorders office looking for any documentation that would have granted that land to the City...but we haven't found anything yet. We've also ordered Title Reports for each property and nothing came up either.

It appears for these four properties that the property line extends to the centerline of the existing Hallowell Lane roadway. In speaking with our attorney, she feels the City has a prescriptive easement over the road that currently exists, but that the City would need to acquire ROW for anything beyond edge of existing road. I would like to clean up their property lines so they are not paying taxes for land they cannot use as their own; i.e. the road.

I would like to keep the appraisal limited to the value of the raw land and not include additions or deducts for onsite features or proximity. Proximity from proposed back of sidewalk to front of each structure is shown on the exhibit. There will be a number of trees that will be cut down as part of this project, but I would like to keep that conversation separate.

Please let me know if you have any questions or need additional information. Thank you.

Tyler Westrope, PE
City of Billings - Engineering
2224 Montana Avenue
Billings, MT 59101
406-247-8656

State of Montana
Business Standards Division
Board of Real Estate Appraisers

REA-RAG-LIC-416

Status: **Active**
Expires: **03/31/2021**

This certificate verifies licensure as:

CERTIFIED GENERAL APPRAISER

With endorsements of:
** REAL ESTATE APPRAISER MENTOR*

THOMAS APPRAISAL SERVICES
DAVID C THOMAS
194 MOUNTAIN VIEW BOULEVARD
BILLINGS, MT 59101

Montana Department of
LABOR & INDUSTRY
RENEW OR VERIFY YOUR LICENSE AT:
https://ebiz.mt.gov/pol

Renew online at https://ebiz.mt.gov/pol by signing in with your username and password.

The renewal cycle for your board opens 60 days prior to the expiration date on your current license. Renew your license prior to your expiration date to avoid being charged a late fee(s).

Remember to maintain your online account information with a password, security question and a valid email address. You can update your account information by accessing the 'Account Management' link when logged in.

CITY OF BILLINGS
PUBLIC WORKS DEPARTMENT

Project: WO 20-30
County: Yellowstone
Designation: Hallowell Lane Improvement Project

RIGHT OF WAY AGREEMENT

Parcel Information: Subdivision Section Township Range:

A strip of land being the west 30 feet of a parcel of land described in Deed Book 1352, Page 1805, on file with the Yellowstone County Clerk and Recorder, and known as the North 1/2 of the South 2/5 of the West 1/2 of Lot 2, located in the NE1/4 of Section 9, Township 1 South, Range 26 East. P.M.M., Yellowstone County, Montana.

List Names and Addresses of the Grantor, Con. Purchaser & Lessee:

Edward Henderson 87 Hallowell Lane Billings, MT 59101	and	Judy Henderson 87 Hallowell Lane Billings, MT 59101

THIS AGREEMENT, is made this_____ day of_____, 2021, between City of Billings, a political subdivision of the State of Montana, 210 North 27th Street, Billings, MT, 59103, by its authorized representatives, herein called "CITY," its successors and assigns, and Edward and Judy Henderson, 87 Hallowell Lane, Billings, MT 59101, herein called "GRANTOR."

The parties agree as follows:

1. CITY shall pay GRANTOR such sums of monies as set out below. GRANTOR agrees to pay all taxes and assessments due and owing, including those for year 2021. GRANTOR shall execute and deliver to CITY a notarized instrument of conveyance corresponding to the interest being acquired.

2. This agreement shall not be binding unless and until approved of and accepted by the CITY's authorized representative.

3. The parties have, herein, set out the whole of their agreement, the performance of which constitutes the entire consideration for the grant of said right of way and shall

relieve the CITY of all future claims or obligations on that account or on account of the location, and construction of the proposed road improvements. GRANTOR represents that to the best of his/her knowledge no hazardous materials have been stored or spilled on the subject property during his/her ownership or during previous ownerships at least insofar as he/she has observed or has been informed. In the alternative, if GRANTOR has knowledge of storage or spill of hazardous materials on the subject property, that information is set out below. This sale is conditional upon full disclosure of any such information.

4. CITY shall pay GRANTOR for 2,120 square feet of fee ownership as follows:

   2,120 square feet by deed $4,240.00

5. CITY shall make payment to GRANTOR by a check in the amount of $4,240.00, to be made payable to Edward and Judy Henderson and mailed to 87 Hallowell Lane, Billings, MT 59101.

6. It is understood and agreed that CITY is acquiring this right-of-way to construct various improvements to Hallowell Lane. These Improvements shall be of no cost or expense to GRANTOR and shall be maintained according to CITY's policy in effect at such time maintenance is necessary. CITY further agrees that any future modifications to the existing property necessary to reasonably match these Improvements shall be at no cost or expense to GRANTOR; any future modifications to Hallowell Lane to accommodate future development of the property shall be at the expense of the GRANTORS.

7. This agreement, upon execution by an agent of CITY and presentation to GRANTOR so designated, constitutes a written offer of compensation in the full amount of the appraised value, a summary of the property and property rights being acquired and notice that possession need not be given until payment has been received by GRANTOR.

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

RECOMMENDED FOR APPROVAL

2/24/21

Project Coordinator For City of Billings (Date)
Tyler Westrope

GRANTOR(S)

Edward Henderson 2.24.21

~~Dan Smith~~ (Date)
Edward Henderson

Judy Henderson 2-24-21

~~Barbara Smith~~ (Date)
Judy Henderson

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

ATTEST:

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

BY:_____
Denise Bohlman, CITY CLERK (Date)

APPROVED AS TO FORM:

By:_____
City Attorney (Date)

WARRANTY DEED

This Deed, made this _____ day of _____, 2021, in consideration of $4,240.00 (four thousand, two-hundred, forty dollars) paid by the **City of Billings**, the receipt of which is acknowledged, **witnesses that,**

Edward Henderson 87 Hallowell Lane Billings, MT 59101	and	Judy Henderson 87 Hallowell Lane Billings, MT 59101

(Grantors) does hereby **grant, warrant, sell, bargain and convey** to the **City of Billings (Grantee)**, a political subdivision of the State of Montana, 210 North 27th Street, Billings, MT 59103, the following described real property:

A strip of land being the west 30 feet of a parcel of land described in Deed Book 1352, Page 1805, on file with the Yellowstone County Clerk and Recorder, and known as the North 1/2 of the South 2/5 of the West 1/2 of Lot 2, located in the NE1/4 of Section 9, Township 1 South, Range 26 East. P.M.M., Yellowstone County, Montana.

As shown by Exhibit "A", attached hereto and made part hereof.

Purpose of Acquisition is to create a right-of way parcel for construction and use of public road, utility and related appurtenant structures, pursuant to §76-3-201(1)(h), MCA, as a division of land that creates rights-of-way or utility sites.

Excepting and reserving to Grantor, however, all gas and oil, hydrocarbons and any other materials, 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 damaged. This reservations does not include sand, gravel and other road building materials, which are conveyed by this Deed.

Further excepting and reserving unto the **Grantor**, his/her successors and assigns all water, water rights, ditches, canals, irrigation systems, existing or as relocated, if any, including but not limited to, water stock or shares, bonds, certificates, contracts and any and all other indicia of water, water right and ditch ownership, or any interest therein appurtenant to the land described therein, save and except groundwater for the use, benefit and purposes of the **Grantee.**

The Grantor further expressly waives and relinquishes all rights, as owner or successor in interest provided under law, for any preference to repurchase all or a portion of this property should it be determined no longer to be necessary for **Grantee's** purposes.

To have and to hold the above described and conveyed premises, with all the reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the **Grantee,** and to its successors and assigns forever.

This Deed was executed on the date of its last acknowledgment.

By: Edward Henderson

As: Owner

Edward Henderson
87 Hallowell Lane
Billings, MT 59101

By: Judy Henderson

As: Owner

Judy Henderson
87 Hallowell Lane
Billings, MT 59101

State of Montana
County of Yellowstone

This instrument was signed before me on this 24th day of February, 2021, by Edward Henderson and Judy Henderson (print name of signer(s).

SUSAN WELLBROOK NOTARIAL SEAL STATE OF MONTANA (SEAL/STAMP)

SUSAN WELLBROOK
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
September 29, 2024

Susan Wellbrook
Notary Signature

CITY OF BILLINGS ACCEPTANCE

This deed is accepted and its terms and conditions agreed to by the City of Billings on this

_____ day of _____, 2021.

ATTEST:

_____
Denise Bohlman, City Clerk

(SEAL)

APPROVAL:

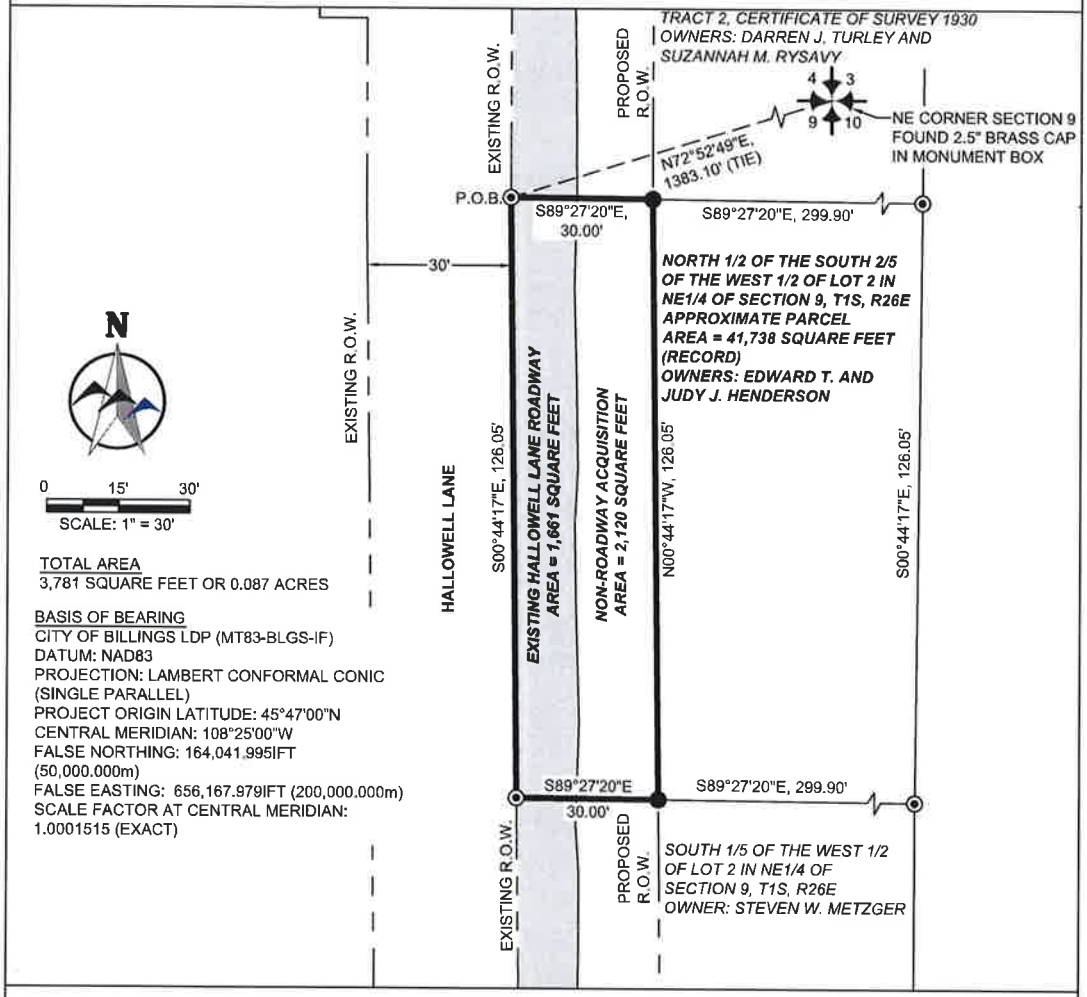
_____
William A. Cole, Mayor

APPROVED AS TO FORM:

_____
City Attorney

HALLOWELL LANE RIGHT-OF-WAY ACQUISITION

EXHIBIT A - N1/2 OF S2/5 OF W/2, LOT 2
LOCATED IN SECTION 9, T.1 S., R. 26 E., P.M.M., YELLOWSTONE COUNTY, MONTANA



TOTAL AREA
3,781 SQUARE FEET OR 0.087 ACRES

BASIS OF BEARING
CITY OF BILLINGS LDP (MT83-BLGS-IF)
DATUM: NAD83
PROJECTION: LAMBERT CONFORMAL CONIC (SINGLE PARALLEL)
PROJECT ORIGIN LATITUDE: 45°47'00"N
CENTRAL MERIDIAN: 108°25'00"W
FALSE NORTHING: 164,041.995IFT (50,000.000m)
FALSE EASTING: 656,167.979IFT (200,000.000m)
SCALE FACTOR AT CENTRAL MERIDIAN: 1.0001515 (EXACT)

LEGAL DESCRIPTION

A STRIP OF LAND BEING THE WEST 30 FEET OF A PARCEL OF LAND DESCRIBED IN DEED BOOK 1352, PAGE 1805, ON FILE WITH THE YELLOWSTONE COUNTY CLERK AND RECORDER, AND KNOWN AS THE NORTH 1/2 OF THE SOUTH 2/5 OF THE WEST 1/2 OF LOT 2, LOCATED IN THE NE1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST. P.M.M., YELLOWSTONE COUNTY, MONTANA.

SAID STRIP OF LAND CONTAINS 3,781 SQUARE FEET OR 0.087 ACRE ALONG WITH AND SUBJECT TO ANY EASEMENTS OF RECORD OR IMPLIED.

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY CORRECTLY REPRESENTS WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MONTANA
JAKE K. ZISKA
No. 18636LS
LICENSED
PROFESSIONAL LAND SURVEYOR

DATE: 2/22/2021

DATE OF FIELD SURVEY: 8/31/2020

NOTES:
1) THIS SURVEY IS INTENDED TO CREATE A PARCEL FOR TRANSFER TO THE CITY OF BILLINGS TO FACILITATE WIDENING OF HALLOWELL LANE RIGHT-OF-WAY.
2) UNDERLYING EASEMENTS MAY EXIST AND ARE NOT SHOWN ON THIS SURVEY.
3) DISTANCES SHOWN HEREON ARE UNITS OF INTERNATIONAL FEET.

LEGEND:

●	SET YELLOW PLASTIC CAP ON 5/8" REBAR (ZISKA18636LS) OR FOUND AS NOTED
⊙	CALCULATED POINT (NOTHING FOUND OR SET)
	EXISTING HALLOWELL LANE ROADWAY
— - —	RIGHT-OF-WAY CENTERLINE
▬	RIGHT-OF-WAY PARCEL BOUNDARY
— - - —	CITY OF BILLINGS RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING

HALLOWELL LANE ROW ACQUISITION

EXHIBIT A - N1/2 S2/5 W1/2 LOT 2

YELLOWSTONE COUNTY, MT

PREPARED FOR
CITY OF BILLINGS
2224 MONTANA AVENUE
BILLINGS, MT 59101

DESIGNED BY: JKZ
DRAWN BY: SEA
CHECKED BY: JKZ
DATE: 2/22/21

PREPARED BY
WWC ENGINEERING
550 S. 24TH STREET W., SUITE 201
BILLINGS, MT 59102
(406) 894-2210
www.wwcengineering.com

SHEET
1 OF 1

Appraisal Report of:

87 Hallowell Lane
Billings, Yellowstone County, Montana

Date of Inspection: December 14, 2020
Date of "As Is" Value: December 14, 2020
Date of Report: January 6, 2021

For:

City of Billings, Montana
Attn: Tyler Westrope, PE
2224 Montana Avenue
Billings, Montana 59101

By:

Thomas Appraisal Services, Inc.
David C. Thomas, MAI
194 Mountain View Boulevard
Billings, Montana 59101
406-969-1504

David C. Thomas, MAI
Commercial Real Estate

THOMAS
APPRAISAL
SERVICES, INC.

Barbara D. Thomas
Residential Real Estate

January 6, 2021

City of Billings, Montana
Attn: Tyler Westrope, PE
2224 Montana Avenue
Billings, Montana 59101

RE: Appraisal of 87 Hallowell Lane, in Billings, Yellowstone County, Montana.

Dear Mr. Westrope,

Pursuant to your request, I have prepared an appraisal of the above described properties. The purpose of this appraisal is to estimate the due compensation to the above landowner for land to be acquired as part of the Hallowell Lane project. 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 market value and due compensation.

As a result of my investigation, the final estimate of just compensation for the subject property, as of the date of last inspection, December 14, 2020: is: **$4,240**.

This letter must remain attached to the report, which contains 20 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

194 Mountain View Blvd. • Billings, MT 59101 • Dave: 406-969-1504 • Barbara: 406-366-2121
www.thomasappraisalmt.com

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PART II – ADDENDA

Aerial Photograph - Location Map
Photographs of Hallowell Lane
City of Billings Ownership/ROW Plan
Yellowstone County Orion Detail
Land Sales Maps
Letter of Engagement
Copy of State License

Summary of Appraisal

Interest Appraised:	Fee Simple Estate
Location:	The subject is located along the east side of Hallowell Lane, approximately 390' south of State Avenue in Billings, Montana.
Physical Address:	87 Hallowell Lane, Billings, Montana 59101
Tax ID Number:	D01599
Size:	43,460 sf
Highest and Best Use:	Development with multi-family housing, which will require a zoning change and extension of city sewer.
Values of Parent Parcel:	$87,120 ($2.00/sf)
Final Est. of Compensation:	**$ 4,240**
Date of Value:	December 14, 2020
Date of Report:	January 6, 2021

CLIENT: City of Billings - Engineering
Attn: Tyler Westrope, PE
2224 Montana Avenue
Billings, Montana 59101

APPRAISER: David C. Thomas, MAI
Thomas Appraisal Services, Inc.
194 Mountain View Boulevard
Billings, Montana 59101

SUBJECT: Appraisal of 87 Hallowell Lane, in Billings, Yellowstone County, Montana.

INTRODUCTION:

This is an Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. This 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 OF REPORT:

The appraisal shall be used by the City of Billings in helping to establish the market value of the subject property for potential acquisition of right-of-way.

INTENDED USERS:

This appraisal report is prepared for the sole and exclusive use of the appraiser's client: The City of Billings, Montana. There are no other intended users. No third parties are authorized to rely upon this report without the express written consent of the appraiser.

INTEREST VALUED: Fee Simple Estate

> **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.*

DATE OF INSPECTION: December 14, 2020

EFFECTIVE DATE OF VALUE: December 14, 2020

DATE OF REPORT: January 6, 2021

HYPOTHETICAL CONDITIONS: None

EXTRAORDINARY ASSUMPTIONS: None

APPRAISAL DEVELOPMENT AND REPORTING PROCESS

In preparing this appraisal, the appraiser:

- Inspected the subject site from Hallowell Lane. I did not physically enter the subject property. My physical inspection was limited to what is visible from the street. I was not accompanied by any other person on my inspection of this parcel. In addition to my physical inspection, I also "inspected" the subject via aerial photography obtained through Google Maps. This is a useful tool that aids in visualizing the overall property.
- Gathered information on comparable land sales and interviewed several real estate brokers who are familiar with this property type in the Billings market.
- Confirmed and analyzed the data and applied the Sales Comparison Approach to value.
- Two calls were made to Nicole Cromwell with the City of Billings to better understand the impacts of the pending Re-Code on these properties. Ms. Cromwell did not return my phone calls.

The Cost Approach and the Income Approach have not been developed in this analysis. Neither approach is applicable in the valuation of vacant land. The majority of my peers would not develop either approach 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.

As per agreement with the City, no consideration has been given to building improvements and/or site improvements. This analysis is based strictly on the value of the site "as if vacant" and ready for development.

SITE ANALYSIS

The following information is based on my physical inspection of the property on December 14, 2020, information taken from public records, and a review of aerial imagery via Google Maps.

Location: The subject is located along the east side of Hallowell Lane, approximately 390' south of State Avenue in Billings, Yellowstone County, Montana.

Address: 87 Hallowell Lane, Billing, Montana 59101

Legal Desc: N 1/5 of the S 2/5 of the W 1/2 of Lot 2, in the NE4 of S9, T1S, R26E

Tax ID #: D01599

Size: 43,560 sf

Shape: Rectangular – please see both the aerial map and the plat map in the addenda that show the location and configuration of this parcel.

Frontages: 126.0' along Hallowell Lane

Improvmnts: This lot is improved with a single family home and related outbuildings.

Easements: There are no easements that appear to have an adverse impact on value.

Zoning: R-9600

Residential 9600: *A zone intended to promote primarily a single-family residential environment on lots that are served by public water and sewer service.*

Utilities: There is a city water main in Hallowell Lane and the subject is connected to city water. As per Joe Sheridan with the City of Billings Public Works, a sewer main dead ends about 125' south of the subject in Hallowell Lane. The subject continues to be serviced by a septic system. All other city services are readily available.

Access: There is one developed approach off of Hallowell Lane to this parcel. Hallowell Lane is classified as a "local street" by the City. It has two travel lanes and is not improved with curb, gutter, sidewalks or storm drain. It is lightly traveled, mostly by local residents.

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

Topography: The subject is flat and at the same grade as Hallowell Lane. It has an abundance of mature landscaping.

Adjacent Properties:

North: Adjacent to the north is a single family residence on a large lot.

South: Adjacent to the south is a single family residence on a large lot.

East: Adjacent to the east is a single family residence on a large lot.

West: Across Hallowell Lane is a self-storage facility known as Southgate Storage.

Hazardous and/or Toxic Materials:

A visual inspection of the subject did not reveal any unusual soil conditions or hazardous waste material that may be present on or under the site. A Phase 1 Environmental Assessment was not provided; thus, 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 that 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, I reserve the right to review and modify this appraisal accordingly.

PROPERTY OWNERSHIP

The subject is under the ownership of Edward & Judy Henderson. There has been no change of ownership over the past five years.

TAXES

The following chart shows the assessed values for the land and improvements, the total assessed value, and the 2020 taxes for each parcel. I have highlighted the Land Value numbers as this is the value being estimated in this report.

Address:	**87 Hallowell**	
Land Value:	**$41,778**	*$0.95*
Imp. Value:	$102,622	
Total Assessed:	$144,400	
2020 Taxes:	$2,291.65	

As can be seen, the assessed value per square foot for the land is just under $1.00 psf for the subject property.

HIGHEST AND BEST USE

The subject has the R-9600 zoning classification, which allows for single family homes on lots no smaller than 9,600 sf. The R-9600 classification is a low density classification that is typically found in upper end subdivisions that are targeted for larger homes. It is not a classification that a developer would desire for lots in this area of Billings. The subject neighborhood is more suited to entry level single family homes and multi-family housing. At 43,560 sf, the subject was likely at the edge of the city limits when it was platted. Today, the subject is very large for a residentially zoned lot in the city limits. There is no possibility the subject would be developed with a single home in this day and age at this location.

The highest and best use of this lot is development with multi-family housing. At the very least duplexes and more than likely an apartment building. If the subject were vacant, a buyer would likely apply for a change in zoning to a much higher density classification, and redevelop the site.

Development with multi-family housing will require two things: a change in zoning and extension of city sewer. The assumption is made that a change in zoning would be granted, assuming services are extended. Extension of city sewer will be expensive, which needs to be taken into account in the valuation process.

VALUATION

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 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.

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.

Four sales and one listing have been used in this analysis. Four are located in the subject's immediate neighborhood and one is located near downtown Billings in the North Park area. Finding sales that are truly comparable to the subject (South Billings, large, zoned R-9600) proved to be impossible. There aren't many lots like these lots and finding one that has recently sold is rare. The following charts shows the pertinent facts for each transaction. Complete descriptions of each sale are retained in my file. A map showing their locations is contained in the addenda.

Sale #:	1	2	3	4	Listing 5
Address:	301 Hallowell	4183 Vaughn	1919-2019 9th Ave. N.	317 Viceroy Street	239 Hallowell
Date of Sale:	05/2020	07/2020	07/2020	04-2020	Listing
Size:	35,931	35,938	81,600	9,770	13,701
Zoning:	R-9600	R-9600	R-7000	R-7000	R-7000
City Services:	Water	Water	All	All	All
Sale Price:	$95,000	$50,000	$349,000	$35,000	$48,000
Price/Sq. Ft:	**$2.64**	**$1.39**	**$4.28**	**$3.58**	**$3.50**

Adjustments Made to Sales:

No adjustments were necessary to any of the sales for property rights conveyed, financing, conditions of sale, or market conditions. The four sales all occurred in 2020 and are representative of current market conditions.

Following is a brief discussion of each sale. Following the discussion of the sales is my determination of market value of each lot based on these sales and listing.

Discussion of Sales:

Sale 1: Sale 1 is located about 1,200' south of the subject. This property has a Hallowell Lane address, however, it does not have Hallowell frontage. It is located 150' east of Hallowell and is accessed via a short "frontage" road from Hallowell Lane. This property is not connected to city sewer. Connecting to sewer would require about 150' of extension from Hallowell Lane. The property is developed with a 1,120 sf house that was built in 1940, small detached garage, and barn. The house has "significant foundation issues". As per the listing broker, the buyer is going to continue the existing use as a single family residence.

Sale 2: Sale 2 is adjacent to the south of Sale 1 and was under the same ownership as Sale 1, however, this property sold to a different buyer. This property has frontage along Vaugh Lane. As with Sale 1, it was not connected to city sewer. A sewer main is located in Vaughn Lane, but it is about 15' deep and will be fairly expensive to tap given the depth. This parcel is developed with a 628 sf home that was built in 1940 that was quite dated. The buyer is reportedly going to raze the home and build a home and large detached shop, to be used in a family business.

Sale 3: This is the sale of five lots located along 9th Avenue North, one block north of North Park. The lots are contiguous and were purchased by a single buyer in a single transaction. Of the five lots, one had a single family home that is to remain as a single family residence. The other four were, for all intents and purposes, vacant. The buyer is planning to develop these lots with some type of multi-family housing. Each had the R-7000 zoning classification and all five were connected to water and sewer. Given their proximity to the CBD, this is a superior location to south Billings. Only the four lots that were vacant are shown in the chart (both size and price).

Sale 4: Sale 4 is a typical residential lot located at the south end of Viceroy Street in the Chrysalis Acres Subdivision. This lot is about 500 feet east of Hallowell Lane and located about 1/4th mile south of the subject. Chrysalis Acres Subdivision is adjacent to the south of Orchard Elementary School and all of the lots in this subdivision have the R-7000 zoning classification. This lot is to be developed with a single family home.

Listing 5: Listing 5 is also located in Chrysalis Acres Subdivision and is the largest lot in this subdivision. It is located at the northeast corner of Hallowell Lane and Bruce Avenue. The southeast corner of this lot is about 215' north of the northwest corner of Sale 1. This parcel has the R-7000 classification and has been for sale for over

two years. As per the listing broker (David Goodridge with Real Estate by Hamway), there were two accepted offers at $48,000, which is the price shown in the chart, however, both fell through and the property remains for sale. One of the buyers was going to build duplexes and the other a single family home. This property is connected to water and sewer.

Conclusion of Value:

There is a clear top and a clear bottom to the sales. The top is represented by Sale 3. This property is the only one not located in south Billings. As mentioned in the discussion, the area around North Park is a superior location to Hallowell Lane, especially for multi-family housing. Also, these lots were stubbed with city water and sewer, which is also significant. Limited consideration has been given to this sale for these reasons.

The bottom of the range is represented by Sale 2. This is a large lot that has the same zoning as the subject lots and fairly similar locational characteristics. City sewer is located in Vaughn Lane, but it is deep and will be expensive to tap. This is a very valid indicator of value for the subject as it is not connected to sewer.

Sale 1 is also a valid indicator of value for the subject as it is not connected to city sewer either. Sewer will need to be extended about 150' to be connected. Based on the discrepancy in price between Sale 1 and Sale 2, it would appear that the existing improvements were given some value in this transaction. For this reason, secondary consideration has been given to Sale 1.

In estimating the market value of the subject I have given equal consideration to Sales 1 and 2 as neither one is connected to sewer. Based on this information, I have estimated the market value of the subject to be **$2.00 psf**.

The market value of the lot based on a value of $2.00 psf is calculated as follows:

43,560 sf	x	$2.00/sf	=	$ 87,120

Value of ROW To Be Acquired:

As per information provided by the City of Billings, 2,120 sf of land is to be acquired from the subject property. The value of the land to be acquired is calculated as follows:

2,120 sf	x	$2.00/sf	=	**$ 4,240**

CORRELATION ANALYSIS
AND
FINAL VALUE ESTIMATE

The Sales Comparison Approach arrives at the following estimate of compensation for the subject property:

87 Hallowell Lane: $ 4,240

Four sales and one listing were used in the determination of just compensation. The overall value per square foot of the larger parcel, which in this case was the entire lot, was applied to the area to be acquired to arrive at compensation. This is a commonly used methodology in estimating the value of partial acquisitions of vacant land. As per agreement with the City, no compensation was included for site improvements and/or issues relating to proximity.

This value is relevant as of the date of last inspection, December 14, 2020.

For the purposes of this analysis, a reasonable exposure period for the subject is estimated to be less than 12 months. This exposure period is based on a review of sales activity for similar types of property and assumes competitive pricing and competent marketing procedures. The marketing time is also estimated to be 1ess than 12 months.

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 person 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 estimates of just compensation for the subject properties, as of the date of last inspection, December 14, 2020: is: **$4,240**. 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.
194 Mountain View Boulevard
Billings, Montana 59101

Phone: 406-969-1504
Cell: 406-366-1159
E-Mail: dave@tasmt.net

Employment History

Independent Fee Appraiser... Thomas Appraisal Services, Inc.
Billings, MT & 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

2020 - 2020 Montana Economic Outlook Seminar	University of Montana
2019 - 7-Hour national USPAP Update course	McKissock
2019 - 2019 Montana Economic Outlook Seminar	University of Montana
2018 – Forecasting Revenue	Appraisal Institute
2018 – Real Estate Finance, Value, & Investment Performance	Appraisal Institute
2017 – Marketability Studies: Basis & Advanced Techniques	Appraisal Institute
2016 – 2016 Montana Economic Outlook Seminar	University of Montana
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

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. All existing liens and encumbrances, if any, have been disregarded, and the property is appraised as though free and clear, under responsible ownership and competent management.

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 appraiser has inspected as far as possible by observation the land that is the subject of this report. The value estimate is predicated on the assumption that there is no 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.

8. The appraisal is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil or structures, 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.

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.

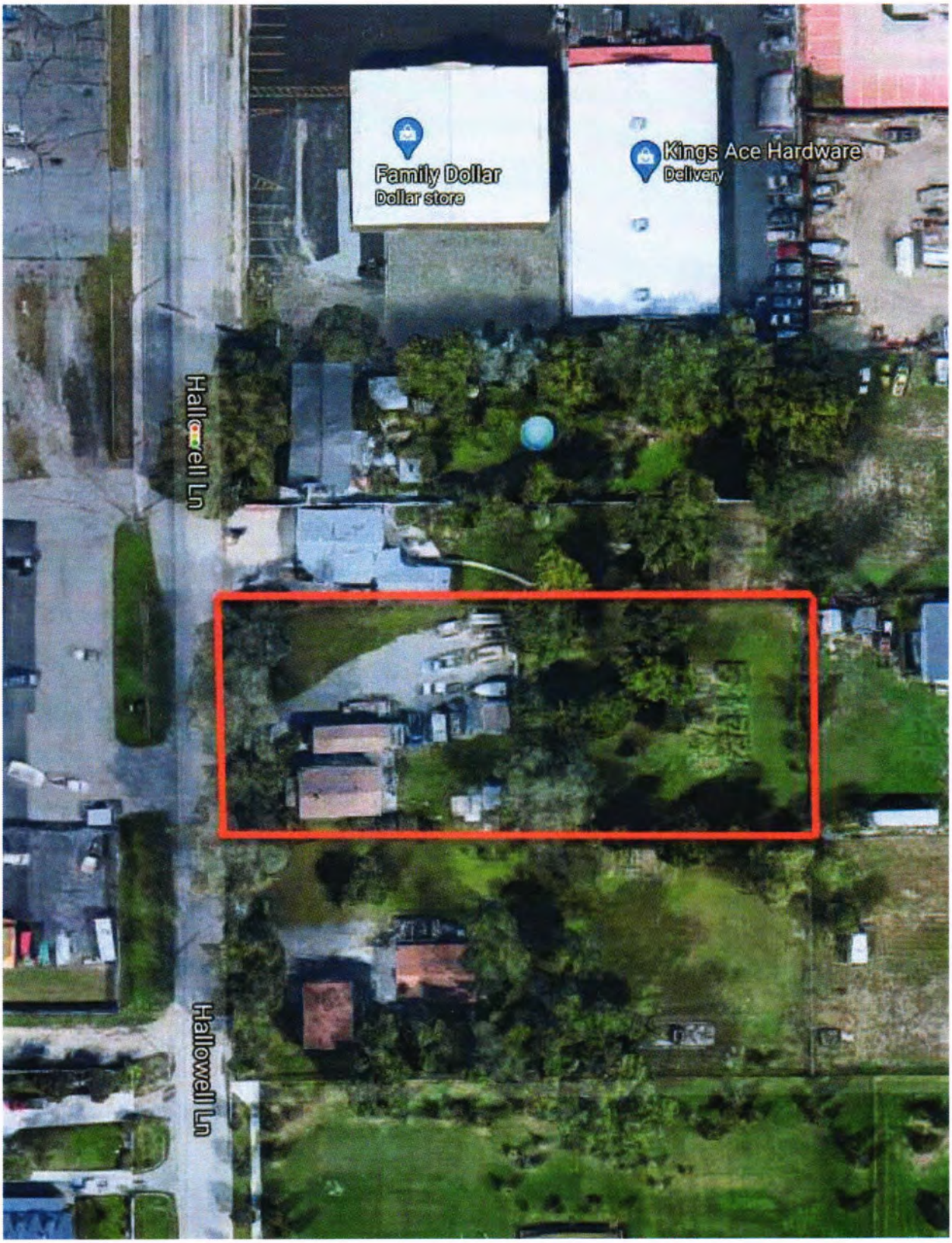
12. The appraisal is based on the premise that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report; further that all applicable zoning, building and use regulations and restrictions of all types have been complied 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. 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



Aerial Photograph

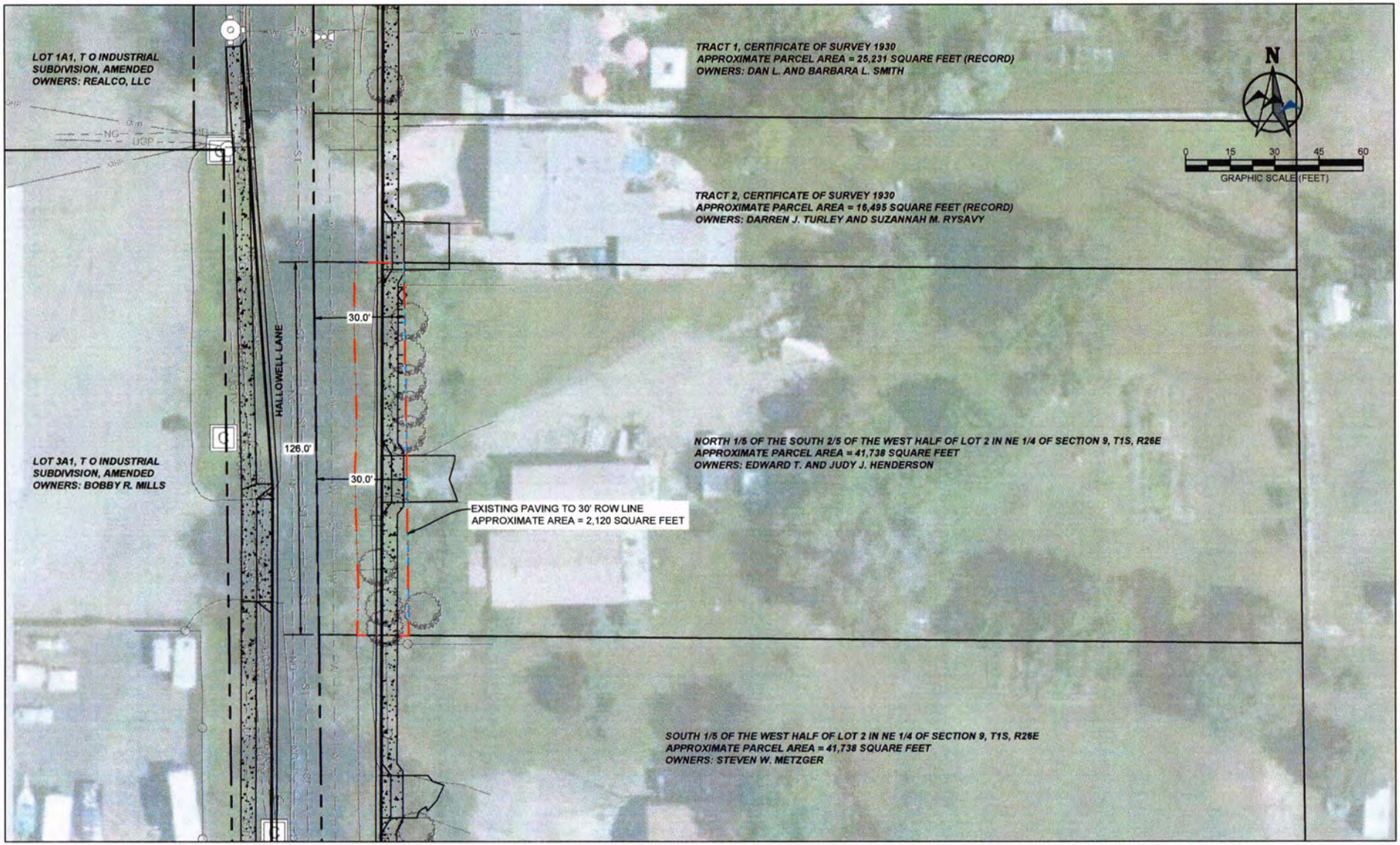
Hallowell Lane Facing North

Hallowell Lane Facing South

Hallowell Lane Facing South

Hallowell Lane Facing South

Taken By: David Thomas, MAI 12-14-2020


LOT 1A1, T O INDUSTRIAL SUBDIVISION, AMENDED
OWNERS: REALCO, LLC
TRACT 1, CERTIFICATE OF SURVEY 1930
APPROXIMATE PARCEL AREA = 25,231 SQUARE FEET (RECORD)
OWNERS: DAN L. AND BARBARA L. SMITH
N
0 15 30 45 60
GRAPHIC SCALE (FEET)
TRACT 2, CERTIFICATE OF SURVEY 1930
APPROXIMATE PARCEL AREA = 16,495 SQUARE FEET (RECORD)
OWNERS: DARREN J. TURLEY AND SUZANNAH M. RYSAVY
30.0'
HALLOWELL LANE
126.0'
30.0'
LOT 3A1, T O INDUSTRIAL SUBDIVISION, AMENDED
OWNERS: BOBBY R. MILLS
NORTH 1/5 OF THE SOUTH 2/5 OF THE WEST HALF OF LOT 2 IN NE 1/4 OF SECTION 9, T1S, R26E
APPROXIMATE PARCEL AREA = 41,738 SQUARE FEET
OWNERS: EDWARD T. AND JUDY J. HENDERSON
EXISTING PAVING TO 30' ROW LINE
APPROXIMATE AREA = 2,120 SQUARE FEET
SOUTH 1/5 OF THE WEST HALF OF LOT 2 IN NE 1/4 OF SECTION 9, T1S, R26E
APPROXIMATE PARCEL AREA = 41,738 SQUARE FEET
OWNERS: STEVEN W. METZGER

Yellowstone County, Montana

Orion Detail

Disclaimer: Not all fields are currently maintained. The accuracy of the data is not guaranteed. Please notify the Appraisal/Assessment Office (406-896-4000) of any inaccuracies.

Back to Search Form Property Tax Detail

Owner Information

Primary Owner:	HENDERSON, EDWARD T & Ownership History
Tax ID:	D01599
Geo Code:	03-0927-09-1-14-15-0000
Property Address:	87 HALLOWELL LN BILLINGS 59101
Legal Description:	S09, T01 S, R26 E, 1 AC IN W2 LOT 2 IN NE4
Property Type :	IMP_U - Improved Property - Urban

Site Data View Codes

	03-0965T5-2T5	**Location:**	
Neighborhood Code:	203.400	**Fronting**	%
Parking type:		**Parking Prox**	%
Utilities:		**Access:**	
Lot Size:	43560 Sq. Ft.	**Topography:**	

Residential Building Data

Type:	SFR	**Index**	0.97
Year Built:	1952	**ECF**	1.32
Year Remodeled:		**Degree Remodeled**	
Effective Year:	1970	**Utility:**	Fair (6)
Style:	03 - Ranch	**Exterior:**	1 - Frame - 3 - Masonite
Story Height:	1.0	**Condition:**	Fair (6)
Roof Type:	3 - Gable	**Roof Material:**	10 - Asphalt Shingle
Foundation:	2 - Concrete	**Basement:**	3 - Full
Non-Central	3 - Gas	**Grade-Factor:**	40.86
Percent Complete:	100%	**CDU:**	
Bedrooms:	2	**Full Baths:**	1
Family Rooms:		**Half Baths:**	**Addl Fixtr:** 2
1st Floor:	1008	**2nd Floor:**	0
Additional Area:	0	**Bsmt Fnsh:**	
Basement:	720	**Heated Flr:**	
Half Floor:	0	**Daylight Basement:**	N
Attic:	0	**Built-in Garage:**	
Attic Type:	0 - None	**Masonry F/P:**	
Total:*	1728	**F/P Stacks:**	
		Pre Fab F/P:	

* includes finished,unfinished & attic footprint area(s).

Residential Building Additions

Addition Code	Area(Sq Ft)
14 - Porch, Frame, Enclosed	112

Other Building and Yard Improvements

Code - Type	Quantity	Area/Unit	Classcode

RRG3 - Garage, frame, detached, unfinished	1	480	3501
RRS1 - Shed, Frame	1	216	3501
RRS1 - Shed, Frame	1	240	3501

Any comments or questions regarding the web site may be directed to the Web Developer.

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: D01599

Primary Party

Primary Owner Name: HENDERSON, EDWARD T & Ownership History
L Additional Legal Owners HENDERSON, JUDY J

2020 Mailing Address: HENDERSON, EDWARD T &
87 HALLOWELL LN
BILLINGS, MT 59101-5017

Property Address: 87 HALLOWELL LN
Township: 01 S Range: 26 E Section: 09
Full Legal: S09, T01 S, R26 E, 1 AC IN W2 LOT 2 IN NE4
GeoCode: 03-0927-09-1-14-15-0000
Show on Map *(May not work for some newer properties.)*

Property Assessment Information

Levy District: SOUTH BILLINGS BLVD URBAN

2020 Assessed Value Summary

Assessed Land Value = $ 41,778.00
Assessed Building(s) Value = $ 102,622.00
Total Assessed Value = $ 144,400.00

Assessed Value Detail Tax Year: 2020

Class Code	Amount
2201 - Residential City or Town Lots = $	41,778.00
3501 - Improvements on Residential City or Town Lots = $	102,622.00
Total = $	144,400.00

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
2000	634.23 P	634.21 P	1,268.44
2001	681.37 P	681.37 P	1,362.74
2002	743.69 P	743.68 P	1,487.37

2003	765.87 P	765.87 P	1,531.74
2004	786.48 P	786.48 P	1,572.96
2005	796.75 P	796.74 P	1,593.49
2006	784.17 P	784.17 P	1,568.34
2007	808.13 P	808.12 P	1,616.25
2008	802.09 P	802.08 P	1,604.17
2009	795.51 P	795.45 P	1,590.96
2010	794.65 P	794.63 P	1,589.28
2011	840.82 P	840.81 P	1,681.63
2012	797.04 P	797.03 P	1,594.07
2013	801.31 P	801.29 P	1,602.60
2014	813.74 P	813.71 P	1,627.45
2015	864.56 P	864.55 P	1,729.11
2016	884.47 P	884.45 P	1,768.92
2017	963.94 P	963.93 P	1,927.87
2018	991.03 P	991.02 P	1,982.05
2019	1,102.95 P	1,102.92 P	2,205.87
2020	1,145.83 P	1,145.82	2,291.65

(P) indicates paid taxes.

Click on year for detail. Pay Taxes Online

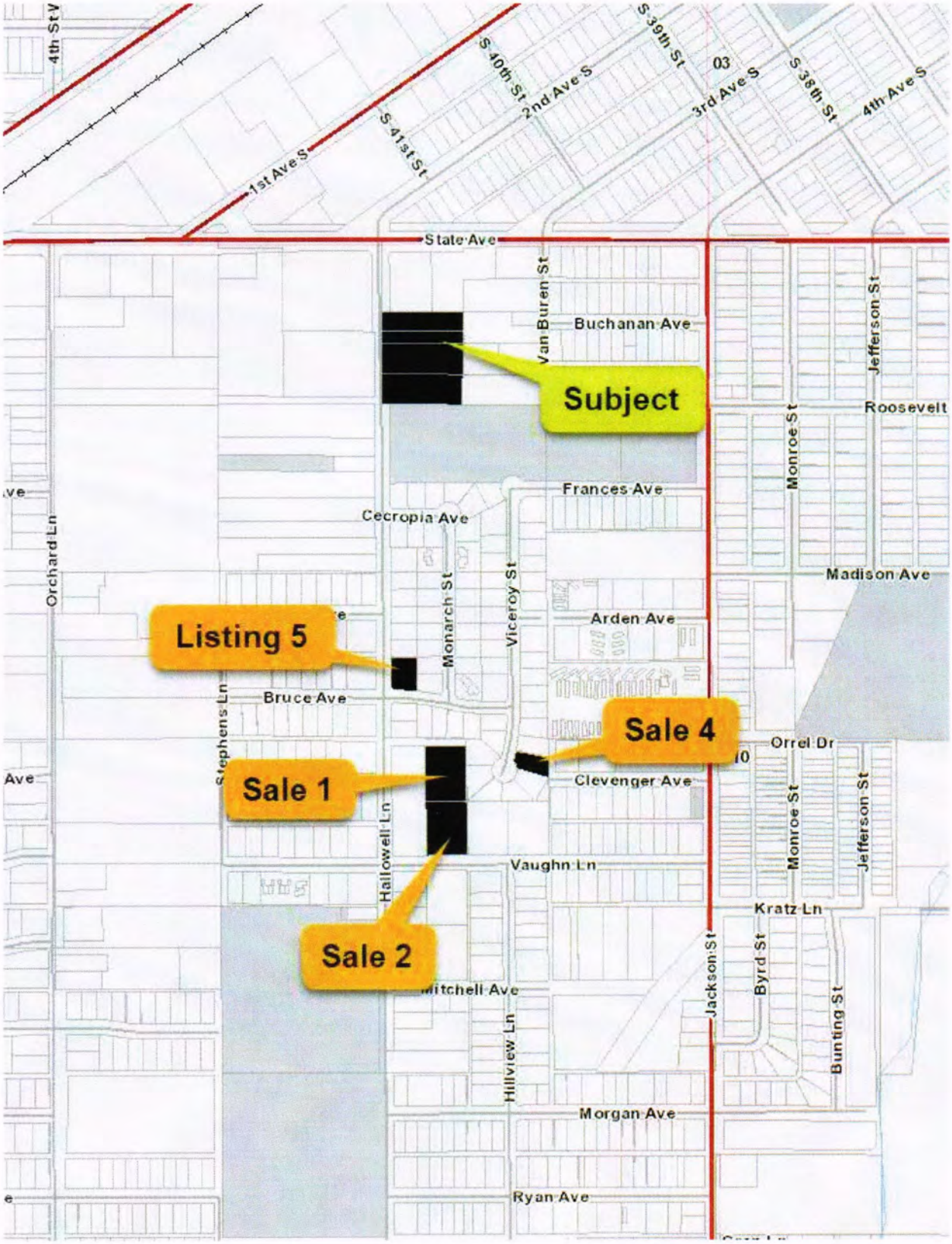
Jurisdictional Information

Commissioner Dist: 1 - John Ostlund (R)
Senate: 26 - Margie MacDonald (D)
House: 52 - Rodney Garcia (R)
Ward: 1 (BILLINGS)
Kendra Shaw
Mike Yakawich
Precinct: 52.1
Zoning: Residential 9600
Click Here to view Billings Regulations
Click Here to view Laurel Regulations
Click Here to view Broadview Regulations

School Attendance Areas
High: SENIOR
Middle: RIVERSIDE
Elem: ORCHARD

SD 2 Trustee District #1 List of Trustees

Any comments or questions regarding the web site may be directed to the Web Developer.



Land Sales Map – 1, 2, 4 & 5

Chief Black Otter Trl
Sunnyside Ln
Burnstead Dr
11th Ave N
Lecount Ln
Vuecrest Dr
Park Pl
10th Ave N
N 17th St
9th Ave N
Sale 3
7th Ave N
33
N 24th St
N 25th St
8th Ave N
N 18th St
N 22nd St
N 21st St
N 23rd St
N 20th St
7th Ave N
4th Ave N
N 26th St
N 22nd St

Land Sale 3

Dave Thomas

From: Westrope, Tyler <westropet@billingsmt.gov>
Sent: Thursday, November 12, 2020 11:39 AM
To: Dave Thomas
Subject: Re: City of Billings - Hallowell Lane ROW Appraisals

Hi Dave. This will not be reviewed by MDT. I imagine the only people who will review this will be each of the homeowners.

The City's policy says we need an appraisal for ROW purchases. In speaking internally at the City, we feel the "estimate of market value" you described below (as you're a licensed appraiser) meets that requirement.

From: Dave Thomas <dave@tasmt.net>
Sent: Thursday, November 12, 2020 10:37 AM
To: Westrope, Tyler <westropet@billingsmt.gov>
Subject: [EXTERNAL] RE: City of Billings - Hallowell Lane ROW Appraisals

ATTENTION: This email originated from outside of the City of Billings. Use caution when clicking links or opening attachments unless you recognize the sender and are expecting the contents.

Tyler, I got to thinking about this later. Is this going to be reviewed by MDT, or anyone else for that matter? If it is, then it becomes much more complex because of all the things they require and I would like to change the fee. If not were good to go. Thanks.

From: Westrope, Tyler [mailto:westropet@billingsmt.gov]
Sent: Thursday, November 12, 2020 9:45 AM
To: Dave Thomas <dave@tasmt.net>
Subject: Re: City of Billings - Hallowell Lane ROW Appraisals

Yes, that works for me. Thank you Dave!

From: Dave Thomas <dave@tasmt.net>
Sent: Tuesday, November 10, 2020 2:31 PM
To: Westrope, Tyler <westropet@billingsmt.gov>
Subject: [EXTERNAL] RE: City of Billings - Hallowell Lane ROW Appraisals

ATTENTION: This email originated from outside of the City of Billings. Use caution when clicking links or opening attachments unless you recognize the sender and are expecting the contents.

Hi Tyler,

It appears that all you need from me is an estimate of market value for just the land. That certainly makes the assignment easier. If that is in fact what you want, my fee would be $3,000 and delivery would be toward the middle of December. As we talked about, there really isn't going to be a difference in price per square foot among the four parcels, so I would value one, and then you could apply that number to the other three. Let me know if that works. Thanks.

Dave

David Thomas, MAI
Thomas Appraisal Services
194 Mountain View Boulevard
Billings, MT 59101
dave@tasmt.net
969-1504

From: Westrope, Tyler [mailto:westropet@billingsmt.gov]
Sent: Tuesday, November 10, 2020 11:13 AM
To: Dave Thomas <dave@tasmt.net>
Subject: City of Billings - Hallowell Lane ROW Appraisals

Good morning Dave,

Attached is information for the four properties on Hallowell Lane that the City needs to purchase ROW from for improvements to the roadway. We've spent a fair amount of time at the County Clerk and Recorders office looking for any documentation that would have granted that land to the City...but we haven't found anything yet. We've also ordered Title Reports for each property and nothing came up either.

It appears for these four properties that the property line extends to the centerline of the existing Hallowell Lane roadway. In speaking with our attorney, she feels the City has a prescriptive easement over the road that currently exists, but that the City would need to acquire ROW for anything beyond edge of existing road. I would like to clean up their property lines so they are not paying taxes for land they cannot use as their own; i.e. the road.

I would like to keep the appraisal limited to the value of the raw land and not include additions or deducts for onsite features or proximity. Proximity from proposed back of sidewalk to front of each structure is shown on the exhibit. There will be a number of trees that will be cut down as part of this project, but I would like to keep that conversation separate.

Please let me know if you have any questions or need additional information. Thank you.

Tyler Westrope, PE
City of Billings - Engineering
2224 Montana Avenue
Billings, MT 59101
406-247-8656

State of Montana
Business Standards Division
Board of Real Estate Appraisers

REA-RAG-LIC-416

Status: **Active**
Expires: **03/31/2021**

This certificate verifies licensure as:

CERTIFIED GENERAL APPRAISER

With endorsements of:
** REAL ESTATE APPRAISER MENTOR*

THOMAS APPRAISAL SERVICES
DAVID C THOMAS
194 MOUNTAIN VIEW BOULEVARD
BILLINGS, MT 59101

Montana Department of
LABOR & INDUSTRY
RENEW OR VERIFY YOUR LICENSE AT:
https://ebiz.mt.gov/pol

Renew online at https://ebiz.mt.gov/pol by signing in with your username and password.

The renewal cycle for your board opens 60 days prior to the expiration date on your current license. Renew your license prior to your expiration date to avoid being charged a late fee(s).

Remember to maintain your online account information with a password, security question and a valid email address. You can update your account information by accessing the 'Account Management' link when logged in.

CITY OF BILLINGS
PUBLIC WORKS DEPARTMENT

Project: WO 20-30
County: Yellowstone
Designation: Hallowell Lane Improvement Project

RIGHT OF WAY AGREEMENT

Parcel Information: Subdivision Section Township Range:

A strip of land being the west 30 feet of a parcel of land described in Deed Document No. 3188106 on file with the Yellowstone County Clerk and Recorder, and known as the South 1/5 of the West 1/2 of Lot 2, located in the NE1/4 of Section 9, Township 1 South, Range 26 East. P.M.M., Yellowstone County, Montana.

List Names and Addresses of the Grantor, Con. Purchaser & Lessee:

Steven Metzer
97 Hallowell Lane
Billings, MT 59101

THIS AGREEMENT, is made this_____ day of_____, 2021, between City of Billings, a political subdivision of the State of Montana, 210 North 27th Street, Billings, MT, 59103, by its authorized representatives, herein called "CITY," its successors and assigns, and Steven Metzer, 97 Hallowell Lane, Billings, MT 59101, herein called "GRANTOR."

The parties agree as follows:

1. CITY shall pay GRANTOR such sums of monies as set out below. GRANTOR agrees to pay all taxes and assessments due and owing, including those for year 2021. GRANTOR shall execute and deliver to CITY a notarized instrument of conveyance corresponding to the interest being acquired.

2. This agreement shall not be binding unless and until approved of and accepted by the CITY's authorized representative.

3. The parties have, herein, set out the whole of their agreement, the performance of which constitutes the entire consideration for the grant of said right of way and shall relieve the CITY of all future claims or obligations on that account or on account of the

location, and construction of the proposed road improvements. GRANTOR represents that to the best of his/her knowledge no hazardous materials have been stored or spilled on the subject property during his/her ownership or during previous ownerships at least insofar as he/she has observed or has been informed. In the alternative, if GRANTOR has knowledge of storage or spill of hazardous materials on the subject property, that information is set out below. This sale is conditional upon full disclosure of any such information.

4. CITY shall pay GRANTOR for 2,100 square feet of fee ownership as follows:

   2,100 square feet by deed $6,300.00

5. CITY shall make payment to GRANTOR by a check in the amount of $6,300.00, to be made payable to Steven Metzer and mailed to 97 Hallowell Lane, Billings, MT 59101.

6. It is understood and agreed that CITY is acquiring this right-of-way to construct various improvements to Hallowell Lane. These Improvements shall be of no cost or expense to GRANTOR and shall be maintained according to CITY's policy in effect at such time maintenance is necessary. CITY further agrees that any future modifications to the existing property necessary to reasonably match these Improvements shall be at no cost or expense to GRANTOR; any future modifications to Hallowell Lane to accommodate future development of the property shall be at the expense of the GRANTORS.

7. This agreement, upon execution by an agent of CITY and presentation to GRANTOR so designated, constitutes a written offer of compensation in the full amount of the appraised value, a summary of the property and property rights being acquired and notice that possession need not be given until payment has been received by GRANTOR.

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

RECOMMENDED FOR APPROVAL

2/21/21

Project Coordinator For City of Billings (Date)
Tyler Westrope

GRANTOR(S)

2-24-21,

Steven Metzer (Date)

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

ATTEST:

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

BY:_____
Denise Bohlman, CITY CLERK (Date)

APPROVED AS TO FORM:

By:_____
City Attorney (Date)

WARRANTY DEED

This Deed, made this _____ day of _____, 2021, in consideration of $6,300.00 (six thousand, three-hundred dollars) paid by the **City of Billings**, the receipt of which is acknowledged, **witnesses that,**

Steven Metzer
97 Hallowell Lane
Billings, MT 59101

(Grantors) does hereby **grant, warrant, sell, bargain and convey** to the **City of Billings (Grantee)**, a political subdivision of the State of Montana, 210 North 27th Street, Billings, MT 59103, the following described real property:

A strip of land being the west 30 feet of a parcel of land described in Deed Document No. 3188106 on file with the Yellowstone County Clerk and Recorder, and known as the South 1/5 of the West 1/2 of Lot 2, located in the NE1/4 of Section 9, Township 1 South, Range 26 East. P.M.M., Yellowstone County, Montana.

As shown by Exhibit "A", attached hereto and made part hereof.

Purpose of Acquisition is to create a right-of way parcel for construction and use of public road, utility and related appurtenant structures, pursuant to §76-3-201(1)(h), MCA, as a division of land that creates rights-of-way or utility sites.

Excepting and reserving to Grantor, however, all gas and oil, hydrocarbons and any other materials, 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 damaged. This reservations does not include sand, gravel and other road building materials, which are conveyed by this Deed.

Further excepting and reserving unto the **Grantor**, his/her successors and assigns all water, water rights, ditches, canals, irrigation systems, existing or as relocated, if any, including but not limited to, water stock or shares, bonds, certificates, contracts and any and all other indicia of water, water right and ditch ownership, or any interest therein appurtenant to the land described therein, save and except groundwater for the use, benefit and purposes of the **Grantee.**

The Grantor further expressly waives and relinquishes all rights, as owner or successor in interest provided under law, for any preference to repurchase all or a portion of this property should it be determined no longer to be necessary for **Grantee's** purposes.

To have and to hold the above described and conveyed premises, with all the reversions, remainders, tenements, hereditaments and appurtenances thereto, unto the **Grantee,** and to its successors and assigns forever.

This Deed was executed on the date of its last acknowledgment.

By: Steven Metzer

As: Owner

Steven Metzer
97 Hallowell Lane
Billings, MT 59101

State of Montana
County of Yellowstone

This instrument was signed before me on this 24th day of February, 2021, by Steven Metzer
(print name of signer(s).

(SEAL/STAMP)

SUSAN WELLBROOK
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
September 29, 2024

Susan Wellbrook
Notary Signature

CITY OF BILLINGS ACCEPTANCE

This deed is accepted and its terms and conditions agreed to by the City of Billings on this

_____ day of _____, 2021.

ATTEST:

_____

Denise Bohlman, City Clerk

(SEAL)

APPROVAL:

_____

William A. Cole, Mayor

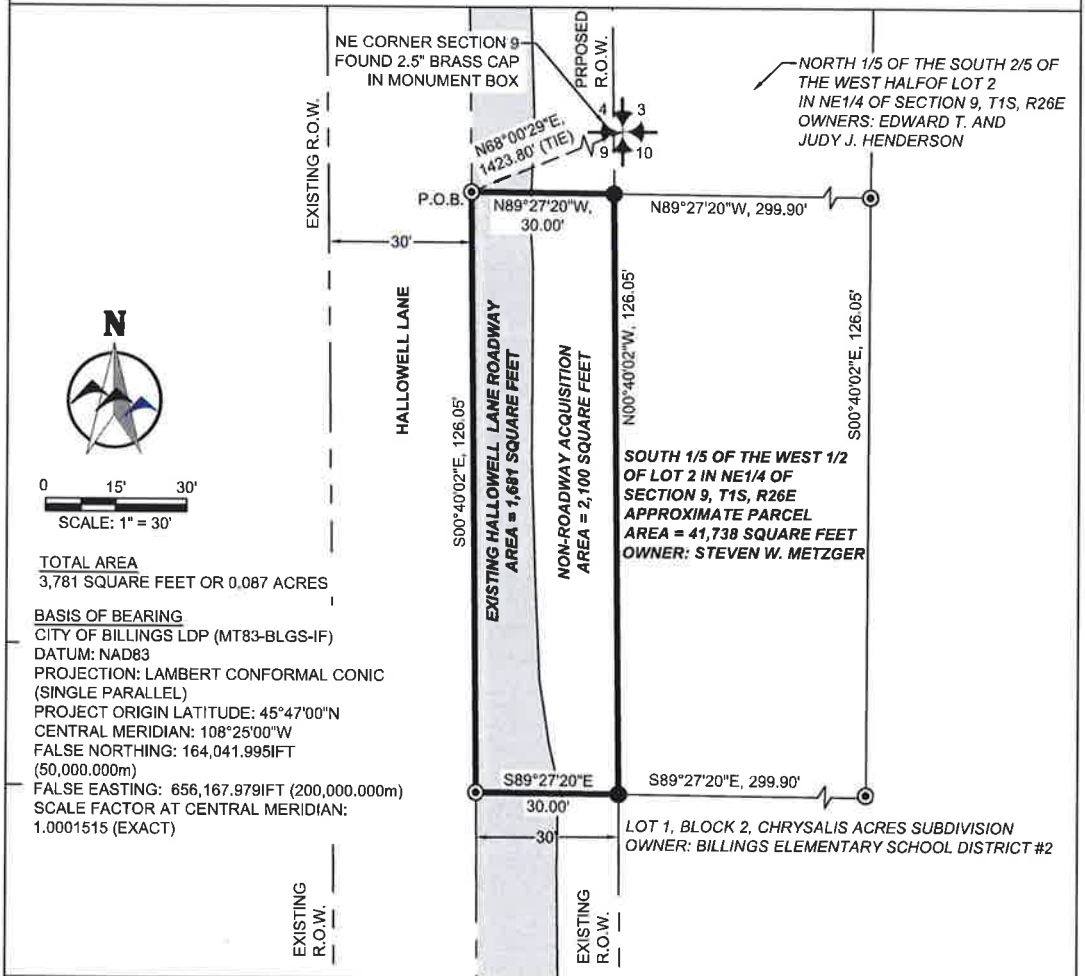
APPROVED AS TO FORM:

_____

City Attorney

HALLOWELL LANE RIGHT-OF-WAY ACQUISITION

EXHIBIT A - S1/5 OF W1/2, LOT 2
LOCATED IN SECTION 9, T.1 S., R. 26 E., P.M.M., YELLOWSTONE COUNTY, MONTANA



TOTAL AREA
3,781 SQUARE FEET OR 0.087 ACRES

BASIS OF BEARING
CITY OF BILLINGS LDP (MT83-BLGS-IF)
DATUM: NAD83
PROJECTION: LAMBERT CONFORMAL CONIC (SINGLE PARALLEL)
PROJECT ORIGIN LATITUDE: 45°47'00"N
CENTRAL MERIDIAN: 108°25'00"W
FALSE NORTHING: 164,041.995IFT (50,000.000m)
FALSE EASTING: 656,167.979IFT (200,000.000m)
SCALE FACTOR AT CENTRAL MERIDIAN: 1.0001515 (EXACT)

LEGAL DESCRIPTION

A STRIP OF LAND BEING THE WEST 30 FEET OF A PARCEL OF LAND DESCRIBED IN DEED DOCUMENT NO. 3188106 ON FILE WITH THE YELLOWSTONE COUNTY CLERK AND RECORDER, AND KNOWN AS THE SOUTH 1/5 OF THE WEST 1/2 OF LOT 2, LOCATED IN THE NE1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 26 EAST. P.M.M., YELLOWSTONE COUNTY, MONTANA.

SAID STRIP OF LAND CONTAINS 3,781 SQUARE FEET OR 0.087 ACRE ALONG WITH AND SUBJECT TO ANY EASEMENTS OF RECORD OR IMPLIED.

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY CORRECTLY REPRESENTS WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 2/22/2021

DATE OF FIELD SURVEY: 8/31/2020

NOTES:
1) THIS SURVEY IS INTENDED TO CREATE A PARCEL FOR TRANSFER TO THE CITY OF BILLINGS TO FACILITATE WIDENING OF HALLOWELL LANE RIGHT-OF-WAY.
2) UNDERLYING EASEMENTS MAY EXIST AND ARE NOT SHOWN ON THIS SURVEY.
3) DISTANCES SHOWN HEREON ARE UNITS OF INTERNATIONAL FEET.

LEGEND:

●	SET YELLOW PLASTIC CAP ON 5/8" REBAR (ZISKA18636LS) OR FOUND AS NOTED
⊙	CALCULATED POINT (NOTHING FOUND OR SET)
	EXISTING HALLOWELL LANE ROADWAY
— - —	RIGHT-OF-WAY CENTERLINE
———	RIGHT-OF-WAY PARCEL BOUNDARY
— - - —	CITY OF BILLINGS RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING

HALLOWELL LANE ROW ACQUISITION

EXHIBIT A - S1/5 OF W1/2, LOT 2

YELLOWSTONE COUNTY, MT

PREPARED FOR
CITY OF BILLINGS
2224 MONTANA AVENUE
BILLINGS, MT 59101

DESIGNED BY: JKZ
DRAWN BY: SEA
CHECKED BY: JKZ
DATE: 2/22/21

PREPARED BY
WWC ENGINEERING
550 S. 24TH STREET W., SUITE 201
BILLINGS, MT 59102
(406) 894-2210
www.wwcengineering.com

SHEET
1 OF 1

Appraisal Report of:

97 Hallowell Lane
Billings, Yellowstone County, Montana

Date of Inspection: December 14, 2020
Date of "As Is" Value: December 14, 2020
Date of Report: January 6, 2021

For:

City of Billings, Montana
Attn: Tyler Westrope, PE
2224 Montana Avenue
Billings, Montana 59101

By:

Thomas Appraisal Services, Inc.
David C. Thomas, MAI
194 Mountain View Boulevard
Billings, Montana 59101
406-969-1504

David C. Thomas, MAI
Commercial Real Estate

THOMAS
APPRAISAL
SERVICES, INC.

Barbara D. Thomas
Residential Real Estate

January 6, 2021

City of Billings, Montana
Attn: Tyler Westrope, PE
2224 Montana Avenue
Billings, Montana 59101

RE: Appraisal of 97 Hallowell Lane, in Billings, Yellowstone County, Montana.

Dear Mr. Westrope,

Pursuant to your request, I have prepared an appraisal of the above described property. The purpose of this appraisal is to estimate the due compensation to the above landowner for land to be acquired as part of the Hallowell Lane project. 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 market value and due compensation.

As a result of my investigation, the final estimate of just compensation for the subject property, as of the date of last inspection, December 14, 2020: is: **$6,300**.

This letter must remain attached to the report, which contains 20 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

Aerial Photograph - Location Map
Photographs of Hallowell Lane
City of Billings Ownership/ROW Plan
Yellowstone County Orion Detail
Land Sales Maps
Letter of Engagement
Copy of State License

Summary of Appraisal

Interest Appraised:	Fee Simple Estate
Location:	The subject is located along the east side of Hallowell Lane, approximately 500' south of State Avenue in Billings, Montana.
Physical Addresses:	97 Hallowell Lane, Billings, Montana 59101
Tax ID Number:	D01600
Size:	43,560 sf
Highest and Best Use:	Development with multi-family housing, which will require a zoning change.
Values of Parent Parcel:	$130,680 ($3.00/sf)
Final Est. of Compensation:	**$ 6,300**
Date of Value:	December 14, 2020
Date of Report:	January 6, 2020

CLIENT: City of Billings - Engineering
Attn: Tyler Westrope, PE
2224 Montana Avenue
Billings, Montana 59101

APPRAISER: David C. Thomas, MAI
Thomas Appraisal Services, Inc.
194 Mountain View Boulevard
Billings, Montana 59101

SUBJECT: Appraisal of 97 Hallowell Lane in Billings, Yellowstone County, Montana.

INTRODUCTION:

This is an Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. This 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 OF REPORT:

The appraisal shall be used by the City of Billings in helping to establish the market value of the subject property for potential acquisition of right-of-way.

INTENDED USERS:

This appraisal report is prepared for the sole and exclusive use of the appraiser's client: The City of Billings, Montana. There are no other intended users. No third parties are authorized to rely upon this report without the express written consent of the appraiser.

INTEREST VALUED: Fee Simple Estate

> **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.*

DATE OF INSPECTION: December 14, 2020

EFFECTIVE DATE OF VALUE: December 14, 2020

DATE OF REPORT: January 6, 2021

HYPOTHETICAL CONDITIONS: None

EXTRAORDINARY ASSUMPTIONS: None

APPRAISAL DEVELOPMENT AND REPORTING PROCESS

In preparing this appraisal, the appraiser:

- Inspected the subject site from Hallowell Lane. I did not physically enter the subject property. My physical inspection was limited to what is visible from the street. I was not accompanied by any other person on my inspection of this parcel. In addition to my physical inspection, I also "inspected" the subject via aerial photography obtained through Google Maps. This is a useful tool that aids in visualizing the overall property.
- Gathered information on comparable land sales and interviewed several real estate brokers who are familiar with this property type in the Billings market.
- Confirmed and analyzed the data and applied the Sales Comparison Approach to value.
- Two calls were made to Nicole Cromwell with the City of Billings to better understand the impacts of the pending Re-Code on these properties. Ms. Cromwell did not return my phone calls.

The Cost Approach and the Income Approach have not been developed in this analysis. Neither approach is applicable in the valuation of vacant land. The majority of my peers would not develop either approach 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.

As per agreement with the City, no consideration has been given to building improvements and/or site improvements. This analysis is based strictly on the value of the site "as if vacant" and ready for development.

SITE ANALYSIS

The following information is based on my physical inspection of the property on December 14, 2020, information taken from public records, and a review of aerial imagery via Google Maps.

Location: The subject is located along the east side of Hallowell Lane, approximately 500' south of State Avenue in Billings, Yellowstone County, Montana.

Address: 97 Hallowell Lane, Billings, Montana 59101

Legal Desc: S 1/5 of the W ½ of Lot 2, in the NE4 of S9, T1S, R26E

Tax ID #: D01600

Size: 43,560 sf

Shape: Rectangular – please see both the aerial map and the plat map in the addenda that show the location and configuration of these parcels.

Frontages: 126.0' along Hallowell Lane

Improvmnts: Improvements consist of a single family home and related outbuildings.

Easements: There are no easements that appear to have an adverse impact on value.

Zoning: R-9600

Residential 9600: *A zone intended to promote primarily a single-family residential environment on lots that are served by public water and sewer service.*

Utilities: As per Joe Sheridan with the City of Billings Public Works, a sewer main dead ends at the south end of the subject property. Mr. Sheridan said that this lot was connected to city sewer toward the end of November, 2020, therefore, this lot is serviced by both city water and city sewer. All other city services are readily available.

Access: There is one developed approach off of Hallowell Lane. Hallowell Lane is classified as a "local street" by the City. It has two travel lanes and is not improved with curb, gutter, sidewalks or storm drain. It is lightly traveled, mostly by local residents.

Flood Hazard: None of the four parcels are located in an identified flood hazard area.

Topography: The subject is flat and at the same grade as Hallowell Lane. It has an abundance of mature landscaping.

Adjacent Properties:

North: Adjacent to the north is a single family residence on a large lot.

South: Adjacent to the south is an athletic field that is part of Orchard Elementary School.

East: Adjacent to the east is a single family residence on a large lot.

West: Across Hallowell Lane is a self-storage facility known as Southgate Storage.

Hazardous and/or Toxic Materials:

A visual inspection of the subject did not reveal any unusual soil conditions or hazardous waste material that may be present on or under the site. A Phase 1 Environmental Assessment was not provided; thus, 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 that 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, I reserve the right to review and modify this appraisal accordingly.

PROPERTY OWNERSHIP

The subject is under the ownership of Steven W. Metzer. There has been no change of ownership over the past 5 years.

TAXES

The following chart shows the assessed values for the land and improvements, the total assessed value, and the 2020 taxes for each parcel. I have highlighted the Land Value numbers as this is the value being estimated in this report.

Address:	**97 Hallowell**	
Land Value:	**$41,778**	*$0.95*
Imp. Value:	$117,522	
Total Assessed:	$159,300	
2020 Taxes:	$2,442.49	

As can be seen, the assessed value per square foot for the land is just under $1.00 psf for the subject property. This is significantly less than the market value estimate in this report.

HIGHEST AND BEST USE

The subject has the R-9600 zoning classification, which allows for single family homes on lots no smaller than 9,600 sf. The R-9600 classification is a low density classification that is typically found in upper end subdivisions that are targeted for larger homes. It is not a classification that a developer would desire for lots in this area of Billings. The subject neighborhood is more suited to entry level single family homes and multi-family housing. At 43,560 sf, the subject was likely at the edge of the city limits when it was platted. Today, the subject is very large for a residentially zoned lot in the city limits. There is no possibility the subject would be developed with a single home in this day and age at this location.

The highest and best use of this lot is development with multi-family housing. At the very least duplexes and more than likely an apartment building. Any buyer looking to acquire this lots would raze the existing improvements, apply for a change in zoning to a much higher density classification, and redevelop the site. The fact that the house is already connected to city water and city sewer increases the likelihood of this happening and enhances the value of the site.

A lengthy analysis is not necessary to conclude that the highest and best use "as vacant" is development with multi-family housing.

VALUATION

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 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.

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.

Four sales and one listing have been used in this analysis. Four are located in the subject's immediate neighborhood and one is located near downtown Billings in the North Park area. Finding sales that are truly comparable to the subject (South Billings, large, zoned R-9600) proved to be impossible. There aren't many lots like the subject and finding one that has recently sold is rare. The following charts shows the pertinent facts for each transaction. Complete descriptions of each sale are retained in my file. A map showing their locations is contained in the addenda.

Sale #:	1	2	3	4	Listing 5
Address:	301 Hallowell	4183 Vaughn	1919-2019 9th Ave. N.	317 Viceroy Street	239 Hallowell
Date of Sale:	05/2020	07/2020	07/2020	04-2020	Listing
Size:	35,931	35,938	81,600	9,770	13,701
Zoning:	R-9600	R-9600	R-7000	R-7000	R-7000
City Services:	Water	Water	All	All	All
Sale Price:	$95,000	$50,000	$349,000	$35,000	$48,000
Price/Sq. Ft:	**$2.64**	**$1.39**	**$4.28**	**$3.58**	**$3.50**

Adjustments Made to Sales:

No adjustments were necessary to any of the sales for property rights conveyed, financing, conditions of sale, or market conditions. The four sales all occurred in 2020 and are representative of current market conditions.

Following is a brief discussion of each sale. Following the discussion of the sales is my determination of market value of each lot based on these sales and listing.

Discussion of Sales:

Sale 1: Sale 1 is located about 1,000' south of the subject. This property has a Hallowell Lane address, however, it does not have Hallowell frontage. It is located 150' east of Hallowell and is accessed via a short "frontage" road from Hallowell Lane. This property is not connected to city sewer. Connecting to sewer would require about 150' of extension from Hallowell Lane. The property is developed with a 1,120 sf house that was built in 1940, small detached garage, and barn. The house has "significant foundation issues". As per the listing broker, the buyer is going to continue the existing use as a single family residence.

Sale 2: Sale 2 is adjacent to the south of Sale 1 and was under the same ownership as Sale 1, however, this property sold to a different buyer. This property has frontage along Vaugh Lane. As with Sale 1, it was not connected to city sewer. A sewer main is located in Vaughn Lane, but it is about 15' deep and will be fairly expensive to tap given the depth. This parcel is developed with a 628 sf home that was built in 1940 that was quite dated. The buyer is reportedly going to raze the home and build a home and large detached shop, to be used in a family business.

Sale 3: This is the sale of five lots located along 9th Avenue North, one block north of North Park. The lots are contiguous and were purchased by a single buyer in a single transaction. Of the five lots, one had a single family home that is to remain as a single family residence. The other four were, for all intents and purposes, vacant. The buyer is planning to develop these lots with some type of multi-family housing. Each had the R-7000 zoning classification and all five were connected to water and sewer. Given their proximity to the CBD, this is a superior location to south Billings. Only the four lots that were vacant are shown in the chart (both size and price).

Sale 4: Sale 4 is a typical residential lot located at the south end of Viceroy Street in the Chrysalis Acres Subdivision. This lot is about 500 feet east of Hallowell Lane and located about 1/4th mile south of the subject. Chrysalis Acres Subdivision is adjacent to the south of Orchard Elementary School and all of the lots in this subdivision have the R-7000 zoning classification. This lot is to be developed with a single family home.

Listing 5: Listing 5 is also located in Chrysalis Acres Subdivision and is the largest lot in this subdivision. It is located at the northeast corner of Hallowell Lane and Bruce Avenue. The southeast corner of this lot is about 215' north of the northwest corner of Sale 1. This parcel has the R-7000 classification and has been for sale for over

two years. As per the listing broker (David Goodridge with Real Estate by Hamway), there were two accepted offers at $48,000, which is the price shown in the chart, however, both fell through and the property remains for sale. One of the buyers was going to build duplexes and the other a single family home. This property is connected to water and sewer.

Conclusion of Value:

There is a clear top and a clear bottom to the sales. The top is represented by Sale 3. This property is the only one not located in south Billings. As mentioned in the discussion, the area around North Park is a superior location to Hallowell Lane, especially for multi-family housing. Also, these lots were stubbed with city water and sewer, which is also significant. Limited consideration has been given to this sale due to its superior location.

The bottom of the range is represented by Sale 2. This is a large lot that has the same zoning as the subject and fairly similar locational characteristics. The primary difference is that this lot is not connected to city sewer. A sewer main is located in Vaughn Lane, but it is deep and will be expensive to tap. Limited consideration has been given to this sale for this reason.

Primary consideration has been given to Sales 1, 4 and Listing 5 in estimating the value of the subject property. Sale 1 is similar in size and has similar locational characteristics, but is not connected to sewer. The subject should command a higher value than this sale. Sale 4 is a typical residential lot in a newly developed subdivision. This lot is much smaller than the subject and has the R-7000 zoning classification. The subject should command a lower value than this lot. Listing 5 is similar to Sale 4, with the primary difference being size. The subject should command a lower value than this Listing. .

Based on this information, I have estimated the market value of 97 to be **$3.00 psf**, which is about halfway between the prices exhibited by Sales 1 and 4.

The market value of the lot based on a value of $3.00 psf is calculated as follows:

43,560 sf x $3.00/sf = $130,680

Value of ROW To Be Acquired:

As per information provided by the City of Billings, 2,100 sf of land is to be acquired from the subject property. The value of the land to be acquired is calculated as follows:

2,100 sf x $3.00/sf = **$ 6,300**

CORRELATION ANALYSIS
AND
FINAL VALUE ESTIMATE

The Sales Comparison Approach arrives at the following estimate of compensation for the subject property:

97 Hallowell Lane: $ 6,300

Four sales and one listing were used in the determination of just compensation. The overall value per square foot of the larger parcel, which in this case was the entire lot, was applied to the area to be acquired to arrive at compensation. This is a commonly used methodology in estimating the value of partial acquisitions of vacant land. As per agreement with the City, no compensation was included for site improvements and/or issues relating to proximity.

This value is relevant as of the date of last inspection, December 14, 2020.

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

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 person 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 estimate of just compensation for the subject property, as of the date of last inspection, December 14, 2020: is: **$6,300**. 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.
194 Mountain View Boulevard
Billings, Montana 59101

Phone: 406-969-1504
Cell: 406-366-1159
E-Mail: dave@tasmt.net

Employment History

Independent Fee Appraiser... Thomas Appraisal Services, Inc.
Billings, MT & 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

2020 - 2020 Montana Economic Outlook Seminar	University of Montana
2019 - 7-Hour national USPAP Update course	McKissock
2019 - 2019 Montana Economic Outlook Seminar	University of Montana
2018 – Forecasting Revenue	Appraisal Institute
2018 – Real Estate Finance, Value, & Investment Performance	Appraisal Institute
2017 – Marketability Studies: Basis & Advanced Techniques	Appraisal Institute
2016 – 2016 Montana Economic Outlook Seminar	University of Montana
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

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. All existing liens and encumbrances, if any, have been disregarded, and the property is appraised as though free and clear, under responsible ownership and competent management.

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 appraiser has inspected as far as possible by observation the land that is the subject of this report. The value estimate is predicated on the assumption that there is no 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.

8. The appraisal is based on there being no hidden, unapparent, or apparent conditions of the property site, subsoil or structures, 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.

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. 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

Aerial Photograph

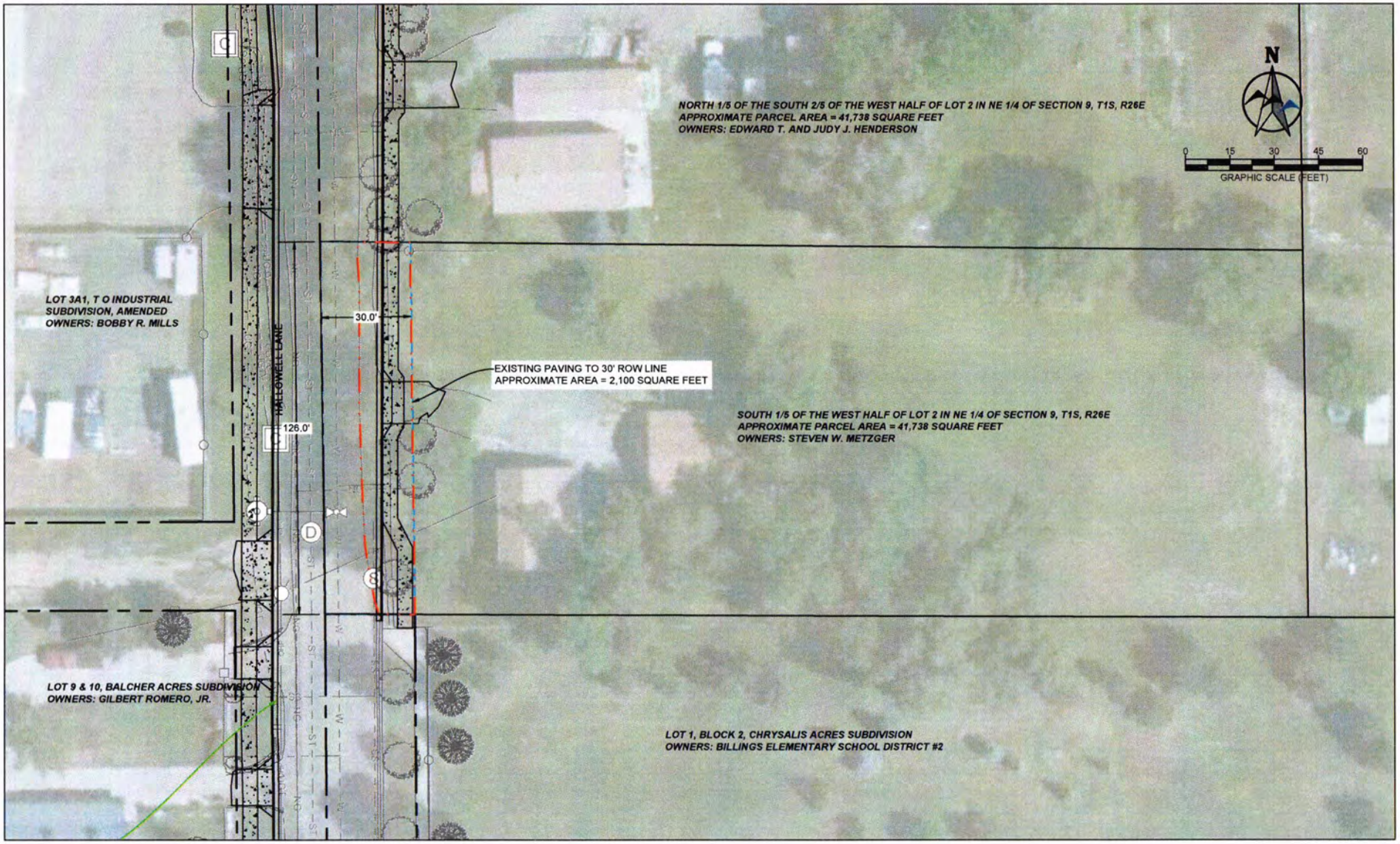
Hallowell Lane Facing North

Hallowell Lane Facing South

Hallowell Lane Facing South

Hallowell Lane Facing South

Taken By: David Thomas, MAI 12-14-2020


NORTH 1/5 OF THE SOUTH 2/5 OF THE WEST HALF OF LOT 2 IN NE 1/4 OF SECTION 9, T1S, R26E
APPROXIMATE PARCEL AREA = 41,738 SQUARE FEET
OWNERS: EDWARD T. AND JUDY J. HENDERSON
N
0 15 30 45 60
GRAPHIC SCALE (FEET)
LOT 3A1, T O INDUSTRIAL SUBDIVISION, AMENDED
OWNERS: BOBBY R. MILLS
30.0'
HALLOWELL LANE
EXISTING PAVING TO 30' ROW LINE
APPROXIMATE AREA = 2,100 SQUARE FEET
126.0'
SOUTH 1/5 OF THE WEST HALF OF LOT 2 IN NE 1/4 OF SECTION 9, T1S, R26E
APPROXIMATE PARCEL AREA = 41,738 SQUARE FEET
OWNERS: STEVEN W. METZGER
LOT 9 & 10, BALCHER ACRES SUBDIVISION
OWNERS: GILBERT ROMERO, JR.
LOT 1, BLOCK 2, CHRYSALIS ACRES SUBDIVISION
OWNERS: BILLINGS ELEMENTARY SCHOOL DISTRICT #2

Yellowstone County, Montana

Orion Detail

Disclaimer: Not all fields are currently maintained. The accuracy of the data is not guaranteed. Please notify the Appraisal/Assessment Office (406-896-4000) of any inaccuracies.

Back to Search Form Property Tax Detail

Owner Information

Primary Owner:	METZER, STEVEN W Ownership History
Tax ID:	D01600
Geo Code:	03-0927-09-1-14-16-0000
Property Address:	97 HALLOWELL LN BILLINGS 59101
Legal Description:	S09, T01 S, R26 E, S 1 ACRE OF W2 LT 2 IN NE4
Property Type :	IMP_U - Improved Property - Urban

Clerk & Recorder Documents

Site Data View Codes

	03-0965T5-2T5	**Location:**	
Neighborhood Code:	203.400	**Fronting**	%
Parking type:		**Parking Prox**	%
Utilities:		**Access:**	
Lot Size:	43560 Sq. Ft.	**Topography:**	

Residential Building Data

Type:	SFR	**Index**	0.97
Year Built:	1940	**ECF**	1.32
Year Remodeled:		**Degree Remodeled**	
Effective Year:	1970	**Utility:**	Fair (6)
Style:	03 - Ranch	**Exterior:**	1 - Frame - 3 - Masonite
Story Height:	1.0	**Condition:**	Fair (6)
Roof Type:	3 - Gable	**Roof Material:**	10 - Asphalt Shingle
Foundation:	2 - Concrete	**Basement:**	3 - Full
Central	3 - Gas	**Grade-Factor:**	40.86
Percent Complete:	100%	**CDU:**	
Bedrooms:	3	**Full Baths:**	1
Family Rooms:		**Half Baths:**	**Addl Fixtr:** 3
1st Floor:	728	**2nd Floor:**	0
Additional Area:	0	**Bsmt Fnsh:**	483
Basement:	483	**Heated Flr:**	
Half Floor:	0	**Daylight Basement:**	N
Attic:	0	**Built-in Garage:**	
Attic Type:	0 - None	**Masonry F/P:**	
Total:*	1211	**F/P Stacks:**	
		Pre Fab F/P:	

* includes finished,unfinished & attic footprint area(s).

Residential Building Additions

Addition Code	Area(Sq Ft)
33 - Deck, Wood	84

Other Building and Yard Improvements

Code - Type	Quantity	Area/Unit	Classcode
RPA2 - Concrete	1	560	3501
RRG1 - Garage, frame, detached, finished	1	1040	3501

Any comments or questions regarding the web site may be directed to the Web Developer.

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: D01600

Primary Party

Primary Owner Name: METZER, STEVEN W Ownership History

2020 Mailing Address: METZER, STEVEN W
97 HALLOWELL LN
BILLINGS, MT 59101-5017

Property Address: 97 HALLOWELL LN

Township: 01 S Range: 26 E Section: 09

Full Legal: S09, T01 S, R26 E, S 1 ACRE OF W2 LT 2 IN NE4

GeoCode: 03-0927-09-1-14-16-0000

Show on Map *(May not work for some newer properties.)*

Property Assessment Information

Levy District: SOUTH BILLINGS BLVD URBAN

2020 Assessed Value Summary

Assessed Land Value = $	41,778.00
Assessed Building(s) Value = $	117,522.00
Total Assessed Value = $	159,300.00

Assessed Value Detail Tax Year: 2020

Class Code	Amount
2201 - Residential City or Town Lots = $	41,778.00
3501 - Improvements on Residential City or Town Lots = $	117,522.00
Total = $	159,300.00

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
2000	625.99 P	625.98 P	1,251.97
2001	683.22 P	683.20 P	1,366.42
2002	755.65 P	755.65 P	1,511.30
2003	774.18 P	774.17 P	1,548.35

2004	790.98 P	790.96 P	1,581.94
2005	797.36 P	797.36 P	1,594.72
2006	781.42 P	781.40 P	1,562.82
2007	801.81 P	801.80 P	1,603.61
2008	792.63 P	792.62 P	1,585.25
2009	821.30 P	821.28 P	1,642.58
2010	851.84 P	851.84 P	1,703.68
2011	922.82 P	922.78 P	1,845.60
2012	904.99 P	904.96 P	1,809.95
2013	932.22 P	932.21 P	1,864.43
2014	967.91 P	967.90 P	1,935.81
2015	933.08 P	933.05 P	1,866.13
2016	954.55 P	954.53 P	1,909.08
2017	1,096.96 P	1,096.95 P	2,193.91
2018	1,128.02 P	1,127.99 P	2,256.01
2019	1,174.74 P	1,174.73 P	2,349.47
2020	1,221.25 P	1,221.24	2,442.49

(P) indicates paid taxes.

Click on year for detail. Pay Taxes Online

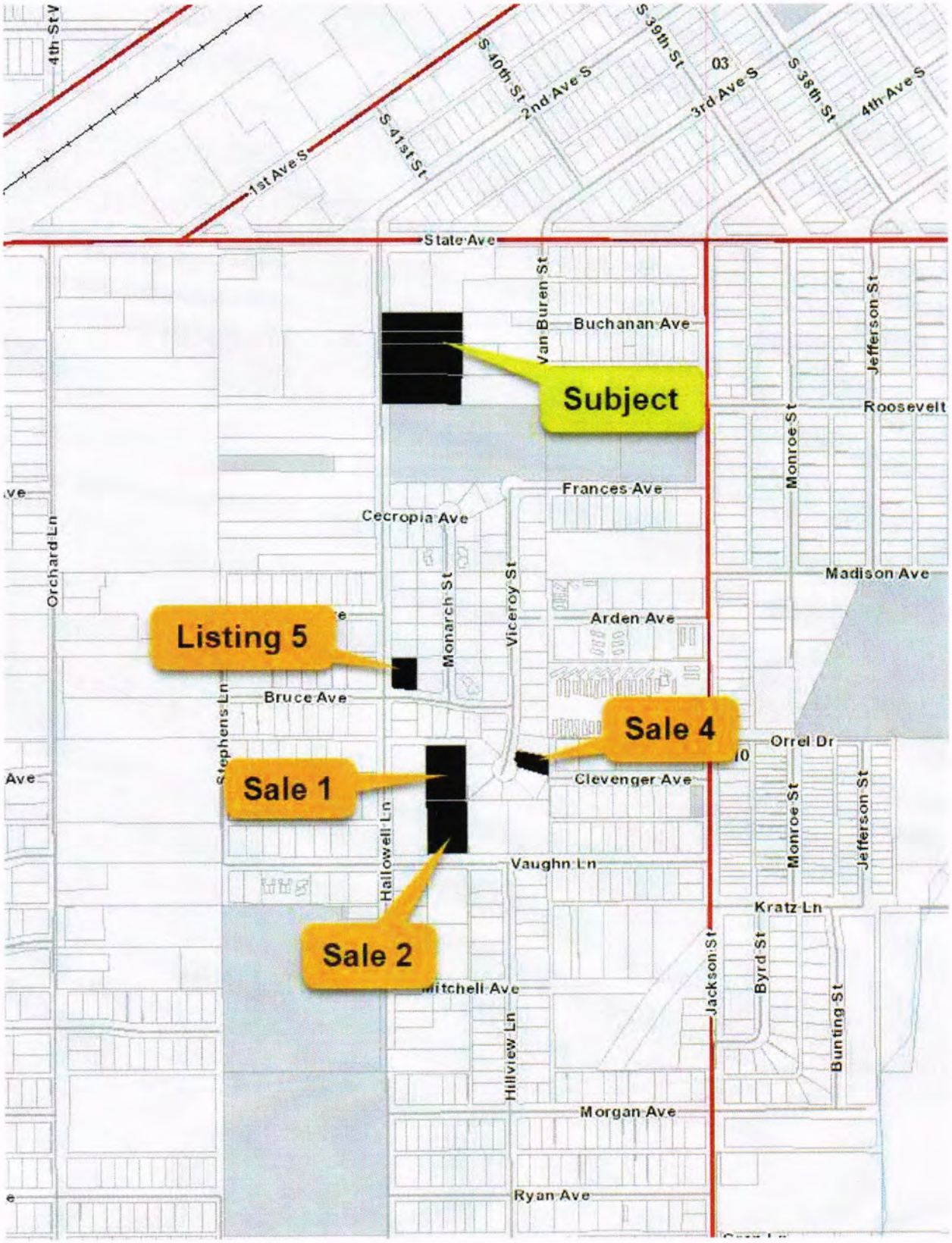
Jurisdictional Information

Commissioner Dist: 1 - John Ostlund (R)
Senate: 26 - Margie MacDonald (D)
House: 52 - Rodney Garcia (R)
Ward: 1 (BILLINGS)
Kendra Shaw
Mike Yakawich
Precinct: 52.1
Zoning: Residential 9600
Click Here to view Billings Regulations
Click Here to view Laurel Regulations
Click Here to view Broadview Regulations

School Attendance Areas
High: SENIOR
Middle: RIVERSIDE
Elem: ORCHARD

SD 2 Trustee District #1 List of Trustees

Any comments or questions regarding the web site may be directed to the Web Developer.



Land Sales Map – 1, 2, 4 & 5

Chief Black Otter Trl
Sunnyside Ln
Burnstead Dr
11th Ave N
Lecount Ln
Vuecrest Dr
Park Pl
10th Ave N
N 17th St
9th Ave N
Sale 3
7th Ave N
33
N 24th St
N 25th St
8th Ave N
N 18th St
N 22nd St
N 21st St
N 23rd St
N 20th St
7th Ave N
4th Ave N
N 26th St
N 22nd St

Land Sale 3

Dave Thomas

From: Westrope, Tyler <westropet@billingsmt.gov>
Sent: Thursday, November 12, 2020 11:39 AM
To: Dave Thomas
Subject: Re: City of Billings - Hallowell Lane ROW Appraisals

Hi Dave. This will not be reviewed by MDT. I imagine the only people who will review this will be each of the homeowners.

The City's policy says we need an appraisal for ROW purchases. In speaking internally at the City, we feel the "estimate of market value" you described below (as you're a licensed appraiser) meets that requirement.

From: Dave Thomas <dave@tasmt.net>
Sent: Thursday, November 12, 2020 10:37 AM
To: Westrope, Tyler <westropet@billingsmt.gov>
Subject: [EXTERNAL] RE: City of Billings - Hallowell Lane ROW Appraisals

ATTENTION: This email originated from outside of the City of Billings. Use caution when clicking links or opening attachments unless you recognize the sender and are expecting the contents.

Tyler, I got to thinking about this later. Is this going to be reviewed by MDT, or anyone else for that matter? If it is, then it becomes much more complex because of all the things they require and I would like to change the fee. If not were good to go. Thanks.

From: Westrope, Tyler [mailto:westropet@billingsmt.gov]
Sent: Thursday, November 12, 2020 9:45 AM
To: Dave Thomas <dave@tasmt.net>
Subject: Re: City of Billings - Hallowell Lane ROW Appraisals

Yes, that works for me. Thank you Dave!

From: Dave Thomas <dave@tasmt.net>
Sent: Tuesday, November 10, 2020 2:31 PM
To: Westrope, Tyler <westropet@billingsmt.gov>
Subject: [EXTERNAL] RE: City of Billings - Hallowell Lane ROW Appraisals

ATTENTION: This email originated from outside of the City of Billings. Use caution when clicking links or opening attachments unless you recognize the sender and are expecting the contents.

Hi Tyler,

It appears that all you need from me is an estimate of market value for just the land. That certainly makes the assignment easier. If that is in fact what you want, my fee would be $3,000 and delivery would be toward the middle of December. As we talked about, there really isn't going to be a difference in price per square foot among the four parcels, so I would value one, and then you could apply that number to the other three. Let me know if that works. Thanks.

Dave

David Thomas, MAI
Thomas Appraisal Services
194 Mountain View Boulevard
Billings, MT 59101
dave@tasmt.net
969-1504

From: Westrope, Tyler [mailto:westropet@billingsmt.gov]
Sent: Tuesday, November 10, 2020 11:13 AM
To: Dave Thomas <dave@tasmt.net>
Subject: City of Billings - Hallowell Lane ROW Appraisals

Good morning Dave,

Attached is information for the four properties on Hallowell Lane that the City needs to purchase ROW from for improvements to the roadway. We've spent a fair amount of time at the County Clerk and Recorders office looking for any documentation that would have granted that land to the City...but we haven't found anything yet. We've also ordered Title Reports for each property and nothing came up either.

It appears for these four properties that the property line extends to the centerline of the existing Hallowell Lane roadway. In speaking with our attorney, she feels the City has a prescriptive easement over the road that currently exists, but that the City would need to acquire ROW for anything beyond edge of existing road. I would like to clean up their property lines so they are not paying taxes for land they cannot use as their own; i.e. the road.

I would like to keep the appraisal limited to the value of the raw land and not include additions or deducts for onsite features or proximity. Proximity from proposed back of sidewalk to front of each structure is shown on the exhibit. There will be a number of trees that will be cut down as part of this project, but I would like to keep that conversation separate.

Please let me know if you have any questions or need additional information. Thank you.

Tyler Westrope, PE
City of Billings - Engineering
2224 Montana Avenue
Billings, MT 59101
406-247-8656

State of Montana
Business Standards Division
Board of Real Estate Appraisers

REA-RAG-LIC-416

Status: **Active**
Expires: **03/31/2021**

This certificate verifies licensure as:

CERTIFIED GENERAL APPRAISER

With endorsements of:
** REAL ESTATE APPRAISER MENTOR*

THOMAS APPRAISAL SERVICES
DAVID C THOMAS
194 MOUNTAIN VIEW BOULEVARD
BILLINGS, MT 59101

Montana Department of LABOR & INDUSTRY
RENEW OR VERIFY YOUR LICENSE AT:
https://ebiz.mt.gov/pol

Renew online at https://ebiz.mt.gov/pol by signing in with your username and password.

The renewal cycle for your board opens 60 days prior to the expiration date on your current license. Renew your license prior to your expiration date to avoid being charged a late fee(s).

Remember to maintain your online account information with a password, security question and a valid email address. You can update your account information by accessing the 'Account Management' link when logged in.

RESOLUTION NO. 93-16740

A RESOLUTION REPEALING RESOLUTION 86-15515, AND ESTABLISHING A POLICY OF THE CITY OF BILLINGS, MONTANA AS IT RELATES TO THE ACQUISITION OF PROPERTY.

WHEREAS, from time to time the City of Billings has need to acquire property in order to carry out the programs and projects adopted by the City Council; and

WHEREAS, the City is desirous of developing a uniform guide to determine the number and type of appraisals in the acquisition of real property.

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

Resolution No. 86-15515 is hereby repealed.

GUIDE TO DETERMINE THE NUMBER AND TYPE OF APPRAISALS:

Since these matters are largely governed by the magnitude of the appraised compensation for each parcel, the following rules are set forth on this basis. If these differ from requirements tied to a specific funding source, then the more rigorous standards will be used.

A. RANGE OF VALUE: LESS THAN $100,000:

1. Appraisals required: One.

2. Type of Appraisal: Short form

B. RANGE OF VALUE FROM $100,000 to $200,000:

1. Appraisals required: One.

2. Type of Appraisal: Long form

C. RANGE OF VALUE OVER $200,000:

1. Appraisals required: Two.

2. Type of Appraisal: Long form

D. APPRAISALS FOR PROPERTY $100,000 AND OVER IN VALUE MUST BE REVIEWED BY A QUALIFIED REVIEW APPRAISER SELECTED BY THE CITY OF BILLINGS ACCORDING TO REQUIREMENTS SET FORTH FOR REVIEW APPRAISERS, WHICH ARE MADE A PART OF THIS RESOLUTION.

1. After the Review Appraiser has reviewed the appraisals and arrived at a fair market value of the property being appraised, the City Staff will present the review appraisal to the City Council for the purpose of establishing the fair market value.

2. For appraisals less than $100,000 in value, the staff will present the appraisal as reviewed by staff to the City Council for the purpose of establishing fair market value.

3. In any case, after the appraisals have been completed and reviewed, City staff may enter into contingent acquisition negotiations with the property owner prior to presenting the appraisals to the City Council to establish fair market value.

However, City staff shall not acquire or enter into a binding agreement to acquire the property prior to the establishment of the fair market value by the City Council.

E. NEGOTIATING FLEXIBILITY: In cases of extreme need where expeditious decisions are critical to the success of the development of a public improvement project, the City Administrator may authorize an offer over the fair market value established by the City Council. The offer may not exceed 5% of the fair market value or $10,000, whichever is less.

F. MINIMUM PAYMENT POLICY: It is the City of Billings' policy to employ the minimum payments described below whenever the estimated just compensation, based on recognized appraisal techniques, is less than these amounts, including those instances where the estimated compensation is zero. In these cases, the appraisal report should show the property values as estimated using recognized techniques, and in addition, the report should show the applicable minimum payment as described below.

1. MINIMUM PAYMENT FOR PERMANENT PROPERTY INTERESTS: The minimum payment for any property interest acquired by deed or easement will be $300.

2. MINIMUM PAYMENT FOR TEMPORARY USE OF PROPERTY: The minimum payment for the temporary right to occupy and use property during construction, e.g., streets, waterlines, sewer lines, traffic signals, will be $150.

Minimum payment appraisal is limited to those parcels where total compensation is $500 or less.

G. QUALIFICATION OF FEE AND REVIEW APPRAISERS: The City of Billings will maintain a current list of contract fee and review appraisers in the office of the Director of Development Services who have been approved for an appraisal assignment. Before an appraiser can be approved, they must first submit a demonstration appraisal of his or her current appraisal work which will be used to evaluate their knowledge of appraisal theory and principles, and the clarity of their written communication. As a minimum, fee and review appraisers must be Montana Certified Appraisers with two or more full-time years of appraisal experience. In addition, appraisers with higher qualifications may be retained 1) to meet the needs of projects involving federal, state or local grant conditions, 2) to participate in projects anticipated to involve eminent domain proceedings, or 3) to meet other special requirements, situations and conditions.

Appraisers meeting the above criteria will be hired as would any other professional service provider.

H. THIS RESOLUTION IS INTENDED TO PROVIDE A SET OF GUIDELINES. IN CASES WHERE THE DEMANDS OF A PROJECT REQUIRE A VARIANCE FROM THESE GUIDELINES, THE CITY ADMINISTRATOR MAY COME TO THE CITY COUNCIL TO REQUEST A VARIANCE.

APPROVED AND PASSED by the City Council of the City of Billings this 13 day of Sept, 1993.

THE CITY OF BILLINGS:

SEAL

BY: _____
MAYOR

ATTEST:

Marita Herold
_____
CITY CLERK

City Council Regular

Date:	03/08/2021
Title:	Donation acceptance and recognition
Presented by:	Mike Whitaker, Parks, Recreation & Public Lands Director
Department:	Parks/Rec/Public Lands
Presentation:	No

RECOMMENDATION

Staff recommends the City Council approve the acceptance of $9,000 from the Kakatu Foundation and John Urbaska to be used to fund Coulson Park development. This donation will be used to leverage money from the Natural Resources Damage Program grant doubling the total to $18,000.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Coulson Park master plan was approved by council in March 2020. Matching grant funding is available through the Natural Resources Damage Program, to help fund the construction of Coulson Park.

ALTERNATIVES

City Council may:

- Approve the acceptance of the $9,000 donation from the Kakatu Foundation to be used towards the construction at Coulson Park; or,
- Not Approve the resolution and provide staff with additional guidance.

FISCAL EFFECTS

This donation will have a positive impact by increasing the funds available for Coulson Park construction by $9,000 and potentially $18,000.

SUMMARY

The Coulson Park master plan was completed in 2020 and phase one has begun using grant funding from the Natural Resources Damage Program. There was also a grant setup to match private donations to help fund future phases, Big Sky Economic Development applied for and received that grant and has been actively fundraising for the matching portion.

City Council Regular

Date:	03/08/2021
Title:	Donation acceptance and recognition - Barbara Garrett, Country Manor Park
Presented by:	Mike Whitaker, Parks, Recreation & Public Lands Director
Department:	Parks/Rec/Public Lands
Presentation:	No

RECOMMENDATION

Staff recommends that City Council approve the acceptance of the $15,000 donation from Barbara Garrett to be used on improvements to Country Manor Park.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Barbara Garrett has long been interested in improvements to Country Manor Park especially making it more user-friendly for senior users. She has requested the money be used for benches, shade and sidewalk access at Country Manor Park. Mrs. Garrett made a very generous donation to provide the funding necessary.

ALTERNATIVES

City Council may:

- Approve the acceptance of the $15,000 donation from Barbara Garrett for improvements to Country Manor Park; or,
- Not approve the resolution and provide staff with additional guidance.

FISCAL EFFECTS

These funds will provide a means to make significant improvements to Country Manor Park.

SUMMARY

Barbara Garrett made a generous donation to the Parks Recreation and Public Lands Department providing funding to make improvements to Country Manor Park.

City Council Regular

Date:	03/08/2021
Title:	WO 20-15: Wicks Lane Improvements - Resolution Ordering Improvements
Presented by:	Debi Meling
Department:	Public Works
Presentation:	No

RECOMMENDATION

Staff recommends that City Council approve the resolution ordering improvements identified in WO 20-15: Wicks Lane Improvements.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

WO 20-15: Wicks Lane Improvements proposes installation of missing curb, gutter, and sidewalk along Wicks Lane between Bench Boulevard and Hawthorne Lane. The major improvements to Wicks Lane include roadway widening, roadway reconstruction and resurfacing, drainage infrastructure, pedestrian accessible ramps and sidewalk, curb and gutter, landscaping, and Kiwanis Trail crossing improvements. Public Works staff held a neighborhood meeting in February 2020 with the property owners. Additional on-site meetings with responsive property owners were completed in the months following February 2020 to allow property owners the opportunity to elect certain improvements along their frontage, including landscaping and driveway surfacing and layout. Responsive property owners were also allowed the opportunity to elect on-street parking, but the majority were not in favor.

This resolution was created in accordance with Resolution 18-10719. All properties fronting and addressed to Wicks Lane are being assessed for the curb, gutter, sidewalk, and corresponding street improvements within the limits of said frontage. The street improvements assessed to property owners includes 1-foot of street widening within frontage limits and does not include any of the resurfacing work on the existing street width. All properties fronting and either addressed or non-addressed to Wicks Lane are being assessed for private property specific improvements, including drive approaches and driveways. City funds are being used to construct the remainder of the improvements, including the non-private property specific improvements to non-addressed properties fronting Wicks Lane.

ALTERNATIVES

City Council may:

- Approve the resolution ordering improvements, or,
- Not approve the resolution ordering improvements. If City Council does not adopt the resolution, the property owners cannot be assessed and the improvements will not be constructed.

FISCAL EFFECTS

Estimated assessments vary greatly between properties. This is due to property specific site characteristics, property frontage length, property address, and property owner improvement elections. Some properties included show a $0 estimated assessment. These properties are non-addressed, but have been included in the assessment in the event they elect improvements during construction. This allows the property owner the ability to repay an assessment over the term of the bond, versus a one-time payment. The proposed project is funded through direct property assessments estimated at $521,429.90 and a combination of gas tax and arterial funds of $1,065,000, for a total estimate project cost of $1,586,430. The project was budgeted in FY 21 at $1,250,000. The project was originally intended to overlay a larger portion of the street but due to grades of adjacent properties and storm drainage issues, a section of the street that was planned for an overlay will be reconstructed. The City was allocated more Gas Tax - BARSAA revenues than estimated in FY21 and the additional $336,430 needed for this project will come from these excess BARSAA revenues.

Attachments

Resolution to Create

WO 20-15 Exhibit A

WO 20-15 Exhibit B

CERTIFICATE AS TO RESOLUTION AND ADOPTING VOTE

I, the undersigned, being the duly qualified and acting recording officer of the City of Billings, Montana (the City), hereby certify that the attached resolution is a true copy of Resolution No. 21-_____, entitled: **A RESOLUTION RELATING TO W.O. 20-15, WICKS LANE IMPROVEMENTS**; ORDERING IN CERTAIN LOCAL IMPROVEMENTS AND DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO FINANCE THE COSTS THEREOF AND INCIDENTAL THERETO THROUGH THE ISSUANCE OF SIDEWALK, CURB AND GUTTER IMPROVEMENT BONDS SECURED BY THE CITY'S SPECIAL IMPROVEMENT DISTRICT REVOLVING FUND AND ESTABLISHING COMPLIANCE WITH REIMBURSEMENT REGULATIONS UNDER THE INTERNAL REVENUE CODE (the "Resolution") was duly adopted by the City Council of the City at a meeting on **March 8, 2021**; that the meeting was duly held by the City Council and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.

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

WITNESS my hand officially this _____ day of _____, **2021**.

_____
Denise R. Bohlman
City Clerk

RESOLUTION NO. **21 -** _____

A RESOLUTION RELATING TO W.O. 20-15, WICKS LANE IMPROVEMENTS; ORDERING IN CERTAIN LOCAL IMPROVEMENTS AND DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO FINANCE THE COSTS THEREOF AND INCIDENTAL THERETO THROUGH THE ISSUANCE OF SIDEWALK, CURB AND GUTTER IMPROVEMENT BONDS SECURED BY THE CITY'S SPECIAL IMPROVEMENT DISTRICT REVOLVING FUND AND ESTABLISHING COMPLIANCE WITH REIMBURSEMENT REGULATIONS UNDER THE INTERNAL REVENUE CODE.

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

Section 1. Authorization. Certain curbs, gutters, sidewalks, drive approaches, alley approaches and/or appurtenant features or a combination thereof in certain locations in the City have deteriorated, settled and cracked, or none exist, and the safety and convenience of the public require installation, construction, reconstruction, repair and/or replacement thereof. Pursuant to M.C.A. 7-14-4109, the Council is authorized to order the installation, construction, reconstruction and/or replacements of certain curbs, gutters, sidewalks, drive approaches and/or appurtenant features or a combination thereof (the "Improvements") in certain locations in the City and without creation of a special improvement district.

Section 2. Ordering of Improvements. It is hereby ordered that the Improvements, consisting of the construction and installation of curbs, gutters, sidewalks, drive approaches and appurtenant features as more particularly described herein, be installed, constructed, reconstructed, repaired and/or replaced.

Section 3. Estimated Costs of the Improvements. The City estimates that the costs of the Improvements are **$521,429.90**. Costs of the Improvements include costs of the design, engineering, construction and installation of the Improvements, costs of funding a deposit to the City's Special Improvement District Revolving Fund (the "Revolving Fund"), costs associated with the sale of the Bonds (as hereinafter defined), and all other incidental costs as described below:

Construction Costs	**$ 358,315.82**
Contingency (10%)	**$ 35,831.58**
City Engineering (Design & Project Management)	**$ 79,782.40**
Finance	**$ 1,000.00**
Revolving Fund (5%)	**$ 26,071.50**
Bond Discount (2%)	**$ 10,428.60**
Issuance Costs	**$ 10,000.00**
Total Assessed Costs	**$ 521,429.90**

Section 4. Property to be Assessed. The properties which are adjacent to the Improvements will be assessed for costs of the Improvements as shown on Exhibit A hereto. The cost to be assessed against each property will vary depending upon the actual construction that is required adjacent to each such property.

Section 5. Property Owner Option to Construct Improvements. Notice of passage of this Resolution shall be mailed to all affected property owners. Each such owner will have thirty (30) days from the date of said notice in which to install the Improvements with respect to its property at its own expense. In the event that any owner does not install the Improvements with respect to its property, the City will install such Improvements and will assess the costs of the Improvements against such property.

Section 6. Payment for Improvements. Costs of the Improvements (unless paid directly by the affected property owner) are to be paid from the proceeds of Sidewalk, Curb, and Gutter Improvement Bonds (the "Bonds") in an aggregate principal amount not to exceed **$521,429.90**.

Section 7. Bond Financing; Pledge of Revolving Fund; Findings and Determinations. The Bonds will be repaid from the assessments for costs of the Improvements, together with interest thereon calculated pursuant to M.C.A. 7-12-4189, to be levied against the properties to be assessed for the Improvements. Assessments for the costs of the Improvements, together with interest thereon, shall be payable over a term not exceeding 12 years, each in equal semiannual installments as this Council shall prescribe in the resolution authorizing the issuance of the Bonds. Principal of and interest on the Bonds will be paid from such assessments.

All property owners in the District shall have the opportunity to prepay their assessments prior to the sale of Bonds. After the Bonds are issued, all property owners to be levied for the Improvements shall have the right to prepay assessments as provided by law.

This Council further finds that it is in the public interest, and in the best interest of the City and the properties to be assessed for the Improvements, to secure payment of principal of and interest on the Bonds by the Revolving Fund and hereby authorizes the City to enter into the undertakings and agreements authorized in Section 7-12-4225 in respect of the Bonds.

In determining to authorize the issuance of the Bonds and the pledge of the Revolving Fund therefor, this Council has taken into consideration the following factors:

(a) Estimated Market Value of Parcels. The estimated market value of the properties to be assessed for the Improvements as of the date of adoption of this resolution, as estimated by the County Assessor, ranges from **$53,081 to $1,611,562** and is set forth in Exhibit B. The estimated average market value of the properties to be assessed for the Improvements is **$210,932.58** and the median market value of the properties to be assessed for the Improvements is **$183,150**. The special assessments to be levied against each property listed on Exhibit B hereto are less than the increase in estimated value of the properties as a result of the construction of the Improvements.

(b) Diversity of Property Ownership. There are a total of **36** properties to be assessed for the Improvements and such properties are owned by **32** separate owners.

(c) Comparison of Special Assessments, Property Taxes and Market Value. Based on an analysis of the aggregate amount of the proposed assessments, any outstanding assessments (whether or not delinquent), and any delinquent property taxes (as well as any known industrial development bonds theretofore issued and secured by a mortgage against a property to be assessed for the Improvements) against each property to be assessed for the Improvements in comparison to the estimated market value of such property after the Improvements, the City concludes that, overall, the estimated market value of the properties to be assessed for the Improvements exceeds the sum of the proposed assessments, outstanding assessments and delinquent property taxes, and is set forth in Exhibit B hereto.

(d) Delinquencies. An analysis of the amount of delinquencies in the payment of outstanding assessments or property taxes levied against the properties to be assessed for the Improvements is set forth in Exhibit B hereto, which analysis shows that of **36** properties, **0** properties were delinquent.

(e) Public Benefit of the Improvements. The Improvements are required for the safety and convenience of the public. Pursuant to the City's Subdivision and Site Development Ordinances, and under City Council policies, the cost of installation of new curb, gutter, and drive approaches is to be borne by the adjacent property owners.

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

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

8.3 Declaration of Intent. The City reasonably expects to reimburse the expenditures made for costs of the Improvements out of the proceeds of Bonds in an estimated maximum aggregate principal amount of **$521,429.90** after the date of payment of all or a portion of the costs of the Improvements. All reimbursed expenditures shall be capital expenditures, a cost of issuance of the Bonds or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the Regulations.

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

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

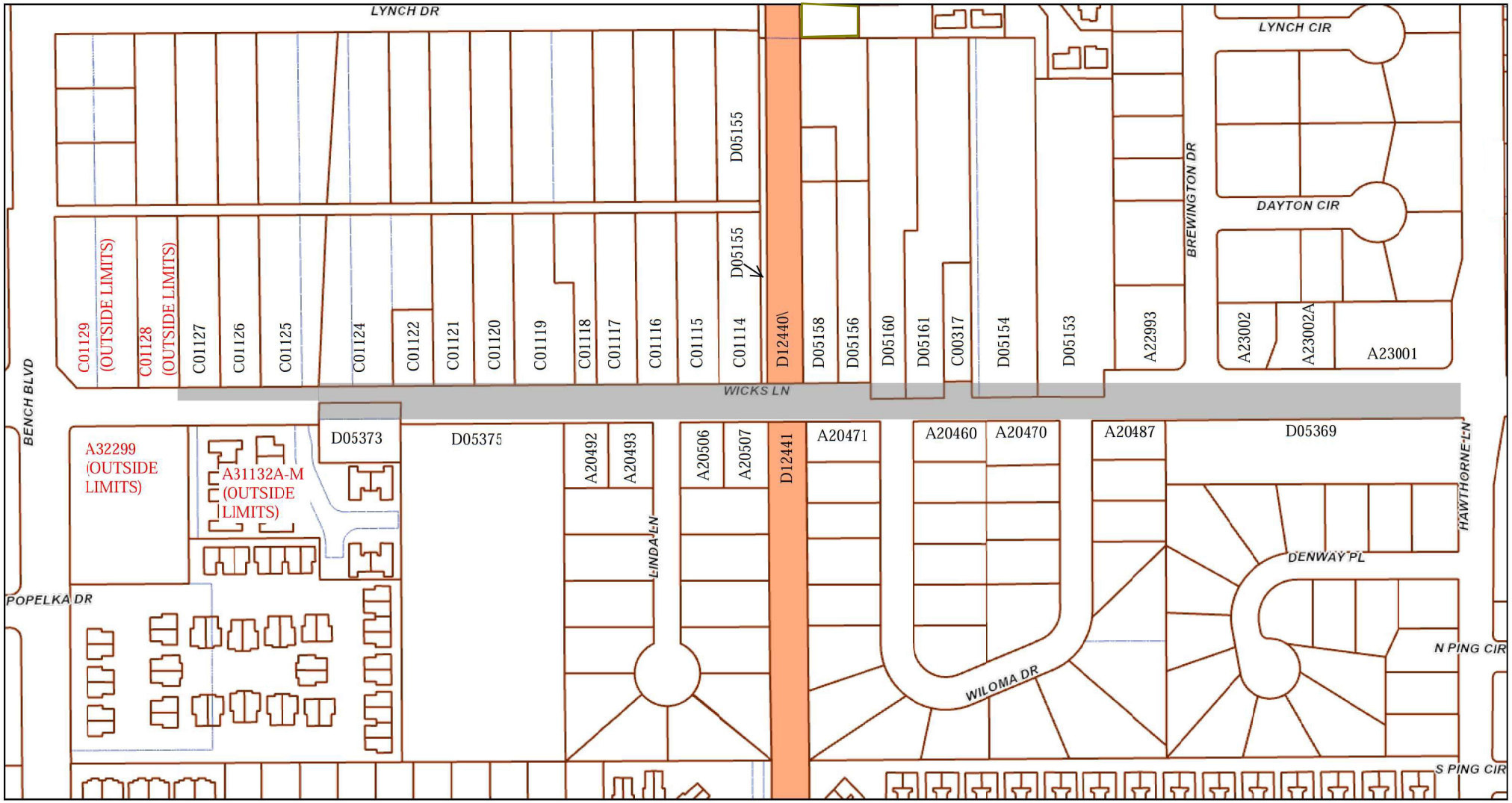
PASSED AND ADOPTED by the City Council of the City of Billings, Montana, this **8th** day of **March, 2021**.

_____
William A. Cole, Mayor

Attest:

_____
Denise R. Bohlman, City Clerk

Exhibit A - Wicks Lane Improvements



4/16/2020, 8:20:59 AM

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LEGEND

- TAX PARCEL
- PROJECT LIMITS
- PUBLIC WORKS UTILITIES
- LEGAL LOTS-BLOCKS

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

N

Web AppBuilder for ArcGIS

W.O. 20-15 Wicks Lane Improvements

Exhibit B - Property Market Value and Delinquency

Prepared By: City of Billings

TAX I.D. NUMBER	PREVIOUS SID #	PREVIOUS SID PAY-OFF	DELINQUENT	W.O. 20-15 ASSESSMENT	SID PAY-OFF + DELINQUENT + W.O. 20-15 ASSESSMENT	ESTIMATED MARKET VALUE (2019)	ESTIMATED MARKET VALUE AFTER IMPROVEMENTS
A20460				$17,247.04	$17,247.04	$189,700.00	$206,947.04
A20470				$17,139.58	$17,139.58	$215,800.00	$232,939.58
A20471				$15,866.27	$15,866.27	$158,100.00	$173,966.27
A20487				$6,095.62	$6,095.62	$159,600.00	$165,695.62
A20492				$13,888.00	$13,888.00	$172,100.00	$185,988.00
A20493				$0.00	$0.00	$193,400.00	$193,400.00
A20506				$0.00	$0.00	$198,300.00	$198,300.00
A20507				$13,217.33	$13,217.33	$177,300.00	$190,517.33
A22993				$2,676.62	$2,676.62	$213,000.00	$215,676.62
A23001				$25,378.17	$25,378.17	$169,200.00	$194,578.17
A23002				$0.00	$0.00	$230,100.00	$230,100.00
A23002A				$18,432.76	$18,432.76	$200,300.00	$218,732.76
C00317				$7,955.87	$7,955.87	$133,700.00	$141,655.87
C01114				$15,799.90	$15,799.90	$222,700.00	$238,499.90
C01115				$14,002.88	$14,002.88	$187,200.00	$201,202.88
C01116				$19,495.92	$19,495.92	$169,600.00	$189,095.92
C01117				$11,899.39	$11,899.39	$158,400.00	$170,299.39
C01118				$6,649.19	$6,649.19	$53,081.00	$59,730.19
C01119				$16,934.45	$16,934.45	$235,100.00	$252,034.45
C01120				$12,766.45	$12,766.45	$149,700.00	$162,466.45
C01121				$11,207.40	$11,207.40	$204,600.00	$215,807.40
C01122				$12,363.96	$12,363.96	$165,700.00	$178,063.96
C01124				$19,118.72	$19,118.72	$250,700.00	$269,818.72
C01125				$12,683.60	$12,683.60	$245,100.00	$257,783.60
C01126				$8,894.99	$8,894.99	$179,100.00	$187,994.99
C01127				$9,760.37	$9,760.37	$192,600.00	$202,360.37
D05153				$19,036.29	$19,036.29	$210,100.00	$229,136.29
D05154				$15,362.03	$15,362.03	$162,600.00	$177,962.03
D05155				$2,741.06	$2,741.06	$210,800.00	$213,541.06
D05156				$5,958.85	$5,958.85	$54,118.00	$60,076.85
D05158				$9,561.62	$9,561.62	$54,510.00	$64,071.62
D05160				$5,760.22	$5,760.22	$57,709.00	$63,469.22
D05161				$9,640.02	$9,640.02	$144,800.00	$154,440.02
D05369				$89,410.71	$89,410.71	$59,293.00	$148,703.71
D05373				$16,404.95	$16,404.95	$203,900.00	$220,304.95
D05375				$38,079.69	$38,079.69	$1,611,562.00	$1,649,641.69
AVERAGE		**#DIV/0!**	**$0.00**	**$14,484.16**	**$15,800.91**	**$210,932.58**	**$225,416.75**
MEDIAN		**#NUM!**	**$0.00**	**$12,725.02**	**$13,217.33**	**$183,150.00**	**$193,989.09**
LOW		**$0.00**	**$0.00**	**$0.00**	**$2,676.62**	**$53,081.00**	**$59,730.19**
HIGH		**$0.00**	**$0.00**	**$89,410.71**	**$89,410.71**	**$1,611,562.00**	**$1,649,641.69**

D05156, D05158, and D05160 have been replatted to one single property (D05160); however, DOR has not completed the valuation for the new combined plat as of this time.

City Council Regular

Date:	03/08/2021
Title:	Ward Boundary Expansion Ordinance Second Reading - Annexation 21-01
Presented by:	Monica Plecker
Department:	Planning & Community Services
Presentation:	No

RECOMMENDATION

Staff recommends the City Council approve this ordinance on second reading, adding recently annexed property to Ward II. On February 22, 2021 the City Council held a public hearing and passed the ordinance on first reading.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

BCJM LLC submitted a petition to annex land using the provisions of Section 7-2-4600, MCA. The property is located at the northeast corner of Hawthorne Lane.The property is described as The remainder of Tract 2A-1, of Certificate of Survey No. 2317, 2nd Amended, recorded June 9, 2005, under Document No. 3335995, on file and of record in the Records of Yellowstone County, also being Yellowstone County islands wholly surrounded by the City of Billings city limits created by Resolution No. 85-14995, as approved by the City of Billings City Council August 5, 1985, Resolution No. 93-16756, as approved by the City of Billings City Council October 4, 1993 and Resolution No. 03-18013, as approved by the City of Billings City Council August 25, 2003. The property contains 16.741 gross and net acres.

Upon Council approval, this annexation requires a change in the boundaries of Ward II. Two readings are required for this action. The first reading was passed by City Council on February 22, 2021.

ALTERNATIVES

City Council may:
Approve adding the subject property to Ward II, or;
Disapprove adding the subject property to Ward II.
Disapproval will not modify the boundary of Ward II and will create a problem where property inside the City Limits is not within a City Ward.

FISCAL EFFECTS

This item has no impact on the Planning Division Budget.

Attachments

Ward Boundary Ordinance

ORDINANCE NO. 21-_____

AN ORDINANCE OF THE CITY OF BILLINGS, AMENDING BILLINGS MUNICIPAL CODE, CHAPTER 11, ELECTIONS, IN PARTICULAR, SECTION 11-102(c), WARD BOUNDARIES; AND CHANGING THE WARD BOUNDARIES ESTABLISHED THEREIN BY ADDING CERTAIN NEWLY ANNEXED REAL PROPERTY TO WARD II PROVIDING FOR CERTIFICATION AND REPEALING OF ALL ORDINANCES AND RESOLUTIONS INCONSISTENT THEREWITH.

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

1. AMENDMENT. Pursuant to Billings Municipal Code, Section 11-102(c) and the State Law, Billings Municipal Code, Section 11-102(c) Ward Boundaries is hereby amended by adding to Ward II the following described real property:

   Tracts of Land situated in the SE 1/4 of Section 11, T.1N., R.26E, P.M.M., Yellowstone County, Montana, more particularly described as follows:

   The remainder of Tract 2A-1, of Certificate of Survey No. 2317, 2nd Amended, recorded June 9, 2005, under Document No. 3335995, on file and of record in the Records of Yellowstone County, also being Yellowstone County islands wholly surrounded by the City of Billings city limits created by Resolution No. 85-14995, as approved by the City of Billings City Council August 5, 1985, Resolution No. 93-16756, as approved by the City of Billings City Council October 4, 1993 and Resolution No. 03-18013, as approved by the City of Billings City Council August 25, 2003.

Said annexation containing a combined total of 16.741 gross and net acres more or less

(# 21-01) See Exhibit "A" Attached

2. CERTIFICATION. Pursuant to M.C.A. Section 13-3-103, the above change and alteration is hereby certified to the election administrator by the City Council, and the City Administrator or his designee is hereby directed to certify

the changes and alterations and to deliver a map showing the boundaries of the ward, the streets, avenues and alleys by name and the ward by number, to the election administrator not more than ten (10) days after the effective date of this ordinance.

3. REPEALER. All other ordinances, sections of the Billings Municipal Code and ordinances inconsistent herewith are hereby repealed.

PASSED by the City Council on the first reading this 22nd day of February, 2021.

PASSED by the City Council on the second reading this 8th day of March, 2021.

THE CITY OF BILLINGS:

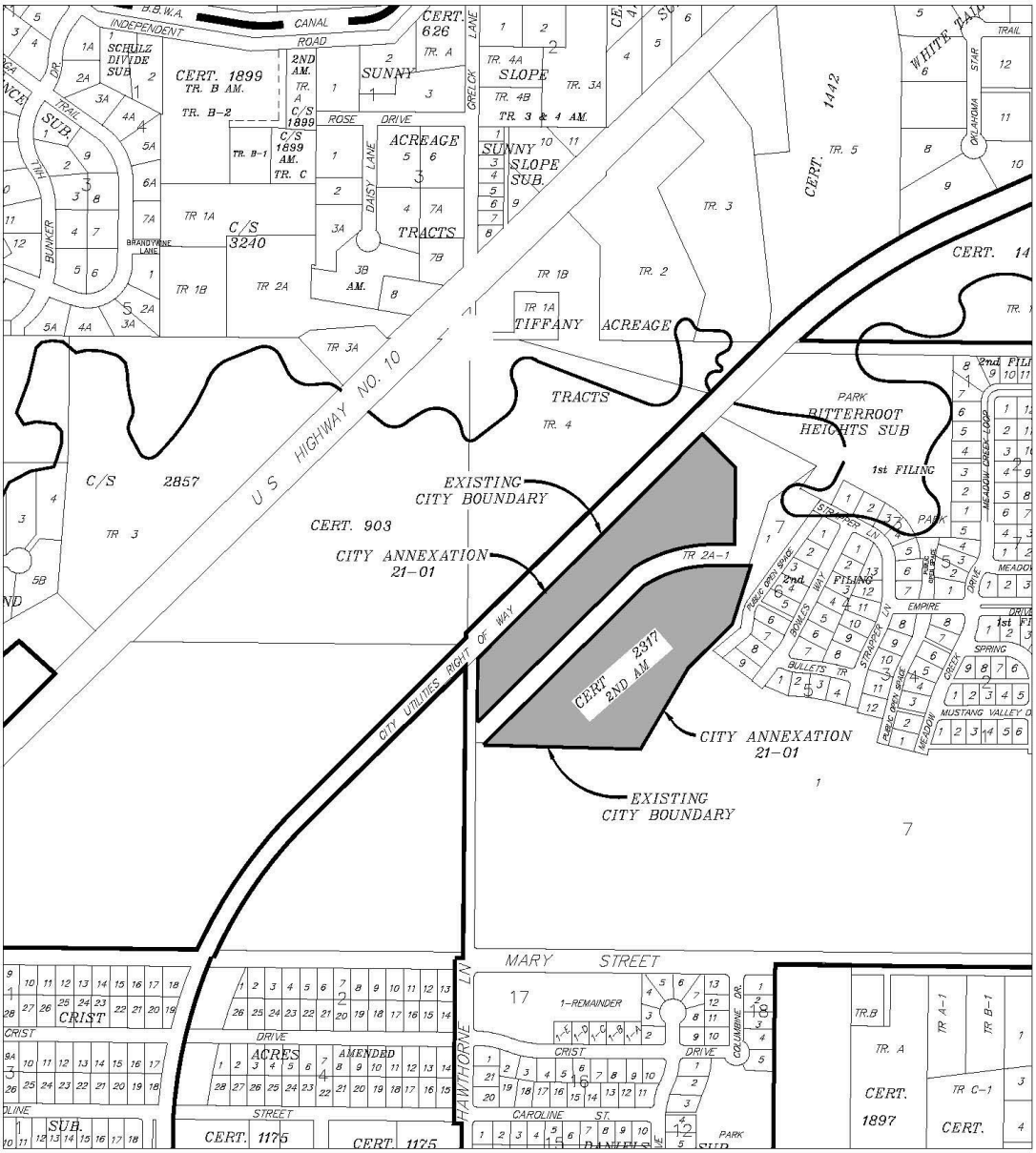
_____
William A. Cole, MAYOR

ATTEST:

BY: _____
Denise Bohlman, CITY CLERK

(AN 21-01)

EXHIBIT "A"


U S HIGHWAY NO. 10
EXISTING CITY BOUNDARY
CITY ANNEXATION 21-01
TR 2A-1
CERT. 2317 2ND AM.
CITY UTILITIES RIGHT OF WAY
CERT. 903
C/S 2857
C/S 3240
TRACTS
TIFFANY ACREAGE
SUNNY SLOPE SUB.
BITTERROOT HEIGHTS SUB
1st FILING
2nd FILING
MARY STREET
HAWTHORNE LN
CAROLINE ST.
CRIST DRIVE
CERT. 1175
CERT. 1897
CERT. 1442
CANAL
INDEPENDENT DITCH
ROAD
ROSE DRIVE
DAISY LANE
ORELOCK LANE
BRANDYWINE LANE
BUNKER TRAIL
WHITE TAIL TRAIL
OKLAHOMA STAR
MEADOW CREEK LOOP
EMPIRE DRIVE
SPRING CREEK
MUSTANG VALLEY DR
COLUMBINE DR
PARK
1-REMAINDER
AMENDED ACRES
SCHULZ DIVIDE SUB
SUB.

City Council Regular

Date:	03/08/2021
Title:	City Council Priorities for 2021 & 2022
Presented by:	Chris Kukulski, City Administrator
Department:	City Hall Administration
Presentation:	No

RECOMMENDATION

The City Council adopt the proposed priorities for 2021 & 2022

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The drafted priorities for 2021 and 2022 are similar to those the Council adopted March 9, 2020. We have removed items that were accomplished over the past year and added items that have been approved through the Council initiative process. The enclosed list has been refined over the past sixty days. You first received the proposed council priorities in the January 15, Weekly report; we then discussed them during the February 1 Council Work Session; and they were last included in the February 12 Weekly. I received very little feedback.

See the attached 2020/21 Priorities Progress Report.
See the attached Proposed Council Priorities for 2021 & 2022.

ALTERNATIVES

City Council may:

- Approve; amend; or
- Not Approve

FISCAL EFFECTS

The identified priorities help to focus our limited resources.

Attachments

2020/21 Priorities Progress Report

Proposed Council Priorities for 2021 & 2022

2020/2021 City Council Priorities
Progress Report – January 28, 2021

Adopted March 9, 2020

HIGH

- **Improve the safety of Billings**
  - Adopt Public Safety Mill Levy (PSML) Ordinance for 2020 ballot measure
  - Educate the community on the impacts of the PSML
  - Implement 911, PD, FD, Code Enforcement, Legal, Municipal Courts strategies to improve safety
  - Resolve criminal justice system facility space deficiencies
  - Adopt spa/massage parlor business license ordinance
  - Pursue supplemental funding sources (Impact fees, increase cost of fines, BUFSA)
  - Support critical partnerships w/Substance Abuse Connect, Yellowstone County, and Continuum of Care partnership
  - Continue improving "Safe Routes to Schools"

No other issue received more of my time and attention during my first two years as your city administrator, than the priority to improving the safety of Billings. Voters approved the repeal and replace public safety levy Sept. 15: For – 21,224 Against – 10,106. Prior to the Council's decision to ask voters to repeal and replace the 2004 public safety levy, hundreds of hours were spent by our leadership team analyzing and presenting options to the Council and public. Once the public safety levy was set, we spent the next few months educating our electorate on the impacts of the levy question.

In order to better understand the challenges, we face improving the safety of Billings, the Center for Public Safety Management (CPSM) was hired during the summer of 2020. The CPSM analysis will include statistically valid survey input from our citizenry on law enforcement services (we received the draft survey results yesterday). The CPSM analysis will provide staff, the Council and public with a thorough review of Billings data surrounding public safety services. Their analysis will be presented to the staff within the next few weeks and then shared with the Council in February. The CPSM report will help refine the long term needs of the criminal justice and emergency response systems in our community.

Additionally, our budget includes funding to conduct the National Citizen/Community Survey. This tool also provides the city with statistically valid data on all city services. Billings conducted this survey in 2009, 2012 and 2016, therefore the data will track changes in citizen opinions over the past twelve years. Our 2021 data will also be compared to peer communities throughout the US.

- **Complete Project Re-Code**

Project Re-Code was adopted on 3rd reading January 25th. Project Re-Code was approved by the Zoning Commission on October 14, 2020. The council formally reviewed the Zoning Commission recommendation in November, December and most of January prior to their adoption of 1st reading, 2nd reading and 3rd reading.

- **Complete Airport Terminal Reconstruction Project** (2023)

Despite the pandemic, lending has been secured for the entire project. As an added benefit, the lender is our own First Interstate Bank. This project is on schedule and if weather continues to cooperate, may be completed ahead of schedule.

- **Advance West-End Reservoir and Water Treatment Plant Projects** (reservoir 2022/H2O 2024)

This project is on-time. Several critical contracts have been approved by the Council over the past year to keep the project moving forward in a thoughtful deliberate manner. To date, utility rate adjustment recommendations have been approved by the Council to finance the project. We have adjusted the schedule to build the water plant in 2022 and the reservoir in 2023. We are also actively pursuing a FEMA BRIC Grant to assist in funding the project.

- **Create a Park Development Fund**

A park development finance option was presented to the Council as a part of the city administrator FY 2021 recommended budget. The idea was not supported by a majority of the Council and therefore was not included in the adopted budget. In late 2020 the Council passed an initiative supporting and broadening this priority to include funding options for the entire parks system in addition to park development. We expect to make a series of recommendations to the parks board and on to the city Council in March 2021.

- **Improve Communication with our citizens**
  - Create a Public Information Officer position for the City
  - Overhaul City Website

Funding for a public information officer was not included in the adopted FY 2021 budget. However, we have made several steps to improve communication with our citizens. We completed a branding effort that ties all components of city services together to help citizens understand which services are being provided by their city. We also completed an overhaul of the city's website in 2020.

During the pandemic, we also put a team together to provide PIO-like information specific to COVID-19. This has included sharing of press releases, notification of press conferences, and development of a COVID specific city website.

- **Approve 2021 Legislative Agenda/Priorities**

The Council adopted their legislative priorities earlier this month. We held two zoom meetings inviting all local legislators in November and December 2020. Our lobbyists Greg Dorrington and Aimee Grmoljez, along with MLCT and the Montana Infrastructure Coalition (MIC) were engaged in the interim sub-committees of the MT Legislature looking out for the City's interests. The City is an active member of both MLCT and MIC. In addition to our broad priorities we are working with legislators on specific legislation to move State prisoners out of our local jail as soon as reasonably possible. We are also working closely with the new state administration to deal much more proactively with the numbers of parolees who are released to Billings.

- **Implement Lean Six Sigma/Continues Improvement program**

Investments into the Lean Six implementation were removed from the proposed FY 2021 budget. This does not and has not prevented our organization from working on our commitment to continually improve the City's service to its citizens. Our leadership team has established excellent communication links through weekly tactical meetings, monthly strategic meetings and semi-annual full team training sessions. We also held our first overnight retreat in early 2020 to set internal priorities and learn how to work better as a team.

MEDIUM

- **Improve Intergovernmental Collaboration**

I have continuously worked for a respectful and collaborative relationship with School District 2, Yellowstone County, the State of Montana and our peer cities throughout Montana. Collaboration is a key principle that defines my management style. However, my commitment and preference to collaborate does not guarantee success. I need your help, particularly with the relationship between the City and Yellowstone County.

- **Stimulate Downtown Revitalization**
  - Improve legislative tools
  - Implement downtown transportation study/one-way conversion plan – sold bonds
  - Install traffic light N 27th/MT Ave

Funding has been secured and approved by the Council to tackle the first set of one-way street conversions in 2021. The state of Montana has assured the City that the 27th/MT Ave intersection traffic light will include a left turn signal. Work has wrapped up to solicit public feedback on the conversion of additional one-way streets and a potential road diet for Montana Ave. in downtown. These items are on your February 1 and February 8 council meeting agendas.

- **Complete the Cost of Services Study**

Outside of water, wastewater and solid waste, we have not funded or began a general Cost of Service Study for the city. Yesterday our team discussed the scope of work for the broader study. Police, fire, parks, streets, transit and storm water are being discussed. The water, wastewater and solid waste cost of service studies are included in the current budget.

- **Resolve Heights Water Issues**

The Mediation in late 2020 did not result in any progress. We have filed our complaint in court to have Heights Water District pay for the underbilled water they used.

- **Improve Transportation/Land-use System**
  - Advance Billings Bypass Interchange project – including adjacent land use and utility extension plans and Targeted Economic Development District (TEDD)
  - Inner Belt Loop – including adjacent land use and utility extension plans

The Inter Belt Loop corridor study was completed in 2020. The City received notification from the federal government that we will receive $11.6 million as a result of our BUILD grant application. This grant provides a clear path to constructing the Inter Belt Loop road project as well as the Skyline Trail. A team of staff members continue working on each of the key issues, policy and administrative, necessary to build the Inter Belt Loop to maximize its benefits to Billings for future generations. This project will require several policy issues to be determined by the Council in the upcoming year.

- **Improve city parks and trails system**
  - Complete - Centennial Park improvements Phase I
  - Adopt - Coulson Park Master Plan
  - Adopt Castlerock Park Master Plan
  - Advance Poly Vista Park partnership w/Landon's Legacy Foundation
  - Advance Marathon Loop

The primary contractor for Centennial Park has completed their work. The contractor who was awarded the new restroom has become problematic. No money has been paid out for the restroom and we are working on alternatives. The Centennial Park Phase I project ribbon cutting will be held in the spring of 2021. The Coulson Park Master Plan was adopted March 3, 2020. The Castlerock Master Plan was adopted by the Council earlier this month. The Poly Vista Park partnership with Landon's Legacy continues to move forward. The City accepted a generous gift from Landon's Legacy this week (Oct. 12) funding the engineering design phase up to 30% in order to refine cost estimates tied to the master plans implementation. This year's proposed Capital Improvement Plan (CIP) includes infrastructure investments critical to serve park users. The Skyline Trail is also funded through the City's BUILD grant and is a part of the Marathon Loop. Amend and Optimist Parks also received significant investments during 2020.

- **Determine scope of the South Billings Recreation Center**

I have spent very little time on this project in 2020. The proposed capital improvement plan will provide the Council and staff with an opportunity to discuss the prioritization of the South Billings Recreation Center.

Future Consideration

- Increase Grant Writing Resources
- Housing – Study Affordable Housing in General
- Create a Storm Water Utility
- Budget Process Review
- Update Neighborhood Plans (West Side Plan priority)
- Investigate a third transportation connector from the top of the rims to the valley

DRAFT 2021/2022 City Council Priorities

February 25, 2021

#1 PRIORITY

- **Improve the safety of Billings**
  - Understand and determine the Council's level of support for the policy implications recommended in the Center for Public Safety Management (CPSM) law enforcement analysis.
  - Resolve criminal justice facility space deficiencies.
  - Understand and determine the Council's level of support for the policy implications recommended in the CPSM fire department analysis.
  - Determine policy level support for the administration to Implement 911, PD, FD, Code Enforcement, Legal and Municipal Court strategies to improve safety.
  - Analyze funding options to improve the safety of Billings.
  - Consider Public Safety Mill Levy (PSML) Ordinance for 2021 ballot measure
    a. Create a timeline for future ballot measures.
    b. Educate the community on the impacts of the 2021 PSML.
  - Adopt massage and body works business license ordinance
  - Support critical partnerships w/Substance Abuse Connect, Yellowstone County, and Continuum of Care partnerships.
  - Continue improving Safe Routes to Schools

ONGOING CRITICAL PROJECTS

- **Break ground on west side water treatment plant and visionary reservoir project.**

- **Continue airport terminal reconstruction project, building Montana's greatest airport.**

- **Continue progress to break ground on the inner-belt loop and Skyline trail projects.**
  - Negotiate and sign BUILD grant agreement
  - Negotiate and purchase easements to build the inner belt lop and skyline trail
  - Present utility extension options to council and landowners
  - Present land use planning options to the council and landowners

HIGH PRIORITIES

- **Create a park development program and analyze all park funding options to build excellent parks and trails throughout the City.**

- **Resolve conflicts with Heights Water District to improve development and redevelopment opportunities within the Billings Heights area.**

- **Complete Billings Bypass corridor study in preparation for utility extensions and development.**

- **Define strategy to complete cost of services studies to help fund police, fire, parks and transportation infrastructure in partnership with Yellowstone County.**

- **Regulate medical marijuana dispensaries/Storefronts. Analyze land use and financial impacts of legalized marijuana on the City and recommend policy improvements.**

- **Stimulate redevelopment within downtown and other business districts.**

- **Resolve City Hall facility space deficiencies (see criminal justice center space needs)**

- **Participate in the 2021 legislative process to support adopted legislative priorities and pass legislation to improve the safety of Billings.**

City Council Regular

Date:	03/08/2021
Title:	Payment of Claims for week of February 1, 2021
Presented by:	Andy Zoeller, Finance Director
Department:	Finance
Presentation:	No

RECOMMENDATION

Staff recommends Council approve the Payment of Claims

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Claims in the amount of $1,096,946.81 have been reviewed and are presented for City Council payment approval. A complete listing of the claims for the week are available in the Finance Department.

Payment Approval Process

Every invoice for payment in entered into the City's accounting system and the backup documentation is scanned in and attached (physical invoices, additional e-mails explaining payments, bids, contracts, etc.) Each invoice goes through a multi-step approval process depending upon the amount of the payment.

First, invoices are entered by the department requesting the payment and the department director or designee must perform an initial review and approval of the purchase. The number of approvals within the department can vary based upon the size of the department, but no less than one approver within each department must verify the payment.

Second, all payments, regardless of size, must be approved by the Purchasing Agent or designee. The Purchasing Agent will review the payment to ensure purchasing procedures are followed and appropriate documentation is attached.

If the payment is greater than $1,000, then it must be approved by the Finance Director or designee.
If that payment is greater than $10,000, then it must be approved by the City Administrator or Assistant City Administrator.

Once all approvals are completed, the payment is able to be made and the Accounts Payable Clerk can print the check. After all checks are printed, a list of all checks in excess of $2,500 is generated and placed on the next City Council meeting for review.

ALTERNATIVES

- No other alternatives were analyzed

FISCAL EFFECTS

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.

Attachments

Councilmemo wk of 02012021

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	840055	360 Office	Water	$ 10,561.72	OFFICE FURNITURE REPLACEMENT
02/01/2021	840056	A & I Distributors	Fleet	$ 3,076.65	3563548 PO NUM 311204
02/01/2021	840056	A & I Distributors	Fleet	$ 1,141.11	3568978 PO NUM 311204
02/01/2021	840056	A & I Distributors	Fleet	$ 574.31	3568978 PO NUM 311204
02/01/2021	840056	A & I Distributors	Fleet	$ 127.32	3568978 PO NUM 311204
02/01/2021	840056	A & I Distributors	Fleet	$ (6.65)	3568978B PO NUM 311204
02/01/2021	840056	A & I Distributors	Fleet	$ 1,654.40	3569061 PO NUM 311204
02/01/2021	840056	A & I Distributors	Fleet	$ 2,455.88	3571515 PO NUM 311204
02/01/2021	840056	A & I Distributors	Public Safety	$ 172.59	3568978
02/01/2021	840056	A & I Distributors	Solid Waste	$ 40.33	3568978
02/01/2021	840056	A & I Distributors	Solid Waste	$ 412.50	DEF tote
02/01/2021	840056	A & I Distributors	Solid Waste	$ 412.50	Oil for Solid Waste 3567792
02/01/2021	840056	A & I Distributors	Solid Waste	$ 543.81	Oil for the Landfill 3561112
02/01/2021	840056	A & I Distributors	Street/Traffic	$ 39.79	3568978
02/01/2021	840056	A & I Distributors	Transit	$ 433.95	3566287 PO NUM 311204. 220 qts. Purus Red Elc 5050
02/01/2021	840056	A & I Distributors	Transit	$ 368.89	3569026 PO NUM 311204. 220 qts 15w-40
02/01/2021	840056	A & I Distributors	Transit	$ 92.95	3569026. 55 Gal DEF
02/01/2021	840056	A & I Distributors	Transit	$ 1,654.40	3569076 PO NUM 311204. 220 qts. Transmission Fluid
02/01/2021	840056	A & I Distributors	Wastewater	$ 159.35	NONSTOCKING ITEMS-P.U.D.
02/01/2021	840056	A & I Distributors	Water	$ 119.50	NONSTOCKING ITEMS-P.U.D.
02/01/2021	840056	A & I Distributors	Water	$ 1,306.48	WATER PARTS AND SUPPLIES PO NUM 311501
02/01/2021	840067	Archie Cochrane	Fleet	$ 89.80	5352766 PO NUM 311802
02/01/2021	840067	Archie Cochrane	Property Ins	$ 1,554.32	Repair to BPD Unit #1518 #2020-090
02/01/2021	840067	Archie Cochrane	Public Safety	$ 73.40	535330
02/01/2021	840067	Archie Cochrane	Public Safety	$ 115.61	5352547
02/01/2021	840067	Archie Cochrane	Public Safety	$ 92.28	5352765
02/01/2021	840067	Archie Cochrane	Public Safety	$ 85.44	5352781
02/01/2021	840067	Archie Cochrane	Public Safety	$ 38.80	5352857
02/01/2021	840067	Archie Cochrane	Public Safety	$ 276.92	5352876
02/01/2021	840067	Archie Cochrane	Public Safety	$ 32.14	5352884
02/01/2021	840067	Archie Cochrane	Public Safety	$ 100.23	5353137
02/01/2021	840067	Archie Cochrane	Public Safety	$ 36.37	5353288
02/01/2021	840067	Archie Cochrane	Public Safety	$ 24.86	5353289
02/01/2021	840067	Archie Cochrane	Public Safety	$ 76.48	5353413

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	840067	Archie Cochrane	Public Safety	$ 177.08	5353736
02/01/2021	840067	Archie Cochrane	Public Safety	$ 99.62	5353814
02/01/2021	840067	Archie Cochrane	Public Safety	$ 23.14	5354103
02/01/2021	840067	Archie Cochrane	Public Safety	$ 8.96	5354127
02/01/2021	840067	Archie Cochrane	Public Safety	$ 48.00	5354129
02/01/2021	840067	Archie Cochrane	Street/Traffic	$ 46.05	5353381
02/01/2021	840067	Archie Cochrane	Street/Traffic	$ 16.54	5354102
02/01/2021	840067	Archie Cochrane	Street/Traffic	$ 215.44	5354232
02/01/2021	840067	Archie Cochrane	Street/Traffic	$ 706.35	5354280
02/01/2021	840067	Archie Cochrane	Street/Traffic	$ 19.09	5354371
02/01/2021	840067	Archie Cochrane	Transit	$ 82.12	5356052 PO NUM 311838. Track Bar Ball Joint & Bushing
02/01/2021	840067	Archie Cochrane	Transit	$ 4.04	5356480. Rear Axle O'Rings Unit 1825. W/O 197943
02/01/2021	840078	Blgs Office System	IT Resources	$ 3,899.00	Formax FD 1406 Autoseal pressure sealer S/N L202735
02/01/2021	840079	Border States	Wastewater	$ 886.40	921262030, FOR HEADWORKS ISSUES
02/01/2021	840079	Border States	Wastewater	$ 9.27	ADMIN WATER HEATER FUSE
02/01/2021	840079	Border States	Wastewater	$ 499.73	AFT TUNNEL
02/01/2021	840079	Border States	Wastewater	$ 2,275.99	AFT Tunnel-Fiber Run WRF, Invoice # 921243655
02/01/2021	840079	Border States	Wastewater	$ 8.10	BRACKETS FOR CONDUIT
02/01/2021	840079	Border States	Wastewater	$ 10,132.75	Replacement breakers for WRF, Invoice # 921295434
02/01/2021	840079	Border States	Wastewater	$ 1,209.31	REPLACEMENT PLC POWER SUPPLIES-PLANT CONTROL SYSTEM
02/01/2021	840079	Border States	Wastewater	$ 13.15	Secondary Tunnel, fiber project
02/01/2021	840079	Border States	Wastewater	$ 117.72	SPS BREAKER PARTS
02/01/2021	840079	Border States	Wastewater	$ 19.63	TAP KIT FOR FIREWALL INSTALLATION-LEAVENS
02/01/2021	840079	Border States	Wastewater	$ 33.96	TAP TOOLS
02/01/2021	840079	Border States	Wastewater	$ 107.27	THM-R1038 3/8x10 Galv threaded rod
02/01/2021	840079	Border States	Wastewater	$ 9.04	TOOL
02/01/2021	840079	Border States	Wastewater	$ 14.69	Tools WRF
02/01/2021	840079	Border States	Wastewater	$ 92.10	WIRE
02/01/2021	840079	Border States	Wastewater	$ 294.53	WRF TOOLS
02/01/2021	840079	Border States	Water	$ 600.16	9 OUTLET SURGE STRIP P/N: 2106553
02/01/2021	840079	Border States	Water	$ 2,157.62	REPLACEMENT PLC CHASSIS & POWER SUPPLY FOR WTP MISER BLOG
02/01/2021	840079	Border States	Water	$ 175.05	LED (NO BALLAST) LIGHTS S8892 P/N: 3412609
02/01/2021	840079	Border States	Water	$ 991.95	LED (NO BALLAST) LIGHTS S8892 P/N: 3412609
02/01/2021	840079	Border States	Water	$ 1,004.02	LIFT STATIONS - LS0012

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	840079	Border States	Water	$ 5,585.46	REPLACEMENT PLC FOR WTP L STRUCTURE
02/01/2021	840079	Border States	Water	$ 8,691.39	REPLACEMENT PLC NETWORK GATEWAY INTAKE 2
02/01/2021	840079	Border States	Water	$ 1,209.31	REPLACEMENT PLC POWER SUPPLIES-PLANT CONTROL SYSTEM
02/01/2021	840079	Border States	Water	$ 19.63	TAP KIT FOR FIREWALL INSTALLATION-LEAVENS
02/01/2021	840079	Border States	Water	$ 33.96	TAP TOOLS
02/01/2021	840079	Border States	Water	$ 442.12	TERMINAL BLOCKS FOR PLC CABINETS WATER & FOX
02/01/2021	840079	Border States	Water	$ 25,876.92	ThinManager Software for Water Treatment Plant
02/01/2021	840079	Border States	Water	$ 9.05	TOOL
02/01/2021	840079	Border States	Water	$ 92.09	WIRE
02/01/2021	840079	Border States	Water	$ 385.26	WTP - tripp ups projects/chem bldg & shop PO 311205
02/01/2021	840080	Bridgestone/Firestone	Transit	$ 10.56	6509070394. October 2020 Miles
02/01/2021	840080	Bridgestone/Firestone	Transit	$ 1,746.12	6509070394. October 2020 Miles
02/01/2021	840080	Bridgestone/Firestone	Transit	$ 1,410.06	6509070396. November 2020 Miles
02/01/2021	840080	Bridgestone/Firestone	Transit	$ 1,515.90	6509070399. December 2020 Miles
02/01/2021	840082	Burns & McDonnell ENG	Water	$ 81,258.26	WO 19-42 West End Water Treatment Plant Project, 118386/6
02/01/2021	840082	Burns & McDonnell ENG	Water	$ 59,823.52	WO 19-42 West End Water Treatment Plant Project, 118386/7
02/01/2021	840085	Century Link	Airport	$ 110.06	406-252-9412 Airport
02/01/2021	840085	Century Link	General	$ 55.03	406-652-0269 Cemetery FAX Line
02/01/2021	840085	Century Link	General	$ 51.42	406-652-8403 Stewart Park Batting Cages
02/01/2021	840085	Century Link	Park Dist 1	$ 60.63	406-652-5507 Parks
02/01/2021	840085	Century Link	Park Dist 1	$ 44.66	406-657-3014 Parks 3890 Stillwater
02/01/2021	840085	Century Link	Parking	$ 44.66	406-657-3054 Park 1 Elevator Phone
02/01/2021	840085	Century Link	Phone System	$ 97.54	406-252-3774 BOC Measured Lines 406-252-3789
02/01/2021	840085	Century Link	Phone System	$ 142.28	406-657-3009 PUD Measured Lines 406-247-8579
02/01/2021	840085	Century Link	Phone System	$ 2,719.00	406-657-8377 Main System Centrex
02/01/2021	840085	Century Link	Phone System	$ 45.92	406-657-8419 MET Fax and 406-247-8520 Kenco Fax
02/01/2021	840085	Century Link	Phone System	$ 44.66	Fire Alarm 406.657.3058
02/01/2021	840085	Century Link	Phone System	$ 44.66	Four Dances 406.657.3040
02/01/2021	840085	Century Link	Phone System	$ 64.60	-Miller Building -406.252.3988
02/01/2021	840085	Century Link	Phone System	$ 44.66	Pioneer Park 406.657.8298
02/01/2021	840085	Century Link	Phone System	$ 45.92	Streets Fax 406.657.8338
02/01/2021	840085	Century Link	Solid Waste	$ 56.59	406-256-7001 Solid Waste Scale House
02/01/2021	840085	Century Link	Street/Traffic	$ 45.92	406-652-8104 PW Traffic Signal 24 Central
02/01/2021	840095	Crescent Electric Supply	Street/Traffic	$ 48.29	elec coating and pvc

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	840095	Crescent Electric Supply	Street/Traffic	$ 1,344.00	S508624530.002 PO NUM 311833
02/01/2021	840095	Crescent Electric Supply	Street/Traffic	$ 0.01	S508716291.001
02/01/2021	840095	Crescent Electric Supply	Street/Traffic	$ 119.85	S508716291.001 PO NUM 311832
02/01/2021	840095	Crescent Electric Supply	Street/Traffic	$ 0.96	S508721190.001 PO NUM 311834
02/01/2021	840095	Crescent Electric Supply	Street/Traffic	$ 0.10	S508736148.001
02/01/2021	840095	Crescent Electric Supply	Street/Traffic	$ 1,006.89	S508736148.001 PO NUM 311831
02/01/2021	840095	Crescent Electric Supply	Water	$ 1,270.00	Hikvision Outdoor PTZ Dome
02/01/2021	840096	Cummins Rocky Mt	Public Safety	$ 383.85	37941
02/01/2021	840096	Cummins Rocky Mt	Solid Waste	$ 1,378.04	37661
02/01/2021	840096	Cummins Rocky Mt	Solid Waste	$ 110.67	37804
02/01/2021	840096	Cummins Rocky Mt	Solid Waste	$ 5.73	37846
02/01/2021	840096	Cummins Rocky Mt	Solid Waste	$ 307.39	37943
02/01/2021	840096	Cummins Rocky Mt	Solid Waste	$ 366.84	38203
02/01/2021	840096	Cummins Rocky Mt	Transit	$ 111.67	38-38636. Coolant Hose Unit 1808. W/O 197686
02/01/2021	840096	Cummins Rocky Mt	Transit	$ 131.60	38-38637. Air Transfer Pipe & O'Ring Unit 1807. W/O 197670
02/01/2021	840096	Cummins Rocky Mt	Transit	$ 383.12	38-38903. Oil Level Correction Unit 1818. W/O 197932
02/01/2021	840098	Dell Computer	Airport	$ 1,571.52	Mobile Precision i7, 16GB RAM, 256GB SSD -Airport Ops
02/01/2021	840098	Dell Computer	Solid Waste	$ 1,104.29	5070 i5 Processor, 8GB RAM, 128GB SSD. 2-24" monitors & sound bar
02/01/2021	840098	Dell Computer	Street/Traffic	$ 979.45	i5 Processor, 8GB RAM, 128GB SSD, 2-24" Monitors
02/01/2021	840098	Dell Computer	Street/Traffic	$ 2,363.58	2-i7 processor, 16GB RAM, 256GB SSD Qty. 2-24" Monitors
02/01/2021	840099	Dixie Petro-Chem	Water	$ 3,752.00	BULK CHLORINE
02/01/2021	840101	DOWL	SID Const	$ 3,163.50	SID 1410 Annafeld Subdivision 2nd Filing Streetlights & Park Improvements
02/01/2021	840102	Downtown Blgs BID	Downtown BID	$ 34,762.56	BID Assessment; Internal City Owned Properties Tax Year 2020
02/01/2021	840103	Downtown Blgs Partners	Tax Incrmnt N27	$ 23,286.75	Urban Revitalization District Operating Agreement
02/01/2021	840108	Empire Garage Owners	Parking	$ 8,604.61	1202021_City of Billings January Assessment
02/01/2021	840110	EWT Holding III Corp	Wastewater	$ 13,492.71	Pilot Trial of Feeding Bioxide Chemical at Briarwood Lift Station
02/01/2021	840114	FCS Group	Storm Sewer	$ 10,807.50	WO 20-37 Stormwater Utility Development, 3241-22012026-4
02/01/2021	840117	Gillig Corporation	Transit	$ 545.70	40769474. King Pins Unit 1819. W/O 197796
02/01/2021	840117	Gillig Corporation	Transit	$ 97.00	40769475. King Pins Bushings & Seals
02/01/2021	840117	Gillig Corporation	Transit	$ 1,024.56	40769940. Exhaust Stack Parts Unit 1819. W/O 197797
02/01/2021	840117	Gillig Corporation	Transit	$ 1,058.91	40770420. Hydraulic Fan Motor Unit 1808. W/O 197956
02/01/2021	840120	Granite Peak Pump	Park Dist 1	$ 8,891.94	filter repair for pumps at Rose,l Lillis, Pioneer - 21007
02/01/2021	840122	Great West ENG	Solid Waste	$ 1,494.50	WO 20-41 Landfill GCCS Study/Report, 23245, 2
02/01/2021	840122	Great West ENG	Solid Waste	$ 3,576.86	WO 20-46 Lanfill Compost Facility, 23125/5

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	840122	Great West ENG	Solid Waste	$ 1,588.39	WO 20-46 Lanfill Compost Facility, 23259\7
02/01/2021	840128	HDR, Inc.	Solid Waste	$ 26,943.35	WO 17-12 Landfill Drop-off Facility; 1200321183/42
02/01/2021	840128	HDR, Inc.	Wastewater	$ 515.05	WWTP Nutrient Upgrade Expansion & Improvements
02/01/2021	840128	HDR, Inc.	Water	$ 2,255.95	WO 18-23 Water Master Plan Update, 1200305988/22
02/01/2021	840128	HDR, Inc.	Water	$ 2,406.96	WO 20-20 Walter Pump Station Addition, 1200319202/8
02/01/2021	840131	Idexx Distribution	Water	$ 3,898.27	WTP SUPPLIES
02/01/2021	840134	Industrial Communication	EOC 911	$ 735.00	ANT ANTENNA FOR 800 MHZ, MOUTING HARDWARE
02/01/2021	840134	Industrial Communication	EOC 911	$ 600.00	MISC SUPPLIES, INCLUDING CABLES, CONNECTORS, ETC.
02/01/2021	840134	Industrial Communication	EOC 911	$ 1,044.00	PWRSUP POWER SUPPLIES AND MOUNTING CASES
02/01/2021	840134	Industrial Communication	EOC 911	$ 6,000.00	SVC 209 STAGING, PROGRAMMING AND INSTALLATION
02/01/2021	840134	Industrial Communication	EOC 911	$ 1,250.00	SVC 209 TRACER TECHNOLOGIES COMMISSIONING, TRAINING, SUPPORT
02/01/2021	840134	Industrial Communication	EOC 911	$ 6,200.00	TCB-IP2 TRACER IP2
02/01/2021	840134	Industrial Communication	EOC 911	$ 18,460.00	TDSTERM terminals, touchscreen w/TDS link, goose neck mic & PTT Pedal
02/01/2021	840134	Industrial Communication	EOC 911	$ 1,041.00	TK 7320 KENWOOD VHF MOBILE RADIO
02/01/2021	840134	Industrial Communication	EOC 911	$ 367.00	TK 8302 KENWOOD UHF MOBILE RADIO
02/01/2021	840141	Jacobs Engineering	Wastewater	$ 11,048.00	Fats, Oils & Grease (FOG) Receiving & Capacity Study for WRF, 5
02/01/2021	840150	KLE Construction	Solid Waste	$ 36,644.88	WO 19-19 Phase 3 Partial Landfill Closure, 4F WO1919 KLE
02/01/2021	840160	M R Concrete	Water	$ 2,700.00	Service Repairs
02/01/2021	840164	MES-NW	Public Safety	$ 712.50	7422-SD1 P100, MASK/FILTERS, PPE, COVID19
02/01/2021	840164	MES-NW	Public Safety	$ 1,314.00	ADAPTER, CBRN 40MM 200423-01
02/01/2021	840164	MES-NW	Public Safety	$ 2,016.00	AV-3000 HT (M) KVLR W/L BRAKT MASK 301215-08
02/01/2021	840164	MES-NW	Public Safety	$ 18.00	CLEVIS, SHOULDER HARNESS, X3 PRO 31003732
02/01/2021	840164	MES-NW	Public Safety	$ 990.00	HEADNET ASM, SURESEAL 200803-01
02/01/2021	840164	MES-NW	Public Safety	$ 17.51	IN1544345 FEDEX GROUND CHARGES
02/01/2021	840175	Morrison Maierle	Water	$ 2,756.08	WO1815 Voelker Pump Station Improvements, 214070/21
02/01/2021	840169	MT Dakota Utilities	CDBG	$ 87.92	Foreclosure Program - 817 N 22nd St
02/01/2021	840169	MT Dakota Utilities	Engineering	$ 212.09	595 373 1000 1
02/01/2021	840169	MT Dakota Utilities	Facilities	$ 1,110.08	130 733 1000 8
02/01/2021	840169	MT Dakota Utilities	Facilities	$ 3,170.06	757 633 1000 2
02/01/2021	840169	MT Dakota Utilities	Facilities	$ 2,641.69	929 780 1000 4
02/01/2021	840169	MT Dakota Utilities	Facilities	$ 3,883.23	989 733 1000 0
02/01/2021	840169	MT Dakota Utilities	Facilities	$ 967.55	993 733 1000 4
02/01/2021	840169	MT Dakota Utilities	General	$ 37.42	061 943 1000 6
02/01/2021	840169	MT Dakota Utilities	General	$ 363.78	437 780 1000 9

Check Date	Check#	Name	Fund Name	Amount		Item Desc
02/01/2021	840169	MT Dakota Utilities	General	$ 364.44	571 295 3342 8	
02/01/2021	840169	MT Dakota Utilities	General	$ 116.60	927 890 1000 3	
02/01/2021	840169	MT Dakota Utilities	Library	$ 3,298.06	219 924 4851 0	
02/01/2021	840169	MT Dakota Utilities	P.W. Admin	$ 53.02	595 373 1000 1	
02/01/2021	840169	MT Dakota Utilities	Park Dist 1	$ 94.88	371 101 1000 6	
02/01/2021	840169	MT Dakota Utilities	Parking	$ 99.81	303 725 2591 2	
02/01/2021	840169	MT Dakota Utilities	Parking	$ 18.63	717 353 1000 6	
02/01/2021	840169	MT Dakota Utilities	Parking	$ 98.36	799 152 1209 0	
02/01/2021	840169	MT Dakota Utilities	Public Safety	$ 37.84	062 907 9494 7	
02/01/2021	840169	MT Dakota Utilities	Public Safety	$ 590.97	169 233 1000 3	
02/01/2021	840169	MT Dakota Utilities	Public Safety	$ 400.30	442 190 1000 4	
02/01/2021	840169	MT Dakota Utilities	Public Safety	$ 86.61	514 117 0478 9	
02/01/2021	840169	MT Dakota Utilities	Public Safety	$ 570.46	533 653 1000 1	
02/01/2021	840169	MT Dakota Utilities	Public Safety	$ 827.35	885 880 1000 4	
02/01/2021	840169	MT Dakota Utilities	Solid Waste	$ 1,993.42	770 390 1000 2	
02/01/2021	840169	MT Dakota Utilities	Transit	$ 1,841.95	962 880 1000 0	
02/01/2021	840169	MT Dakota Utilities	Wastewater	$ 8,734.42	293 780 1000 2	
02/01/2021	840169	MT Dakota Utilities	Wastewater	$ 4,367.21	293 780 1000 2	
02/01/2021	840169	MT Dakota Utilities	Wastewater	$ 4,367.21	293 780 1000 2	
02/01/2021	840169	MT Dakota Utilities	Wastewater	$ 238.17	310 490 1000 7	
02/01/2021	840169	MT Dakota Utilities	Wastewater	$ 168.05	410 490 1000 6	
02/01/2021	840169	MT Dakota Utilities	Wastewater	$ 39.53	735 453 1000 2	
02/01/2021	840169	MT Dakota Utilities	Wastewater	$ 84.39	868 563 1000 7	
02/01/2021	840169	MT Dakota Utilities	Water	$ 261.40	010 490 1000 0	
02/01/2021	840169	MT Dakota Utilities	Water	$ 38.95	076 225 9180 3	
02/01/2021	840169	MT Dakota Utilities	Water	$ 55.91	110 490 1000 9	
02/01/2021	840169	MT Dakota Utilities	Water	$ 267.72	209 077 5055 6	
02/01/2021	840169	MT Dakota Utilities	Water	$ 337.56	210 490 1000 8	
02/01/2021	840169	MT Dakota Utilities	Water	$ 714.48	310 490 1000 7	
02/01/2021	840169	MT Dakota Utilities	Water	$ 504.13	410 490 1000 6	
02/01/2021	840169	MT Dakota Utilities	Water	$ 3,680.06	500 490 1000 7	
02/01/2021	840169	MT Dakota Utilities	Water	$ 89.14	510 490 1000 5	
02/01/2021	840169	MT Dakota Utilities	Water	$ 80.49	527 033 1000 4	
02/01/2021	840169	MT Dakota Utilities	Water	$ 101.72	566 923 1000 8	

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02/01/2021	840169	MT Dakota Utilities	Water	$ 60.01	600 490 1000 6
02/01/2021	840169	MT Dakota Utilities	Water	$ 60.00	600 490 1000 6
02/01/2021	840169	MT Dakota Utilities	Water	$ 74.25	666 923 1000 7
02/01/2021	840169	MT Dakota Utilities	Water	$ 377.60	700 490 1000 5
02/01/2021	840169	MT Dakota Utilities	Water	$ 51.19	800 490 1000 4
02/01/2021	840169	MT Dakota Utilities	Water	$ 119.47	832 001 1000 1
02/01/2021	840169	MT Dakota Utilities	Water	$ 590.91	900 490 1000 3
02/01/2021	840172	MT Rail Link	Tax Incrmnt N27	$ 4,928.33	Quiet Zone Maintenance January 2020 to December 2020
02/01/2021	840173	MT State Firemen	Payroll Clearing	$ 3,827.76	Payroll Summary
02/01/2021	840178	MT Waterworks	Street/Traffic	$ 1,696.44	pipe and couplings for shiloh ditch repairs
02/01/2021	840178	MT Waterworks	Water	$ 1,346.00	1" CURB VALVE - COMPRESSION
02/01/2021	840178	MT Waterworks	Water	$ 116.04	3/4" IPS PEP HANDY-LOC X FIP ADAPTER
02/01/2021	840178	MT Waterworks	Water	$ 1,883.28	6 " MJ GATE VALVE P/N: 2606BLAFMMU
02/01/2021	840178	MT Waterworks	Water	$ 253.90	6" X 3/4" SADDLE DOUBLE BAND - CAST IRON P/N: 3825634
02/01/2021	840178	MT Waterworks	Water	$ 4,806.40	7' FIRE HYDRANT - PUSH ON
02/01/2021	840178	MT Waterworks	Water	$ 1,306.00	8" PLASTIC PIPE CLASS - 200 SDR-14- C-900 SLIP HUB
02/01/2021	840178	MT Waterworks	Water	$ 310.20	Copper for new service, 119 Wyoming
02/01/2021	840178	MT Waterworks	Water	$ 2,305.56	MAIN VALVE RUBBER 5-1/4" FOR K11 & K81 - K8131 & K1136
02/01/2021	840178	MT Waterworks	Water	$ 486.56	P/N: 86056016316
02/01/2021	840178	MT Waterworks	Water	$ 1,743.90	TYLER 6860 HD 26" TOP SECTION (TY502166) (COB-100)
02/01/2021	840183	Network Info System	Solid Waste	$ 5,340.00	WO 17-12 Landfill Reconfiguration (Drop off facility)
02/01/2021	840185	Northwest Pipe	Wastewater	$ 20.95	FLARE
02/01/2021	840185	Northwest Pipe	Wastewater	$ 1,456.97	P.D. UNIT HEATERS
02/01/2021	840185	Northwest Pipe	Wastewater	$ 44.25	Parts
02/01/2021	840185	Northwest Pipe	Wastewater	$ 244.56	Parts
02/01/2021	840185	Northwest Pipe	Water	$ 17.64	1" PVC SCH 80 SXS - COUPLING (829010)
02/01/2021	840185	Northwest Pipe	Water	$ 20.25	1" T-10 STRAINER - (9831-002) P/N: 2032943
02/01/2021	840185	Northwest Pipe	Water	$ 17.20	1-1/2 PVC SCH 80 SXF - ADAPTER (835015)
02/01/2021	840185	Northwest Pipe	Water	$ 21.06	1-1/4" PVC SCH 80 SXF - ADAPTER (835012)
02/01/2021	840185	Northwest Pipe	Water	$ 59.80	2 1/2" LIQUID FILLED 0 TO 160 - 1/4" GAUGE (BOTTOM MOUNT)
02/01/2021	840185	Northwest Pipe	Water	$ 61.50	2 OZ REAL TUFF PIPE DOPE - IN TUBE (15-605)
02/01/2021	840185	Northwest Pipe	Water	$ 45.80	2" PVC SCH 80 SXM ADAPTOR (836020) 0861882
02/01/2021	840185	Northwest Pipe	Water	$ 10.36	2" PVC SCH 80 SXS - COUPLING (829020)
02/01/2021	840185	Northwest Pipe	Water	$ 16.68	2" SCH 80 PVC SXS 90 - ELBOW (806020)

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02/01/2021	840185	Northwest Pipe	Water	$ 70.70	3/4" BRASS TEE
02/01/2021	840185	Northwest Pipe	Water	$ 20,253.12	3/4" E-CODER WALL CU.FT. - MET P/N: 111-255-00040
02/01/2021	840185	Northwest Pipe	Water	$ 298.50	3/4" T-10 MEASURING CHAMBER (9826-200)
02/01/2021	840185	Northwest Pipe	Water	$ 52.50	3/4" T-10 STRAINERS (9831-001)
02/01/2021	840185	Northwest Pipe	Water	$ 14,162.00	5/8" E-CODER WALL CU.FT. - METER W/RECPT ED2A11REF7 (2022300)
02/01/2021	840185	Northwest Pipe	Water	$ 669.30	5/8" T-10 MEASURING CHAMBER ASSEMBLY. (9400-000)
02/01/2021	840185	Northwest Pipe	Water	$ 223.10	5/8" T-10 MEASURING CHAMBER ASSEMBLY. (9400-000)
02/01/2021	840185	Northwest Pipe	Water	$ 276.25	5/8" X 3/4" CHAMBER 2011 STYLE (9400-900) 2032554
02/01/2021	840185	Northwest Pipe	Water	$ 318.75	5/8" X 3/4" CHAMBER 2011 STYLE (9400-900) 2032554 P/N: 2032554
02/01/2021	840185	Northwest Pipe	Water	$ 28.20	5/8" X 3/4" STRAINER T-10 2011 STYLE (9399-006)
02/01/2021	840185	Northwest Pipe	Water	$ 58.32	BLACK NIPPLE 1-1/4" X 7"
02/01/2021	840185	Northwest Pipe	Water	$ 257.40	chemical building cl2
02/01/2021	840185	Northwest Pipe	Water	$ 199.86	CHLORINE SUPPLY
02/01/2021	840185	Northwest Pipe	Water	$ 1,433.73	CHROLINE SUPPLY
02/01/2021	840185	Northwest Pipe	Water	$ 41.08	DEBURRING TOOLS - (4306100)
02/01/2021	840185	Northwest Pipe	Water	$ 48.72	Invoice # 7437062. Staples isolation Valve
02/01/2021	840185	Northwest Pipe	Water	$ 93.12	INVOICE # 744719. WALTER SUMP PUMP
02/01/2021	840185	Northwest Pipe	Water	$ 2,800.00	METERSHOP TRUFLO MEASURING CHAMBER ASSEMBLY
02/01/2021	840185	Northwest Pipe	Water	$ 10,948.00	R-900 ENHANCED WALL RR - MIU 13341-200 (RF'S) (2030905)
02/01/2021	840185	Northwest Pipe	Water	$ 19,040.00	R-900 ENHANCED WALL RR - MIU 13341-200 (RF'S) (2030905)
02/01/2021	840185	Northwest Pipe	Water	$ 8,092.00	R-900 ENHANCED WALL RR - MIU 13341-200 (RF'S) (2030905)
02/01/2021	840185	Northwest Pipe	Water	$ 10.11	Staples, Globe valve
02/01/2021	840185	Northwest Pipe	Water	$ 60.48	valve filter @ Willet; 7442844
02/01/2021	840185	Northwest Pipe	Water	$ 222.88	Water Plant chemical building
02/01/2021	840186	NorthWestern Energy	Airport	$ 21,095.75	0100482-9. Vault Main Account. January 2021
02/01/2021	840186	NorthWestern Energy	Airport	$ 397.70	0712792-1. IP-7. January 2021
02/01/2021	840186	NorthWestern Energy	Airport	$ 801.33	0712800-2. IP-9. January 2021
02/01/2021	840186	NorthWestern Energy	Airport	$ 544.26	0712809-3. IP-11 Alpine. January 2021
02/01/2021	840186	NorthWestern Energy	Engineering	$ 395.64	1741314-7
02/01/2021	840186	NorthWestern Energy	Engineering	$ 35.94	Depot Parking Lot Electricity
02/01/2021	840186	NorthWestern Energy	Facilities	$ 5,033.06	0100507-3
02/01/2021	840186	NorthWestern Energy	Facilities	$ 2,289.30	0975808-7
02/01/2021	840186	NorthWestern Energy	General	$ 1,183.65	0100506-5
02/01/2021	840186	NorthWestern Energy	P.W. Admin	$ 98.90	1741314-7

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02/01/2021	840186	NorthWestern Energy	P.W. Admin	$ 8.99	Depot Parking Lot Electricity
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 5.79	0722237-5
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 5.79	0722247-4
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ -	0722251-6
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ -	0722254-0
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 95.46	0722255-7
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ -	0722257-3
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ -	0722260-7
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ -	0722261-5
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ -	0722262-3
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ -	0722263-1
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ -	0722265-6
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 106.84	0722266-4
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ -	0722268-0
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 11.06	0722269-8
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 12.16	0722292-0
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 15.94	0722293-8
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 6.85	0722905-7
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 75.84	0722933-9
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ -	0723027-9
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 91.57	0723035-2
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 7.03	0723036-0
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 146.66	0723037-8
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ -	0723038-6
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 34.26	0723042-8
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 19.40	0723044-4
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ -	0723048-5
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ -	0723050-1
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ -	0723051-9
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ -	0723052-7
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ -	0723054-3
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 9.56	0723055-0
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 14.83	0723056-8
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 7.01	0723057-6

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02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 19.29	0723058-4
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 8.40	0723090-7
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 5.80	0723162-4
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ -	0723170-7
02/01/2021	840186	NorthWestern Energy	Park Dist 1	$ 17.30	0789437-1
02/01/2021	840186	NorthWestern Energy	Parking	$ 609.99	0720829-1
02/01/2021	840186	NorthWestern Energy	Parking	$ 6,022.73	0720834-1
02/01/2021	840186	NorthWestern Energy	Parking	$ 1,411.66	1569636-2
02/01/2021	840186	NorthWestern Energy	Parking	$ 776.37	1594282-4
02/01/2021	840186	NorthWestern Energy	Parking	$ 2,108.61	3067416-2
02/01/2021	840186	NorthWestern Energy	Parking	$ 115.13	3463478-2
02/01/2021	840186	NorthWestern Energy	Parks Maint	$ 219.35	1059093-3
02/01/2021	840186	NorthWestern Energy	Public Safety	$ 1,680.69	0100476-1 FIRE1: ELECTRICAL SERVICE
02/01/2021	840186	NorthWestern Energy	Public Safety	$ 232.81	1984155-0
02/01/2021	840186	NorthWestern Energy	Public Safety	$ 1,438.18	3448739-7
02/01/2021	840186	NorthWestern Energy	Radio	$ 167.83	0721580-9
02/01/2021	840186	NorthWestern Energy	Street/Traffic	$ 5.80	0723645-8
02/01/2021	840186	NorthWestern Energy	Street/Traffic	$ 34.35	1045820-6
02/01/2021	840186	NorthWestern Energy	Transit	$ 289.58	1784756-7
02/01/2021	840186	NorthWestern Energy	Water	$ 5,611.99	0100540-4
02/01/2021	840186	NorthWestern Energy	Water	$ -	0723043-6
02/01/2021	840186	NorthWestern Energy	Water	$ 1,265.56	5809 Canyondwoods Dr, Billings, MT 59106
02/01/2021	840191	PeopleReady Inc	Solid Waste	$ 6,596.36	Landfill temp labor
02/01/2021	840195	Public Utilities	Wastewater	$ 3,375.57	111176
02/01/2021	840199	Quest Services Corp.	Facilities	$ 9,375.00	Consultant to manage multiple hail repair projects
02/01/2021	840201	Rimrock Foundation	Court Grants	$ 420.00	20 Dec. Rimrock Ancillary
02/01/2021	840201	Rimrock Foundation	Court Grants	$ 2,993.92	20 Dec. Rimrock DUI Services
02/01/2021	840201	Rimrock Foundation	Court Grants	$ 1,078.38	20 Dec. Rimrock Other Costs
02/01/2021	840201	Rimrock Foundation	Court Grants	$ 100.00	20 Dec. Rimrock Screenings
02/01/2021	840206	Russell Industries	Wastewater	$ 5,982.15	Grot pump #2
02/01/2021	840208	SHI International	IT Resources	$ 970.20	GIS -MS 2019 Server 2019 Standard
02/01/2021	840208	SHI International	IT Resources	$ 3,253.52	Qty. 15 NetMotion Licenses -Public Safety and one year maint.
02/01/2021	840208	SHI International	IT Resources	$ 107.48	Qty.13 G3 Licenses and 2 G1 Licenses thru 9/30/22
02/01/2021	840208	SHI International	IT Resources	$ 3,866.20	Qty.13 G3 Licenses only, still need invoice for G1

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02/01/2021	840211	SPM03 LLC	Water	$ 7,561.43	CIS ACCOUNT #257660 REFUND
02/01/2021	840212	State Bar Of MT	General	$ 4,055.00	January '21 Annual Membership Renewals
02/01/2021	840214	Stewart Title Co	CDBG	$ 10,000.00	FTHB Kalyn Owen 3385 Granger Ave S #16
02/01/2021	840224	Town & Country Supply	Fleet	$ 12,295.84	414268 PO NUM 311813
02/01/2021	840224	Town & Country Supply	General	$ 672.15	dyed diesel fuel for Mountview-404998
02/01/2021	840224	Town & Country Supply	General	$ 344.64	dyed diesel fuel for Mountview-408491
02/01/2021	840224	Town & Country Supply	Public Safety	$ 777.30	414904 FIRE 5: WINTER DIESEL DELIVERED 1/27/2021 400 GALLONS TOTAL
02/01/2021	840224	Town & Country Supply	Public Safety	$ 388.65	414905 FIRE 3: WINTER DIESEL, 200 GALLONS TOTAL
02/01/2021	840224	Town & Country Supply	Public Safety	$ 516.36	414906 FIRE 1: UNLEADED
02/01/2021	840224	Town & Country Supply	Public Safety	$ 777.30	414906 FIRE 1: WINTER DIESEL
02/01/2021	840224	Town & Country Supply	Public Safety	$ 349.79	424907 FIRE 6 BLENDED DIESEL, 180 GALLONS TOTAL
02/01/2021	840224	Town & Country Supply	Public Safety	$ 805.65	FIRE 1: UNLEADED, DELIVERED ON 11/07/2019
02/01/2021	840224	Town & Country Supply	Public Safety	$ 298.02	FIRE 3 DIESEL DELIVERED 08/20/2020
02/01/2021	840224	Town & Country Supply	Public Safety	$ 280.47	FIRE 5 DIESEL DELIVERED ON 9/16/2020
02/01/2021	840224	Town & Country Supply	Public Safety	$ 648.90	FIRE 5: DIESEL DELIVERED ON 8/20/2020
02/01/2021	840224	Town & Country Supply	Transit	$ 8,353.41	412635 PO NUM 31185. Dyed #2 Diesel
02/01/2021	840224	Town & Country Supply	Wastewater	$ 3,881.08	FUEL AT WRF
02/01/2021	840224	Town & Country Supply	Water	$ 14,979.53	FUEL FOR PW BELKNAP
02/01/2021	840229	Uniforms2gear	Public Safety	$ 3,841.82	Point Blank CIIA-3 Ballistic Panels
02/01/2021	840229	Uniforms2gear	Public Safety	$ 1,912.99	Point Blank Endeaver Carrier
02/01/2021	840229	Uniforms2gear	Public Safety	$ 795.65	Point Blank Steel Plate 555 5"x8"
02/01/2021	840229	Uniforms2gear	Public Safety	$ 637.63	Point Blank ThorShield Sleeve
02/01/2021	840229	Uniforms2gear	Public Safety	$ 1,130.11	Point Blank Vision Gen II Carrier
02/01/2021	840229	Uniforms2gear	Public Safety	$ 1,281.04	Uniforms2Gear 110527, ballistic panels, plates and carriers
02/01/2021	ACH	US Bank PCards	Airport	$ 350.00	Aaae - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 5.99	Albertsons #4041 - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 544.15	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 176.89	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 1,058.77	Amzn Mktp Us*Zr51F5Re3 - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 68.21	Billings Construction Sup - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 69.50	Bobcat Of Big Sky Inc - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 31.00	Building Code Licpermit - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 31.00	Building Code Licpermit - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 31.00	Building Code Licpermit - PCard

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02/01/2021	ACH	US Bank PCards	Airport	$ 116.00	Creative Monograms Smb - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 84.26	Crescent Electric 054 - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 1.80	Crescent Electric 054 - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 17.86	Crescent Electric 054 - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 30.00	Culligan Billings - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 90.99	Dtv*Directv Service - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 413.63	Ecolab Pest As400 - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 93.64	Ecolab Pest Cs - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 107.92	Ecolab Pest Cs - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 97.13	Ecolab Pest Cs - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 172.08	Ecolab Pest Cs - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 113.92	Ecolab Pest Cs - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 107.92	Ecolab Pest Cs - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 30.96	Fisher'S Technology - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 708.00	Fps/Mountain Alarm - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 402.00	Fps/Mountain Alarm - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 165.82	Grainger - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 92.51	Grainger - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 1,772.00	Graybar Electric - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 2,406.46	Graybar Electric - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 375.00	Historical Society-Gift - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 14.92	Hose & Rubber Supply - Bi - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 113.36	House Of Clean Hillyard - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 159.72	House Of Clean Hillyard - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 50.00	In *Cotter'S Sewer, Septi - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 1,397.15	Johnson Controls Ss - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 233.64	Kb Commercial Products - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 79.97	Lockwood Ace Hardware - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 63.90	Lowes #00319* - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 175.00	Lp Anderson Point S Tire - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 57.92	Master Fog Llc - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 1,462.66	M-B Companies, Inc. - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 473.42	Montana Broom & Brush Co1 - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 475.79	Montana Broom & Brush Co1 - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Airport	$ 567.58	Montana Broom & Brush Co1 - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 105.00	Montana Seals And Packing - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 5.00	Mt Gov Online Trnsctns - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 606.71	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 396.95	Nfpa Natl Fire Protect - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 135.78	Norco Inc - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 664.90	Npc*New Pig Corp - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 363.89	Npc*New Pig Corp - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 85.00	Nwaaae - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 85.00	Nwaaae - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 78.29	O'Reilly Auto Parts 1551 - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 143.00	Pp*Zeecreativeinc - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 151.88	Sherwin Williams 701710 - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 28.08	Shipton'S Big R-East - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 511.00	Simplify Compliance Llc - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 137.50	Spic And Span - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 2,247.58	State Chemic*State Che - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 699.75	State Chemic*State Che - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 263.71	Tacoma Screw Products B - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 770.00	Tapco - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 960.00	Tapco - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 395.00	Tapco - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 1,500.00	Transportation Security - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 301.47	Usda Aphis Act Hldr - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 713.00	Vemco- Inc - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 300.00	Yellowstone Electric Comp - PCard
02/01/2021	ACH	US Bank PCards	Airport	$ 15.55	Zoom.Us 888-799-9666 - PCard
02/01/2021	ACH	US Bank PCards	Amend Park	$ 619.83	Bridger Steel Billings - PCard
02/01/2021	ACH	US Bank PCards	Amend Park	$ 35.99	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Amend Park	$ 197.70	Knife River 5601 - PCard
02/01/2021	ACH	US Bank PCards	Amend Park	$ 49.98	Lowes #00319* - PCard
02/01/2021	ACH	US Bank PCards	Amend Park	$ 197.58	The Home Depot #3101 - PCard
02/01/2021	ACH	US Bank PCards	Building	$ 54.68	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Building	$ 20.44	Costco Whse #0069 - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Building	$ 100.00	Diamond Detail Llc - PCard
02/01/2021	ACH	US Bank PCards	Building	$ 287.00	Int'L Code Council Inc - PCard
02/01/2021	ACH	US Bank PCards	CDBG	$ 46.20	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	CDBG	$ 102.98	Amzn Mktp Us*1K43M6Fp3 - PCard
02/01/2021	ACH	US Bank PCards	CDBG	$ 53.23	Amzn Mktp Us*5T5Qe7K23 - PCard
02/01/2021	ACH	US Bank PCards	CDBG	$ 12.95	Canva* 02919-12311284 - PCard
02/01/2021	ACH	US Bank PCards	CDBG	$ 49.43	City Of Billings - PCard
02/01/2021	ACH	US Bank PCards	CDBG	$ 234.47	Fisher'S Technology - PCard
02/01/2021	ACH	US Bank PCards	CDBG	$ 85.10	Mackenzie River Pizza - - PCard
02/01/2021	ACH	US Bank PCards	CDBG	$ 50.76	Office Depot #2135 - PCard
02/01/2021	ACH	US Bank PCards	CDBG	$ 129.89	Office Depot #450 - PCard
02/01/2021	ACH	US Bank PCards	CDBG	$ 176.18	Panera Bread #202752 K - PCard
02/01/2021	ACH	US Bank PCards	CDBG	$ 25.56	Presidents Vol Srv Award - PCard
02/01/2021	ACH	US Bank PCards	CDBG	$ 38.89	Target 00013334 - PCard
02/01/2021	ACH	US Bank PCards	CDBG	$ 165.00	Vitalsmarts Lc - Train - PCard
02/01/2021	ACH	US Bank PCards	City Ins Fund	$ 675.00	Rei #198 Billings - PCard
02/01/2021	ACH	US Bank PCards	City Ins Fund	$ 25.00	Rei #198 Billings - PCard
02/01/2021	ACH	US Bank PCards	Court Grants	$ 100.00	Albertsons #4041 - PCard
02/01/2021	ACH	US Bank PCards	Court Grants	$ 100.00	Billingsescaperoom.Com - PCard
02/01/2021	ACH	US Bank PCards	Court Grants	$ 40.47	Office Depot #2135 - PCard
02/01/2021	ACH	US Bank PCards	Court Grants	$ 31.98	Office Depot #450 - PCard
02/01/2021	ACH	US Bank PCards	Court Grants	$ 15.55	Zoom.Us 888-799-9666 - PCard
02/01/2021	ACH	US Bank PCards	Engineering	$ 380.29	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Engineering	$ 39.78	Amzn Mktp Us*Ra8S88Hj3 - PCard
02/01/2021	ACH	US Bank PCards	Engineering	$ 205.11	Econo Print - PCard
02/01/2021	ACH	US Bank PCards	Engineering	$ 68.37	Econo Print - PCard
02/01/2021	ACH	US Bank PCards	Engineering	$ 1.36	Fisher'S Technology - PCard
02/01/2021	ACH	US Bank PCards	Engineering	$ 46.40	Fps/Mountain Alarm - PCard
02/01/2021	ACH	US Bank PCards	Engineering	$ 21.45	Mypilotstore.Com - PCard
02/01/2021	ACH	US Bank PCards	Engineering	$ 34.38	Selby'S - PCard
02/01/2021	ACH	US Bank PCards	Engineering	$ 299.99	Www Costco Com - PCard
02/01/2021	ACH	US Bank PCards	Engineering	$ 15.55	Zoom.Us 888-799-9666 - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 18.00	Aaim - Services - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 115.47	Ace Electric - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Facilities	$ 231.63	Ace Electric - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 406.28	Ace Electric - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 14.99	Adobe *800-833-6687 - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 148.67	Air Controls-Billings - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 202.50	Alpine Plumbing Heating & - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 400.00	Alpine Plumbing Heating & - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 629.96	Best Buy 00005926 - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 68.37	Econo Print - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 75.00	Fps/Mountain Alarm - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 12.50	Fps/Mountain Alarm - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 313.98	Grainger - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 254.40	Grainger - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 235.12	Hanson Chemical - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 73.12	Kb Commercial Products - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 10.98	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 29.98	Lowes #00319* - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 1,248.80	Midland Mechanical Inc - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 844.25	Midland Mechanical Inc - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 95.00	Midland Mechanical Inc - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 177.40	Montana Broom & Brush Co1 - PCard
02/01/2021	ACH	US Bank PCards	Facilities	$ 110.00	Sq *Skyline Service - PCard
02/01/2021	ACH	US Bank PCards	Fleet	$ 68.37	Econo Print - PCard
02/01/2021	ACH	US Bank PCards	Fleet	$ 20.94	Lowes #00319* - PCard
02/01/2021	ACH	US Bank PCards	Fleet	$ 42.98	Lowes #00319* - PCard
02/01/2021	ACH	US Bank PCards	Fleet	$ 435.00	Oil Price Info Serv - PCard
02/01/2021	ACH	US Bank PCards	Fleet	$ 62.65	Palay Display Ind - PCard
02/01/2021	ACH	US Bank PCards	Fleet	$ 85.00	Snappyduds - PCard
02/01/2021	ACH	US Bank PCards	Fleet	$ 41.51	Uline *Ship Supplies - PCard
02/01/2021	ACH	US Bank PCards	Fleet	$ 37.92	Wm Supercenter #1956 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 95.40	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	General	$ 26.46	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	General	$ 13.19	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	General	$ 39.81	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	General	$ 26.63	360 Office Solutions Inc - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	General	$ 37.54	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	General	$ 480.26	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	General	$ 17.93	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	General	$ 17.40	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	General	$ 36.43	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	General	$ 246.35	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	General	$ 52.99	Adobe Creative Cloud - PCard
02/01/2021	ACH	US Bank PCards	General	$ 52.99	Adobe Creative Cloud - PCard
02/01/2021	ACH	US Bank PCards	General	$ 29.99	Adobe Creative Cloud - PCard
02/01/2021	ACH	US Bank PCards	General	$ 58.34	Adobe Creative Cloud - PCard
02/01/2021	ACH	US Bank PCards	General	$ 52.99	Adobe Creative Cloud - PCard
02/01/2021	ACH	US Bank PCards	General	$ 14.99	Adobe Pdf Pack Subs - PCard
02/01/2021	ACH	US Bank PCards	General	$ 17.06	Albertsons #0038 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 8.85	Albertsons #0038 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 13.46	Albertsons #0038 - PCard
02/01/2021	ACH	US Bank PCards	General	$ (15.66)	Albertsons #1227 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 15.66	Albertsons #1227 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 32.02	Albertsons #1227 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 15.66	Albertsons #1227 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 6.14	Amazon.Com*Lz6Vy0Ct3 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 75.00	American Assoc Of Code - PCard
02/01/2021	ACH	US Bank PCards	General	$ (0.69)	Apple.Com/Bill - PCard
02/01/2021	ACH	US Bank PCards	General	$ 532.24	Auto Trim Design - PCard
02/01/2021	ACH	US Bank PCards	General	$ 109.00	Buddy Punch - PCard
02/01/2021	ACH	US Bank PCards	General	$ 70.00	Bur Of Bus Econ Res Um - PCard
02/01/2021	ACH	US Bank PCards	General	$ 122.06	Crescent Electric 054 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 6.00	Dollar Tree - PCard
02/01/2021	ACH	US Bank PCards	General	$ 139.85	Econo Print - PCard
02/01/2021	ACH	US Bank PCards	General	$ 239.27	Econo Print - PCard
02/01/2021	ACH	US Bank PCards	General	$ 2.00	Empire Garage - PCard
02/01/2021	ACH	US Bank PCards	General	$ 27.00	Evergreen Ace Hardware - PCard
02/01/2021	ACH	US Bank PCards	General	$ 25.00	Facebk *Usnpeye4Y2 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 60.00	Fbi National Academy Asso - PCard
02/01/2021	ACH	US Bank PCards	General	$ 102.47	Fisher'S Technology - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	General	$ 102.47	Fisher'S Technology - PCard
02/01/2021	ACH	US Bank PCards	General	$ 105.57	Fisher'S Technology - PCard
02/01/2021	ACH	US Bank PCards	General	$ 105.57	Fisher'S Technology - PCard
02/01/2021	ACH	US Bank PCards	General	$ 76.21	Fisher'S Technology - PCard
02/01/2021	ACH	US Bank PCards	General	$ (99.00)	Freepik & Flaticon - PCard
02/01/2021	ACH	US Bank PCards	General	$ 76.38	Gran Quartz-Mn - PCard
02/01/2021	ACH	US Bank PCards	General	$ 26.06	Graybar Electric - PCard
02/01/2021	ACH	US Bank PCards	General	$ 23.36	Graybar Electric - PCard
02/01/2021	ACH	US Bank PCards	General	$ 122.10	Graybar Electric - PCard
02/01/2021	ACH	US Bank PCards	General	$ 557.50	Hanson Chemical - PCard
02/01/2021	ACH	US Bank PCards	General	$ 308.26	Hanson Chemical - PCard
02/01/2021	ACH	US Bank PCards	General	$ 156.02	Hanson Chemical - PCard
02/01/2021	ACH	US Bank PCards	General	$ 35.02	Hanson Chemical - PCard
02/01/2021	ACH	US Bank PCards	General	$ 16.80	Hanson Chemical - PCard
02/01/2021	ACH	US Bank PCards	General	$ 2.45	Hanson Chemical - PCard
02/01/2021	ACH	US Bank PCards	General	$ 9.98	Heights Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	General	$ 9.99	Heights Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	General	$ 90.73	Issa Llc - PCard
02/01/2021	ACH	US Bank PCards	General	$ 98.97	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	General	$ 8.99	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	General	$ 33.98	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	General	$ 45.12	Knife River 5601 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 20.15	Lamination Depot Inc - PCard
02/01/2021	ACH	US Bank PCards	General	$ 212.25	Lifeguard Store - Online - PCard
02/01/2021	ACH	US Bank PCards	General	$ 100.56	Lp Anderson Point S Tire - PCard
02/01/2021	ACH	US Bank PCards	General	$ 16.20	Midland Implement Co - PCard
02/01/2021	ACH	US Bank PCards	General	$ 90.68	Midland Implement Co - PCard
02/01/2021	ACH	US Bank PCards	General	$ 50.00	Mt Prof License Renew - PCard
02/01/2021	ACH	US Bank PCards	General	$ 50.00	Mt Prof License Renew - PCard
02/01/2021	ACH	US Bank PCards	General	$ 356.04	Myron Corp - PCard
02/01/2021	ACH	US Bank PCards	General	$ 99.00	National League Of Citie - PCard
02/01/2021	ACH	US Bank PCards	General	$ 27.19	Northwest Pipe Fittings - PCard
02/01/2021	ACH	US Bank PCards	General	$ 71.98	Office Depot #2135 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 84.96	O'Reilly Auto Parts 1551 - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	General	$ 90.00	Paypal *Montanatrai - PCard
02/01/2021	ACH	US Bank PCards	General	$ 90.00	Paypal *Montanatrai - PCard
02/01/2021	ACH	US Bank PCards	General	$ 15.00	Pepsicola Bottling Compan - PCard
02/01/2021	ACH	US Bank PCards	General	$ 24.99	Pound Fitness - PCard
02/01/2021	ACH	US Bank PCards	General	$ 2.34	Shipton'S Big R-East - PCard
02/01/2021	ACH	US Bank PCards	General	$ 255.50	Simplify Compliance Llc - PCard
02/01/2021	ACH	US Bank PCards	General	$ 255.50	Simplify Compliance Llc - PCard
02/01/2021	ACH	US Bank PCards	General	$ 37.00	Smk*Surveymonkey.Com - PCard
02/01/2021	ACH	US Bank PCards	General	$ 39.71	Snappyduds - PCard
02/01/2021	ACH	US Bank PCards	General	$ 79.99	Spectrum - PCard
02/01/2021	ACH	US Bank PCards	General	$ 93.81	Tacoma Screw Products B - PCard
02/01/2021	ACH	US Bank PCards	General	$ 94.95	Target 00001719 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 6.48	Target 00013334 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 20.00	Textmagic.Com - PCard
02/01/2021	ACH	US Bank PCards	General	$ 60.00	The Rubber Stamp Shop, In - PCard
02/01/2021	ACH	US Bank PCards	General	$ 499.00	The Seminar Group - PCard
02/01/2021	ACH	US Bank PCards	General	$ 25.59	Thomson West*Tcd - PCard
02/01/2021	ACH	US Bank PCards	General	$ 127.50	Time Out Sports - PCard
02/01/2021	ACH	US Bank PCards	General	$ 531.00	Varidesk* 1800 207 2587 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 316.10	Wal-Mart #2923 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 69.85	Walmart.Com Ax - PCard
02/01/2021	ACH	US Bank PCards	General	$ 47.85	Wheniwork.Com - PCard
02/01/2021	ACH	US Bank PCards	General	$ 231.48	Wm Supercenter #1956 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 8.82	Wm Supercenter #2923 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 59.58	Wm Supercenter #2923 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 16.00	Zeecreativeinc - PCard
02/01/2021	ACH	US Bank PCards	General	$ 690.00	Zeecreativeinc - PCard
02/01/2021	ACH	US Bank PCards	General	$ 15.55	Zoom.Us 888-799-9666 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 44.97	Zoom.Us 888-799-9666 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 15.55	Zoom.Us 888-799-9666 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 15.55	Zoom.Us 888-799-9666 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 15.55	Zoom.Us 888-799-9666 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 15.55	Zoom.Us 888-799-9666 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 59.30	Zoom.Us 888-799-9666 - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	General	$ 15.55	Zoom.Us 888-799-9666 - PCard
02/01/2021	ACH	US Bank PCards	General	$ 50.90	Zumba Fitness - PCard
02/01/2021	ACH	US Bank PCards	IT Resources	$ 11.43	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	IT Resources	$ 16.24	Amazon.Com*2C62H51Q3 Amzn - PCard
02/01/2021	ACH	US Bank PCards	IT Resources	$ 79.90	Amzn Mktp Us*A39981B93 - PCard
02/01/2021	ACH	US Bank PCards	IT Resources	$ 76.24	Amzn Mktp Us*Im8Vc35F3 - PCard
02/01/2021	ACH	US Bank PCards	IT Resources	$ 34.50	Fps/Mountain Alarm - PCard
02/01/2021	ACH	US Bank PCards	IT Resources	$ 15.55	Zoom.Us 888-799-9666 - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 126.25	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 1,830.00	Amazon.Com*Od58F9Xq3 Amzn - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 1,250.00	Amazon.Com*Z024Z6Q43 - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 66.00	Amerlibassoc Ecommerce - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 169.00	Amerlibassoc Ecommerce - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 14.99	Amzn Digital*970173Sf3 - PCard
02/01/2021	ACH	US Bank PCards	Library	$ (139.98)	Amzn Mktp Us - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 18.98	Amzn Mktp Us*0F7Zw8Q73 - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 21.98	Amzn Mktp Us*Gq9U24Ao3 - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 35.96	Amzn Mktp Us*Ms2Ti62O3 - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 74.90	Anc*Newspapers.Com - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 14.00	Big Lots Stores - #1923 - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 1,561.00	Collaborative Summer Libr - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 551.17	Collaborative Summer Libr - PCard
02/01/2021	ACH	US Bank PCards	Library	$ (251.21)	Delta Air 0067507909194 - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 642.29	Demco Inc - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 376.63	Ferguson Ent #3027 - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 45.99	Fisher'S Technology - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 882.00	In *Book Page - PCard
02/01/2021	ACH	US Bank PCards	Library	$ (65.54)	Pizza Hut #1714 - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 65.54	Pizza Hut #1714 - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 65.54	Pizza Hut #1714 - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 21.97	Ross Stores #554 - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 9.98	Sams Club #4805 - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 299.00	Skillpath / National - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 52.00	Sq *Yellowstone County Ne - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Library	$ 8.59	Target 00013334 - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 15.00	Target.Com * - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 20.00	Target.Com * - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 30.00	Target.Com * - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 30.00	Target.Com * - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 30.00	Target.Com * - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 30.00	Target.Com * - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 30.00	Target.Com * - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 10.00	Target.Com * - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 1.50	Teacherspayteachers.Com - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 1,539.56	Uline *Ship Supplies - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 30.49	Wal-Mart #4412 - PCard
02/01/2021	ACH	US Bank PCards	Library	$ 34.16	Wal-Mart #4412 - PCard
02/01/2021	ACH	US Bank PCards	P.W. Admin	$ 667.81	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	P.W. Admin	$ 83.94	Amzn Mktp Us*Tj4474Qs3 - PCard
02/01/2021	ACH	US Bank PCards	P.W. Admin	$ 11.49	Billingsgazettethriftynck - PCard
02/01/2021	ACH	US Bank PCards	P.W. Admin	$ 4.72	Fisher'S Technology - PCard
02/01/2021	ACH	US Bank PCards	P.W. Admin	$ 11.60	Fps/Mountain Alarm - PCard
02/01/2021	ACH	US Bank PCards	P.W. Admin	$ 45.00	Fps/Mountain Alarm - PCard
02/01/2021	ACH	US Bank PCards	P.W. Admin	$ 50.00	Mt Prof License Renew - PCard
02/01/2021	ACH	US Bank PCards	P.W. Admin	$ 46.66	Zoom.Us 888-799-9666 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 11.84	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ (2.54)	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 28.65	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 93.87	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 36.43	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 12.46	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 29.99	Adobe Creative Cloud - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 1,129.90	Big Sky Steel And Salvage - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 162.63	Big Sky Steel And Salvage - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 100.00	Bighorn Boots - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 35.54	Billings Construction Sup - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 139.96	Billings Construction Sup - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 179.82	Border States Industries - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 75.38	Border States Industries - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 227.42	C&B Billings - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 92.52	C&B Billings - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 27.98	Evergreen Ace Hardware - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 9.99	Evergreen Ace Hardware - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 11.98	Evergreen Ace Hardware - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 15.98	Evergreen Ace Hardware - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 16.46	Evergreen Ace Hardware - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 23.15	Evergreen Ace Hardware - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 21.67	Evergreen Ace Hardware - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 102.46	Fisher'S Technology - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 102.46	Fisher'S Technology - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 26.47	Harbor Freight Tools 207 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 83.94	Harbor Freight Tools 207 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 29.97	Heights Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 189.00	Industrial Sales And Se - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 11.97	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 6.00	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 164.15	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ (6.00)	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 15.49	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 91.94	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 36.58	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 149.00	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 27.49	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 4.13	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 2.99	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 13.49	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 99.00	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 14.99	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 6.00	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 20.16	Lamination Depot Inc - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 247.42	Midland Implement Co - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 173.34	Midland Implement Co - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 717.69	Midland Implement Co - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 719.00	Midland Implement Co - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 55.20	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 35.99	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 64.99	Napa Store 3547007 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 73.60	Napa Store 3547007 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 9.28	Northwest Pipe Fittings, - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 90.00	Paypal *Montanatrai - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 90.00	Paypal *Montanatrai - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 100.00	Paypal *Mucfa - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 265.65	Rdoce Bil 020112 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 124.88	Rei #198 Billings - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 1,564.50	Rj Thomas Mfg Pilot Roc - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 130.00	Scheels Billings - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 43.98	Shiptons Big R Heights - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 301.88	Shipton'S Big R-East - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 15.99	Shipton'S Big R-West - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 104.98	Shipton'S Big R-West - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 117.46	Shoe Carnival #0446 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 130.00	Sports Turf Managers Asso - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 250.00	Sprocket'S Mach. & Weld - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 300.00	Sprocket'S Mach. & Weld - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 35.00	Staley S Tire And Automot - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 15.00	Staley S Tire And Automot - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 100.94	Tacoma Screw Products B - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 26.90	Tacoma Screw Products B - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 217.78	Tacoma Screw Products B - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 49.88	The Home Depot #3101 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 30.15	The Home Depot #3101 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 39.80	The Home Depot #3101 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 62.98	The Home Depot #3101 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 5.57	The Home Depot #3101 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 330.65	The Home Depot 3101 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 288.11	The Home Depot 3101 - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 62.55	Tractor-Supply-Co #0303 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 9.88	Wal-Mart #1956 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 32.84	Wal-Mart #2923 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 119.82	Wal-Mart #4412 - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 27.50	West End Lock And Secur - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 10.00	West End Lock And Secur - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 19.00	Yellowstone Valley Elect - PCard
02/01/2021	ACH	US Bank PCards	Park Dist 1	$ 14.99	Zoom.Us 888-799-9666 - PCard
02/01/2021	ACH	US Bank PCards	Park Prgrms	$ 159.00	International Bronze Plaq - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 6.88	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 31.41	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 218.36	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 4.90	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 531.03	Air Controls-Billings - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 100.00	Air Controls-Billings - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 237.50	Alpine Plumbing Heating & - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 1.99	Amazon Prime*M18Jo0Ou3 - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 29.99	Amazon.Com*T61221Wh3 Amzn - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 29.95	Amazon.Com*Y161C7J03 Amzn - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 143.96	Amzn Mktp Us*U921F18Y3 - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 150.25	Billings Construction Sup - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 150.25	Billings Construction Sup - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 5.00	Car Wash Systems, Inc. - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 13.99	Costco Whse #0069 - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 110.27	Costco Whse #0069 - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 44.86	Costco Whse #0069 - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 31.50	Creative Monograms Smb - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 2,056.12	Econo Print - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 75.00	Fps/Mountain Alarm - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 75.00	Fps/Mountain Alarm - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 37.50	Fps/Mountain Alarm - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 167.99	Kb Commercial Products - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 167.99	Kb Commercial Products - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 168.00	Kb Commercial Products - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Parking	$ 11.98	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 8.99	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 11.98	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 89.99	Lowes #00907* - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 39.99	Office Depot #2135 - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 30.00	Sq *Skyline Service - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 120.00	Sq *Skyline Service - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 90.00	Sq *Skyline Service - PCard
02/01/2021	ACH	US Bank PCards	Parking	$ 17.70	Wetzels Quality Cleaners - PCard
02/01/2021	ACH	US Bank PCards	Parks Maint	$ 464.48	Cxt Incorporated - PCard
02/01/2021	ACH	US Bank PCards	Parks Maint	$ 57.44	Midland Implement Co - PCard
02/01/2021	ACH	US Bank PCards	Parks Maint	$ 301.89	Nc The Cat Rental St - PCard
02/01/2021	ACH	US Bank PCards	Parks Maint	$ 767.93	Northwest Pipe Fittings, - PCard
02/01/2021	ACH	US Bank PCards	Parks Maint	$ 183.87	Yellowstone Valley Elect - PCard
02/01/2021	ACH	US Bank PCards	Parks Maint	$ 80.88	Yellowstone Valley Elect - PCard
02/01/2021	ACH	US Bank PCards	Parks Maint	$ 20.12	Yellowstone Valley Elect - PCard
02/01/2021	ACH	US Bank PCards	Parks Maint	$ 40.46	Yellowstone Valley Elect - PCard
02/01/2021	ACH	US Bank PCards	Parks Maint	$ 266.14	Yellowstone Valley Elect - PCard
02/01/2021	ACH	US Bank PCards	Parks Maint	$ 19.45	Yellowstone Valley Elect - PCard
02/01/2021	ACH	US Bank PCards	PD Program	$ 169.40	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	PD Program	$ 271.79	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	PD Program	$ 499.00	B&H Photo 800-606-6969 - PCard
02/01/2021	ACH	US Bank PCards	PD Program	$ 600.00	Covert Track Group Inc - PCard
02/01/2021	ACH	US Bank PCards	PD Program	$ 302.05	Peavey Corp. - PCard
02/01/2021	ACH	US Bank PCards	PD Program	$ 132.50	Peavey Corp. - PCard
02/01/2021	ACH	US Bank PCards	PD Program	$ 899.91	Target 00013334 - PCard
02/01/2021	ACH	US Bank PCards	Phone System	$ 26.67	Amzn Mktp Us*Nm3A77Xt3 - PCard
02/01/2021	ACH	US Bank PCards	Phone System	$ 11.99	Amzn Mktp Us*Wu26A7193 - PCard
02/01/2021	ACH	US Bank PCards	Phone System	$ 376.84	Idu*Insight Public Sec - PCard
02/01/2021	ACH	US Bank PCards	Planning	$ 9.99	Adobe *800-833-6687 - PCard
02/01/2021	ACH	US Bank PCards	Planning	$ 56.21	Amazon.Com*2O30A4083 Amzn - PCard
02/01/2021	ACH	US Bank PCards	Planning	$ 52.90	Amazon.Com*B91Zy86F3 Amzn - PCard
02/01/2021	ACH	US Bank PCards	Planning	$ 26.48	Amazon.Com*M372202Q3 Amzn - PCard
02/01/2021	ACH	US Bank PCards	Planning	$ 395.78	Amzn Mktp Us*0V1U04Ew3 - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Planning	$ 214.99	Amzn Mktp Us*897Bm8H73 - PCard
02/01/2021	ACH	US Bank PCards	Planning	$ 133.62	Amzn Mktp Us*Fb4M418C3 - PCard
02/01/2021	ACH	US Bank PCards	Planning	$ 45.64	Amzn Mktp Us*Jy0Ay9Fj3 - PCard
02/01/2021	ACH	US Bank PCards	Planning	$ 16.28	Amzn Mktp Us*Wu61Y9Mo3 - PCard
02/01/2021	ACH	US Bank PCards	Planning	$ 500.00	Association Of Pedestrian - PCard
02/01/2021	ACH	US Bank PCards	Planning	$ 20.43	Costco Whse #0069 - PCard
02/01/2021	ACH	US Bank PCards	Planning	$ 315.00	Inst Of Transp Eng - PCard
02/01/2021	ACH	US Bank PCards	Planning	$ 25.04	Pizza Hut #1714 - PCard
02/01/2021	ACH	US Bank PCards	Planning	$ 45.00	Sq *Mt Mobile Shredding - PCard
02/01/2021	ACH	US Bank PCards	Planning	$ 144.00	Sq *Square Weebly - PCard
02/01/2021	ACH	US Bank PCards	Planning	$ 151.00	Zeecreativeinc - PCard
02/01/2021	ACH	US Bank PCards	Property Ins	$ 375.00	Fmcsa D&A Clearinghouse - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 370.96	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 16.54	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 890.16	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 308.49	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 149.70	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 688.88	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 267.99	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 51.17	Aaim - Services - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 135.00	Aces Brand Imaging - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 11.98	Albertsons #4025 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 60.75	Amazon.Com*2U7Wy6Hv3 Amzn - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 17.68	Amazon.Com*Ft0Wh09L3 Amzn - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 23.36	Amazon.Com*Qs6Ys2Ea3 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 349.99	Amzn Mktp Us*0W3G36Qv3 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 99.99	Amzn Mktp Us*573V168J3 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 210.99	Amzn Mktp Us*Ar4Kk4M83 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 48.15	Amzn Mktp Us*Bb70A47J3 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 35.98	Amzn Mktp Us*H22Ih58X3 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 41.97	Amzn Mktp Us*Ir5Pz0Xk3 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 21.98	Amzn Mktp Us*My5S274D3 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 44.60	Amzn Mktp Us*N97Zj1W33 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 295.00	Amzn Mktp Us*Qh3Ci1Ce3 - PCard

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02/01/2021	ACH	US Bank PCards	Public Safety	$ 79.99	Amzn Mktp Us*Tf2By6993 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 34.99	Amzn Mktp Us*Vj8Cw73L3 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 596.76	Amzn Mktp Us*Vr0L06F13 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 23.95	Amzn Mktp Us*Wd03H2Hb3 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 229.90	Amzn Mktp Us*Wl6Iw7V93 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 0.99	Apple.Com/Bill - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 165.00	Atlantic Signal - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 685.00	Att*Court Order Chgs - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 1,681.86	B&H Photo 800-606-6969 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 2,140.98	B&H Photo 800-606-6969 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 734.35	Best Western Plus Peppert - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 707.35	Best Western Plus Peppert - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 707.35	Best Western Plus Peppert - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 892.50	Billings Army Navy Surplu - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 171.15	Blue Planet - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 99.90	Cab Store Billings, Mt - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 1,027.85	Central Electric Inc - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 99.99	Costco Whse #0069 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 159.99	Costco Whse #0069 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 111.93	Costco Whse #0069 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 799.96	Costco Whse #0069 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 629.99	Costco Whse #0069 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 48.00	Creative Monograms Smb - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 235.50	Creative Monograms Smb - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 9.00	Creative Monograms Smb - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 84.00	Creative Monograms Smb - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 690.90	Crye Precision - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 21.22	Crye Precision - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 76.65	Dba. Oregon Rule Co. - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 523.02	Dmi* Dell Corp Bus - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 33.61	Econo Print - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 28.34	Elite K9 Inc 2 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 223.00	Evident Inc - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 110.00	Fbi National Academy Asso - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Public Safety	$ 18.85	Fedex 97782927 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ (103.00)	Firemaster - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 69.98	Fluorescent Light Cove - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 165.50	Fps/Mountain Alarm - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 1,550.00	Galls - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 416.98	Galls - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 26.95	Global Vending Group Inc - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 1,116.00	Gunarama Wholesale Inc - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 105.35	Hanson Chemical - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 206.25	Hanson Chemical - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 525.77	Hanson Chemical - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 104.21	Hanson Chemical - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 491.60	Hanson Chemical - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 199.00	Havis Inc - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 250.72	Idu*Insight Public Sec - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 29.67	Ims Alliance - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 841.32	In *Cao Group - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 865.20	In *Cynthia Boyer - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 285.00	Int'L Assoc Of Fire Chie - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 56.52	Iron Mountain - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 112.50	Jimmy Johns - 1646 - M - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 79.75	Jimmy Johns - 1646 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 147.84	Kb Commercial Products - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 180.50	Kb Commercial Products - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 11.58	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 40.00	Midland Printing - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 20.00	National Registry Emt - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 25.00	National Registry Emt - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 96.93	Office Depot #2135 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 8.57	Office Depot #2135 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 91.88	Office Depot #2135 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 56.79	Office Depot #450 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 89.99	Party America Billings He - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 50.00	Paypal *Iape - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Public Safety	$ 250.00	Paypal *Iape - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 365.00	Priority Dispatch Corp - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 1,050.00	Public Agency Training - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 16.98	Sams Club #4805 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 16.98	Sams Club #4805 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 174.95	Scheels Billings - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 319.90	Scheels Billings - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 125.00	Scheels Billings - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 839.00	Silver Threads - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 234.52	Spectrum - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 17.98	Target 00013334 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 93.97	Target 00013334 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 14.18	Target 00013334 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 195.30	The Home Depot #3101 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 87.58	The Home Depot 3101 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 45.53	The Ups Store 2594 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 27.99	The Wave - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 27.99	The Wave - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 226.80	Tlo Transunion - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 616.55	Tractor-Supply-Co #0303 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 184.50	Tritech Forensics - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 35.90	Tst* City Brew Coffee - C - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 980.58	Tyler Tech Govt Fees - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 10.00	Universal Awards - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 25.88	Ups*000000W219W8021 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 31.08	Ups*000000W219W8031 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 152.85	Ups*000000W219W8510 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 217.00	Ups*000000W219W8520 - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 64.95	Web*Networksolutions - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 184.95	Web*Networksolutions - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 107.50	West End Lock And Secur - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 388.00	West End Lock And Secur - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 936.50	West End Lock And Secur - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 364.38	Wpsg, Inc. - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Public Safety	$ 215.96	Wpsg, Inc. - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 652.89	Wpsg, Inc. - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 97.00	Www.Volgistics.Com - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 42.23	Yellowstone County Treas - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 24.00	Yellowstone Ice And Water - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 49.66	Yellowstone Valley Elect - PCard
02/01/2021	ACH	US Bank PCards	Public Safety	$ 99.84	Zoom.Us 888-799-9666 - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 338.73	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 20.39	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 398.57	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 172.91	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 777.96	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 799.88	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 347.66	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 61.50	American Water Technol - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 387.00	Billings Ink And Toner, I - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 9.45	City Of Billings - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 149.90	Fastenal Company 01Mtbll - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 210.96	Fastenal Company 01Mtbll - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 176.28	Frontier Fence - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 18.30	Frontier Fence - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 321.84	Grainger - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 115.44	Hanson Chemical - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 85.20	Hanson Chemical - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 86.58	Hanson Chemical - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 68.55	Hanson Chemical - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 122.53	Hanson Chemical - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 229.00	Industrial Sales And Se - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 87.85	Industrial Sales And Se - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 25.98	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 30.00	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 27.04	Lowes #00319* - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 591.64	Marketing Specialtites - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 840.00	Mt Dor Revenue Pmt - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 108.00	Mt Dor Revenue Pmt - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 200.39	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 161.97	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 4.74	Northwest Pipe Fittings - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 18.63	Northwest Pipe Fittings, - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 846.81	Peterbilt Of Utah - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 41.94	Shipton'S Big R-West - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 132.36	Six Robblees No 6 - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 268.00	Solid Waste Associa - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 313.00	Solid Waste Associa - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 281.00	Sq *Big Sky Safety Supply - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 72.00	Sq *Big Sky Safety Supply - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ (113.60)	Tacoma Screw Products B - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 17.20	Tacoma Screw Products B - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 179.58	Tacoma Screw Products B - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 3.12	Tacoma Screw Products B - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 113.60	Tacoma Screw Products B - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 57.27	Tacoma Screw Products B - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 49.80	Walmart.Com At - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 910.90	Walmart.Com At - PCard
02/01/2021	ACH	US Bank PCards	Solid Waste	$ 1,622.94	Yellowstone Valley Elect - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 125.66	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 212.81	Ace Electric - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 2,500.00	Air Controls-Billings - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 1,950.00	Altitude Signal Llc - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 574.09	Amazon.Com*Bu0Va3M83 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 23.98	Amzn Mktp Us*2W8D813C1 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 195.80	Amzn Mktp Us*8Z2Ys4Vr3 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 27.98	Amzn Mktp Us*C10J66Xw3 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 23.98	Amzn Mktp Us*On6Bg9Ep3 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 27.98	Amzn Mktp Us*Se8Ch9Gr3 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 23.98	Amzn Mktp Us*Vy7Wh8S83 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 51.83	Awg 3575 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 139.50	Billings Construction Sup - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 4.98	Billings Hardware & Servi - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 83.38	City Of Billings - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 4.00	Co Billings Park2 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 27.48	Evergreen Ace Hardware - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 17.98	Fei, Inc - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 58.65	Fisher'S Technology - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 71.00	Frontier Fence - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 361.48	Fsp*D&D Transport Refrig - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 29.97	Harbor Freight Tools 207 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 65.00	Industrial Sales And Se - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 107.70	Industrial Sales And Se - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 10.76	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 47.97	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 65.94	Lowes #00319* - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 36.00	Lowes #00319* - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 36.00	Lowes #00319* - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 28.00	Lowes #00319* - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 116.33	Norco Inc - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 382.61	Norco Inc - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 121.88	Norco Inc - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 97.57	Norco Inc - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 181.64	O'Reilly Auto Parts 1551 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 169.61	Pacific Steel Branch #02 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 391.73	Pacific Steel Branch #02 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 52.72	Pacific Steel Branch #02 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 240.88	Pacific Steel Branch #02 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 186.34	Pacific Steel Branch #02 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 91.37	Pacific Steel Branch #02 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 236.93	Shipton'S Big R-West - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 65.53	Tacoma Screw Products B - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 107.64	The Home Depot #3101 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 58.64	The Home Depot #3101 - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 15.00	Wsu Pesticide - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 324.75	Www.Sunwize.Com - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 329.99	Yellowstone Polaris - PCard
02/01/2021	ACH	US Bank PCards	Street/Traffic	$ 157.66	Yellowstone Valley Elect - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 362.59	Aaim - Services - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 90.50	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 58.83	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 402.10	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 33.72	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 40.92	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 108.94	Amazon.Com*Du0U50If3 Amzn - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 711.98	Amazon.Com*E06Hu1Xs3 Amzn - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 82.72	Amazon.Com*Zl7Qv6N23 Amzn - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 7.99	Amzn Mktp Us*0R31B5Z13 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 159.99	Amzn Mktp Us*9E0J99Sx3 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 53.80	Amzn Mktp Us*C87S42Gd3 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 59.90	Amzn Mktp Us*Hg2H48543 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 589.98	Amzn Mktp Us*Uf8Rc3Hg3 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 21.98	Amzn Mktp Us*Xw5P83Pi3 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 418.01	Combustiont - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 69.97	Costco Whse #0069 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 144.84	Ecolab Pest As400 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 33.76	Fisher'S Technology - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ (36.63)	Grainger - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 18.28	Grainger - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 36.63	Grainger - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 424.00	Hanson Chemical - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 150.00	In *Cotter'S Sewer, Septi - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 43.00	In *Dna Mobility Consulta - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 267.35	Kimball Midwest Payeezy - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ (9.02)	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 148.95	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 11.49	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 12.99	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 14.16	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 29.99	Napa Store 3547001 - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Transit	$ 163.17	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 9.56	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 68.24	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ (11.49)	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 6.36	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 11.49	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 9.02	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 16.56	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 53.52	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ (68.24)	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 69.58	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 24.84	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 24.57	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 14.99	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 110.99	Napa Store 3547001 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 274.99	Nor*Northern Tool - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 529.98	Office Depot #1080 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 130.00	Red Wing Business Adv - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ (130.00)	Red Wing Shoes #998 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 130.00	Red Wing Shoes #998 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 1,283.00	School Bus Safety Com - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 24.26	Sp * Rubberstamps.Com - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 1,284.95	Superior Industrial Supp - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 12.76	The Ups Store 2594 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 13.25	The Ups Store 2594 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 13.03	Ups (800) 811-1648 - PCard
02/01/2021	ACH	US Bank PCards	Transit	$ 15.55	Zoom.Us 888-799-9666 - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 110.10	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 99.80	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 46.54	A And H Turf And Specialt - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 14.99	Adobe Acropro Subs - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 760.63	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 368.63	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 488.92	Alsco Inc. - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Wastewater	$ 401.86	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 77.23	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 28.00	Amazon.Com*S02Kq58L3 - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 28.00	Amzn Mktp Us*4P29B5563 - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 8.80	Amzn Mktp Us*Lc8Ts4Nx3 - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 57.15	Amzn Mktp Us*Oy2J01Pr3 - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 28.00	Amzn Mktp Us*Vj6Cb59W3 Am - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 50.74	Applied Ind Tech 2422 - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 425.00	Arc_Membership_Payment - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 8.09	Carquest 3103 - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 1,207.54	Cdw Govt #6819594 - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 68.22	City Of Billings - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 15.95	Costco Whse #0069 - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 22.18	Fastenal Company 01Mtbll - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 405.68	Galco Industrial Electro - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 238.45	Hach Company - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 60.17	Harbor Freight Tools 207 - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 2,809.45	High Country Fusion Compa - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 433.77	High Country Fusion Compa - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 9.14	Hose & Rubber Supply - Bi - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 72.96	In *Plchardware.Com - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 81.36	Industrial Fluoro Plastic - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 9.58	Kb Commercial Products - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 147.78	Kenco Fire Equipment - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 12.00	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 13.19	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 14.40	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 9.79	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 1,870.00	Lous Gloves - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 1,095.11	Mcmaster-Carr - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 184.13	Midland Scientific Inc - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 24.83	Midland Scientific Inc - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 60.32	Midland Scientific Inc - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 194.37	Midland Scientific Inc - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Wastewater	$ 109.20	Midland Scientific Inc - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 886.06	Midland Scientific Inc - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 141.69	Midland Scientific Inc - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 15.16	Northwest Industrial Supp - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 46.98	Northwest Pipe Fittings - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 76.48	Northwest Scientific Inc - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 361.60	Novatrailerexoshld - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 150.97	Office Depot #1080 - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 9.60	Office Depot #2135 - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 25.59	Office Depot #450 - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 288.25	Pp*Genuinemark - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 2.79	Wm Supercenter #1956 - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 38.80	Wm Supercenter #1956 - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 20.04	Wm Supercenter #2923 - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 2,197.09	Www.Superbrightleds.Co - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 192.50	Yellowstone Polaris - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 19.00	Yellowstone Valley Elect - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 186.29	Yellowstone Valley Elect - PCard
02/01/2021	ACH	US Bank PCards	Wastewater	$ 1,488.89	Yellowstone Valley Elect - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 167.90	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 416.66	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 101.78	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Water	$ (48.80)	360 Office Solutions Inc - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 166.26	A & I Distributors - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 69.82	A And H Turf And Specialt - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 242.12	Alconox - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 231.71	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 542.43	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 368.63	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 401.86	Alsco Inc. - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 42.00	Amazon.Com*S02Kq58L3 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 42.00	Amzn Mktp Us*4P29B5563 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 13.19	Amzn Mktp Us*Lc8Ts4Nx3 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 57.15	Amzn Mktp Us*Oy2J01Pr3 - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Water	$ 76.10	Applied Ind Tech 2422 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 425.00	Arc_Membership_Payment - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 74.85	B&H Photo 800-606-6969 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 4.79	Billings Hardware & Servi - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 87.24	Bloedorn Lumber Co- Bi - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 12.14	Carquest 3103 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 47.85	Costco Whse #0069 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 72.86	Cpi*Coleparmerinstrumt - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 239.54	Edge Construction Supp - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 33.26	Fastenal Company 01Mtbll - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 102.99	Fedex 97952680 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 186.01	Fedex 97952680 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 4.05	Fisher'S Technology - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 10.00	Flowmark High Tech Co - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 262.89	Gih*Globalindustrialeq - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 57.15	Grainger - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 304.20	Grainger - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 83.91	Grainger - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 49.40	Grainger - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 115.96	Grainger - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 115.96	Grainger - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 263.22	Hach Company - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 2,438.23	Hach Company - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 60.17	Harbor Freight Tools 207 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 4,214.17	High Country Fusion Compa - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 650.65	High Country Fusion Compa - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 312.26	Highpuritystandards - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 1,698.82	Hope Industrial Systems - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 6.12	Hose & Rubber Supply - Bi - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 19.58	Hose & Rubber Supply - Bi - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 13.70	Hose & Rubber Supply - Bi - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 163.80	Hose & Rubber Supply - Bi - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 49.87	Idexx Distribution Inc - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 320.00	In *Plow Flowmaster Llc - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Water	$ 122.03	Industrial Fluoro Plastic - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 649.00	Industrial Safety Product - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 14.37	Kb Commercial Products - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 221.67	Kenco Fire Equipment - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 19.79	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 19.17	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 29.97	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 71.68	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 11.48	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 36.49	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 17.99	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 20.69	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 21.59	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 9.79	Kings Ace Hdwe - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 163.00	Magid Glove Safety - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 18.25	Northwest Industrial Supp - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 22.73	Northwest Industrial Supp - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 26.47	Northwest Industrial Supp - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 46.98	Northwest Pipe Fittings - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 140.72	Northwest Scientific Inc - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 44.00	Northwest Scientific Inc - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 279.94	Northwest Scientific Inc - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 542.40	Novatrailerexoshld - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 139.59	Office Depot #1080 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 270.20	Office Depot #1080 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 15.99	Office Depot #1080 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 150.97	Office Depot #1080 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 14.39	Office Depot #2135 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 38.39	Office Depot #450 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 191.00	Pacific Steel Branch #02 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 165.00	Paypal *Eclipsebusi - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 116.08	Rocky Mountain Air & Lubr - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 6.61	Spencer Fluid Power - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 10.00	Sq *Sealital, Inc. - PCard

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/01/2021	ACH	US Bank PCards	Water	$ 15.45	Tacoma Screw Products B - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 157.81	Tacoma Screw Products B - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 19.11	Tacoma Screw Products B - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 46.04	Tacoma Screw Products B - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 292.02	Tacoma Screw Products B - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 111.96	Tfs*Fishersci Ecom Hus - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 79.16	Tfs*Fishersci Ecom Hus - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 282.95	The Frame Hut & Gallery - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 128.81	The Home Depot #3101 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 7.64	The Mail Drop - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 67.27	Uline *Ship Supplies - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 4.18	Wm Supercenter #1956 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 58.20	Wm Supercenter #1956 - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 322.87	Www.Superbrightleds.Co - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 2,247.33	Www.Superbrightleds.Co - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 2,248.73	Www.Superbrightleds.Co - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 192.49	Yellowstone Polaris - PCard
02/01/2021	ACH	US Bank PCards	Water	$ 1,431.80	Yellowstone Valley Elect - PCard
02/01/2021	840230	Vaisala Inc	Airport	$ 4,540.00	Invoice #301191971. Runway Pavement Temp. Monitoring Service
02/01/2021	840239	Yellowstone Valley Elec	Light Maint	$ 364.67	SILMD 299 Vintage Estates; 4179014 2.1.2021
02/01/2021	840239	Yellowstone Valley Elec	Light Maint	$ 665.82	SILMD 313 Vintage Estates Sub Phase II 4179017 2.1.2021
02/01/2021	840239	Yellowstone Valley Elec	Street/Traffic	$ 46.29	54TH ST W & RIMROCK ROAD (SIGNAL), 4179019 2.1.2021
02/01/2021	840239	Yellowstone Valley Elec	Street/Traffic	$ 34.27	54TH ST W & RIMROCK ROAD, 4179019 2.1.2021
02/01/2021	840239	Yellowstone Valley Elec	Street/Traffic	$ 52.69	54th St W & Rimrock; 4179019 2.1.2021
02/01/2021	840239	Yellowstone Valley Elec	Street/Traffic	$ 71.89	Alkali Cr Rd & Interbelt Loop lights 4179018 2.1.2021
02/01/2021	840239	Yellowstone Valley Elec	Street/Traffic	$ 32.81	Ben Steele School - 56th St W; 4179020 2.1.2021
02/01/2021	840239	Yellowstone Valley Elec	Wastewater	$ 19.00	WINCHESTER TRL/ROD & GUN CLUB 4179011
02/01/2021	840239	Yellowstone Valley Elec	Water	$ 1,561.69	2085 SANTIAGO BLVD, 4179006 JAN21
02/01/2021	840239	Yellowstone Valley Elec	Water	$ 26.52	Fox Reservoir, Meter # 130539363. 11/15/2020-12/15/2020

City Council Regular

Date:	03/08/2021
Title:	Payment of Claims for week of February 8, 2021
Presented by:	Andy Zoeller, Finance Director
Department:	Finance
Presentation:	No

RECOMMENDATION

Staff recommends Council approve the Payment of Claims

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Claims in the amount of $3,085,741.01 have been reviewed and are presented for City Council payment approval. A complete listing of the claims for the week are available in the Finance Department.

Payment Approval Process

Every invoice for payment in entered into the City's accounting system and the backup documentation is scanned in and attached (physical invoices, additional e-mails explaining payments, bids, contracts, etc.) Each invoice goes through a multi-step approval process depending upon the amount of the payment.

First, invoices are entered by the department requesting the payment and the department director or designee must perform an initial review and approval of the purchase. The number of approvals within the department can vary based upon the size of the department, but no less than one approver within each department must verify the payment.

Second, all payments, regardless of size, must be approved by the Purchasing Agent or designee. The Purchasing Agent will review the payment to ensure purchasing procedures are followed and appropriate documentation is attached.

If the payment is greater than $1,000, then it must be approved by the Finance Director or designee. If that payment is greater than $10,000, then it must be approved by the City Administrator or Assistant City Administrator.

Once all approvals are completed, the payment is able to be made and the Accounts Payable Clerk can print the check. After all checks are printed, a list of all checks in excess of $2,500 is generated and placed on the next City Council meeting for review.

ALTERNATIVES

No other alternatives were analyzed

FISCAL EFFECTS

Claims have a varying impact on department budgets, but are submitted by the departments and reviewed by Finance before being sent to the Council.

Attachments

Councilmemo wk of 02082021

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/08/2021	840242	Advanced Employment	Building	$ 1,832.60	2 temps, scanning project
02/08/2021	840242	Advanced Employment	Building	$ 1,523.20	2 temps, scanning project
02/08/2021	840243	Air Controls-Billings	Wastewater	$ 7,200.00	General maintenance
02/08/2021	840244	Allstream Business	Park Dist 1	$ 46.00	Main Bill New Account # 330046 -Dehler Park
02/08/2021	840244	Allstream Business	Phone System	$ 79.95	Main Bill New Account # 330046 -IT
02/08/2021	840244	Allstream Business	Phone System	$ 2,540.41	Main Bill New Account # 330046 -IT
02/08/2021	840246	Am Assoc Of Airport	Airport	$ 10,125.00	Interactive Training Equipment
02/08/2021	840246	Am Assoc Of Airport	Airport	$ 25,000.00	Interactive Training Software
02/08/2021	840251	Archie Cochrane	Engineering	$ 36.52	5355160
02/08/2021	840251	Archie Cochrane	Property Ins	$ 6,598.42	Repairs to BPD Car 1547
02/08/2021	840251	Archie Cochrane	Public Safety	$ 22.77	5354635
02/08/2021	840251	Archie Cochrane	Public Safety	$ 302.09	5354866
02/08/2021	840251	Archie Cochrane	Public Safety	$ 67.22	5354940
02/08/2021	840251	Archie Cochrane	Public Safety	$ 101.64	5355239
02/08/2021	840251	Archie Cochrane	Public Safety	$ 19.88	5355347
02/08/2021	840251	Archie Cochrane	Public Safety	$ 143.32	781359/1
02/08/2021	840251	Archie Cochrane	Solid Waste	$ 845.48	850873/1
02/08/2021	840251	Archie Cochrane	Street/Traffic	$ 48.65	5355495
02/08/2021	840251	Archie Cochrane	Transit	$ 205.63	5357338. DEF Injector Unit 1822. W/O 197980
02/08/2021	840259	Billings Depot Inc	Engineering	$ 11,441.51	March Depot Rent
02/08/2021	840259	Billings Depot Inc	P.W. Admin	$ 2,860.38	March Depot Rent
02/08/2021	840265	Business Tax Section	Airport	$ 10,075.33	AIP-68 Terminal Expansion Project Engineering - Part VI - CA-Federal Share
02/08/2021	840265	Business Tax Section	Airport	$ 852.36	AIP-68 Terminal Expansion Project Engineering - Part VI - CA-Local Share
02/08/2021	840265	Business Tax Section	Gas Tax	$ 100.88	WO 20-04 2020 ADA Ramp Replacement Project
02/08/2021	840265	Business Tax Section	Public Safety	$ 133.51	Security System Expansion at Police Evidence Building.
02/08/2021	840265	Business Tax Section	Water	$ 7,362.23	WO 18-22 Leavens Reservoir Waterline and Improvements
02/08/2021	840265	Business Tax Section	Water	$ 83.15	WO 19-12 West End Reservoir Shale
02/08/2021	840267	Center Public Safety	General	$ 12,960.00	Consultant Agreement
02/08/2021	840280	Davidson	General	$ 3,093.00	01.21.20 Tuition Reimbursement for October semester.
02/08/2021	840281	Dell Computer	General	$ 1,225.67	Dell 5070 -i7, 16GB RAM 256GB SSD, 2 24" monitor, sound bar
02/08/2021	840281	Dell Computer	General	$ 1,356.38	Latitude 7410, i7 Processor, 16GB RAM, 256GB SSD
02/08/2021	840283	Destiny Software	General	$ 5,432.00	AQ Hosted Services 1-1-2021 through 12-31-2021
02/08/2021	840287	EBMS	City Ins Fund	$ 1,215.00	Billings for February 2021
02/08/2021	840287	EBMS	City Ins Fund	$ 2,928.00	Billings for February 2021

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/08/2021	840287	EBMS	City Ins Fund	$ 4,802.10	Billings for February 2021
02/08/2021	840287	EBMS	City Ins Fund	$ 1,186.50	Billings for February 2021
02/08/2021	840287	EBMS	City Ins Fund	$ 28,131.00	Billings for February 2021
02/08/2021	840287	EBMS	City Ins Fund	$ 58,061.62	Billings for February 2021
02/08/2021	840287	EBMS	Payroll Clearing	$ 10,729.86	Billings for February 2021
02/08/2021	840295	Gillig Corporation	Transit	$ 35.24	40741703. Mud Flap & Hardware Unit 1819. W/O 195859. Job #3
02/08/2021	840295	Gillig Corporation	Transit	$ 76.93	40769941. Fire Detection Harness Unit 1819. W/o 197797
02/08/2021	840295	Gillig Corporation	Transit	$ 2.02	40771352. Elbow Fitting Unit 1819. W/O 197797
02/08/2021	840295	Gillig Corporation	Transit	$ 41.46	40771353 PO NUM 311915. Hydraulic Fan Motor, Mounting Hardware
02/08/2021	840295	Gillig Corporation	Transit	$ 5,676.42	40771748 PO NUM 311915. Inventory
02/08/2021	840296	Grainger Parts	Fleet	$ 69.88	9771902195 PO NUM 311919
02/08/2021	840296	Grainger Parts	Public Safety	$ 53.16	FIRE 4: HVAC FILTERS, 5E878 (MCKINNEY)
02/08/2021	840296	Grainger Parts	Wastewater	$ 7,138.00	GREASE BUILDING HEATER
02/08/2021	840296	Grainger Parts	Wastewater	$ 606.80	LED BULB FOR ADMIN
02/08/2021	840297	Graphic Imprints	CDBG	$ 1,477.50	Billings Metro VISTA Project Gear Order - Inv. #N84095
02/08/2021	840297	Graphic Imprints	General	$ 3,836.25	city league basketball shirts
02/08/2021	840299	Guardian Security	Library	$ 5,633.60	664 January 2021 Library Security
02/08/2021	840300	Hansers Auto	Public Safety	$ 2,992.70	4729
02/08/2021	840304	HDR, Inc.	Water	$ 5,432.90	WO 18-23 Water Master Plan Update, WO1823 HDR PAY 23
02/08/2021	840310	Ingram Library	Library	$ 52.41	50738720
02/08/2021	840310	Ingram Library	Library	$ 13.80	50738720
02/08/2021	840310	Ingram Library	Library	$ 37.68	50738720
02/08/2021	840310	Ingram Library	Library	$ 87.65	50738721
02/08/2021	840310	Ingram Library	Library	$ 29.48	50738722
02/08/2021	840310	Ingram Library	Library	$ 15.92	50740456
02/08/2021	840310	Ingram Library	Library	$ 23.60	50740457
02/08/2021	840310	Ingram Library	Library	$ 11.79	50740458
02/08/2021	840310	Ingram Library	Library	$ 13.74	50740459
02/08/2021	840310	Ingram Library	Library	$ 15.34	50740459
02/08/2021	840310	Ingram Library	Library	$ 30.08	50740460
02/08/2021	840310	Ingram Library	Library	$ 11.20	50740460
02/08/2021	840310	Ingram Library	Library	$ 89.21	50740460
02/08/2021	840310	Ingram Library	Library	$ 16.99	50740461
02/08/2021	840310	Ingram Library	Library	$ 80.77	50740461

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/08/2021	840310	Ingram Library	Library	$ 23.60	50740461
02/08/2021	840310	Ingram Library	Library	$ 24.75	50740461
02/08/2021	840310	Ingram Library	Library	$ 16.80	50740461
02/08/2021	840310	Ingram Library	Library	$ 64.58	50740463
02/08/2021	840310	Ingram Library	Library	$ 52.44	50740464
02/08/2021	840310	Ingram Library	Library	$ 33.14	50740465
02/08/2021	840310	Ingram Library	Library	$ 257.90	50740466
02/08/2021	840310	Ingram Library	Library	$ 134.40	50740467
02/08/2021	840310	Ingram Library	Library	$ 219.73	50740468
02/08/2021	840310	Ingram Library	Library	$ 11.03	50740468
02/08/2021	840310	Ingram Library	Library	$ 504.91	50740468
02/08/2021	840310	Ingram Library	Library	$ 383.53	50740468
02/08/2021	840310	Ingram Library	Library	$ 33.14	50740469
02/08/2021	840310	Ingram Library	Library	$ 33.03	50740470
02/08/2021	840310	Ingram Library	Library	$ 18.00	50740471
02/08/2021	840310	Ingram Library	Library	$ 30.37	50813119
02/08/2021	840310	Ingram Library	Library	$ 67.57	50813119
02/08/2021	840310	Ingram Library	Library	$ 19.24	50813119
02/08/2021	840310	Ingram Library	Library	$ 45.98	50813119
02/08/2021	840310	Ingram Library	Library	$ 21.99	50813120
02/08/2021	840310	Ingram Library	Library	$ 14.74	50813121
02/08/2021	840310	Ingram Library	Library	$ 9.59	50813121
02/08/2021	840310	Ingram Library	Library	$ 29.99	50813122
02/08/2021	840310	Ingram Library	Library	$ 27.60	50813122
02/08/2021	840310	Ingram Library	Library	$ 7.35	50813122
02/08/2021	840310	Ingram Library	Library	$ 36.79	50813122
02/08/2021	840310	Ingram Library	Library	$ 183.08	50813123
02/08/2021	840310	Ingram Library	Library	$ 18.39	50813123
02/08/2021	840310	Ingram Library	Library	$ 16.81	50813124
02/08/2021	840310	Ingram Library	Library	$ 22.79	50813124
02/08/2021	840310	Ingram Library	Library	$ 307.16	50813124
02/08/2021	840310	Ingram Library	Library	$ 4.71	50813125
02/08/2021	840310	Ingram Library	Library	$ 33.03	50813126
02/08/2021	840310	Ingram Library	Library	$ 55.24	50813126

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/08/2021	840310	Ingram Library	Library	$ 9.19	50813126
02/08/2021	840310	Ingram Library	Library	$ 198.54	50813127
02/08/2021	840310	Ingram Library	Library	$ 10.02	50822367
02/08/2021	840310	Ingram Library	Library	$ 32.45	50822367
02/08/2021	840310	Ingram Library	Library	$ 10.61	50822368
02/08/2021	840310	Ingram Library	Library	$ 10.20	50822368
02/08/2021	840310	Ingram Library	Library	$ 19.80	50822368
02/08/2021	840310	Ingram Library	Library	$ 16.51	50822369
02/08/2021	840310	Ingram Library	Library	$ 147.22	50822370
02/08/2021	840310	Ingram Library	Library	$ 9.60	50822371
02/08/2021	840310	Ingram Library	Library	$ 21.29	50822371
02/08/2021	840310	Ingram Library	Library	$ 32.15	50822372
02/08/2021	840310	Ingram Library	Library	$ 11.79	50876619
02/08/2021	840310	Ingram Library	Library	$ 33.02	50876620
02/08/2021	840310	Ingram Library	Library	$ 20.65	50876620
02/08/2021	840310	Ingram Library	Library	$ 16.51	50876620
02/08/2021	840310	Ingram Library	Library	$ 11.40	50876621
02/08/2021	840310	Ingram Library	Library	$ 17.99	50876621
02/08/2021	840310	Ingram Library	Library	$ 13.56	50876621
02/08/2021	840310	Ingram Library	Library	$ 24.86	80740462
02/08/2021	840310	Ingram Library	Library	$ 55.29	80740462
02/08/2021	840310	Ingram Library	Library	$ 49.49	80740462
02/08/2021	840312	Integrated Info	IT Resources	$ 4,920.00	iSeries 9406 ? 520 maintenance- through 3/10/2022
02/08/2021	840315	J & J Concrete	Gas Tax	$ 9,986.85	WO2004 2020 ADA RAMP REPLACEMENT PROJECT
02/08/2021	840322	Kenco Enterprises	Public Safety	$ 13,217.63	Security System.
02/08/2021	840325	KLE Construction	Water	$ 8,231.61	WO 19-12 West End Reservoir Shale
02/08/2021	840331	Land Design Inc	Park Prgrms	$ 16,413.00	30% design development for Landon's Legacy-invoice 015943
02/08/2021	840338	Michael Sanom	Transit	$ 5,000.00	Invoice #21002. Ford Fleet On-Site Training
02/08/2021	840346	Montana Peterbilt	Fleet	$ 91.20	10122B PO NUM 311893
02/08/2021	840346	Montana Peterbilt	Fleet	$ 72.33	10337B PO NUM 311893
02/08/2021	840346	Montana Peterbilt	Public Safety	$ 29.60	10463B
02/08/2021	840346	Montana Peterbilt	Solid Waste	$ 374.01	10175B
02/08/2021	840346	Montana Peterbilt	Solid Waste	$ 501,428.00	2-tandem tilt cab, 66,000 GVW, front load refuse compactor body
02/08/2021	840348	Morrison Maierle	Airport	$ 89,248.94	AIP-68 Terminal Expansion Project Engineering - Part VI - CA-Federal Share

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/08/2021	840348	Morrison Maierle	Airport	$ 7,550.34	AIP-68 Terminal Expansion Project Engineering - Part VI - CA-Local Share
02/08/2021	840348	Morrison Maierle	Airport	$ 10,376.25	Fiber Installation Project Phase 1 and 2. Amendment 24
02/08/2021	840348	Morrison Maierle	Airport	$ 15,880.00	Passenger Boarding Bridges (Gates A 1-4 and B 1-4) Amendment 7 Phase 1
02/08/2021	840348	Morrison Maierle	Wastewater	$ 38,037.93	WO 20-01 Water/Sewer Replacement Project, 214071/13
02/08/2021	840342	Mt Dakota Utilities	Fleet	$ 4,739.53	021221 PO NUM 311885
02/08/2021	840343	Mt Dakota Utilities	Public Safety	$ 2,174.26	FIRE 5: NEW GAS SERVICE LINE, STANDBY GENERATOR
02/08/2021	840343	Mt Dakota Utilities	Solid Waste	$ 4,245.07	WO17-23 LANDFILL DROP-OFF FACILITY INSTALL GAS SERVICE LINE
02/08/2021	840345	Mt Municipal Interlocal	Property Ins	$ 12,974.79	February 2021 Deductible
02/08/2021	840349	MT Waterworks	Water	$ 1,136.10	6" X 10" C1-FC- REPAIR CLAMP - F1-724 X 10-SH P/N: F172410SH
02/08/2021	840349	MT Waterworks	Water	$ 1,225.04	6" X 15" C1 FC REPAIR CLAMP - F1-724 X 15 SH P/N: F172415SH
02/08/2021	840349	MT Waterworks	Water	$ 572.97	6" X 15" X CC3 REPAIR CLAMP - F1-724 X 15 X CC3 P/N: F172415SHCC3
02/08/2021	840349	MT Waterworks	Water	$ 520.00	DRAIN VALVE K8136 (2316152)
02/08/2021	840350	Musol Limited	Wastewater	$ 4,860.20	CHEMICALS
02/08/2021	840355	NorthWestern Energy	Library	$ 6,323.10	3039007-4 Library electricity January 2021
02/08/2021	840356	Old Chamber Develop	PD Program	$ 3,510.00	13 parking spaces.
02/08/2021	840361	PayneWest Ins	Property Ins	$ 29,710.16	City's cyber liability insurance
02/08/2021	840370	RDO Equipment	Solid Waste	$ 3,398.30	Landfill filter elements
02/08/2021	840370	RDO Equipment	Street/Traffic	$ 102.15	Hydraulic fitting for unit 1233
02/08/2021	840371	REACH Sports Marketing	General	$ 3,300.00	mobile app set up for recreation programming registration & information
02/08/2021	840372	Redline Systems	Wastewater	$ 4,345.40	MAINTENANCE
02/08/2021	840374	Riverstone Health	General	$ 11,565.00	Health Fees: 1st Half of FY2021; July to December 2020
02/08/2021	840376	Rocky Mt Health Network	City Ins Fund	$ 7,800.00	January 2021 Healthy Is
02/08/2021	840380	Sanderson Stewart	Planning	$ 11,301.00	5th Ave N Corridor Feasibility Study
02/08/2021	840382	SharpLogixx LLC	PD Program	$ 44,950.00	Digital X-Ray Machine.
02/08/2021	840385	Shimadzu Scientific	Water	$ 4,760.00	EQUIPMENT TRAINING
02/08/2021	840387	Sletten Construction	Airport	$ 997,457.98	AIP-68 Terminal Expansion Project Engineering - Part VI - CA-Federal Share
02/08/2021	840387	Sletten Construction	Airport	$ 84,383.65	AIP-68 Terminal Expansion Project Engineering - Part VI - CA-Local Share
02/08/2021	840399	The Babcock LLC	Facilities	$ 2,706.00	January 2021 Utilities for Babcock
02/08/2021	840400	The Sage Corporation	Solid Waste	$ 2,500.00	DEFENSIVE DRIVING COURSE-SOLID WASTE
02/08/2021	840401	Titan Machinery Inc	Street/Traffic	$ 4,346.16	15103514
02/08/2021	840403	Town & Country Supply	Fleet	$ 12,434.72	414319 PO NUM 311850
02/08/2021	840403	Town & Country Supply	Fleet	$ 14,927.32	414972 PO NUM 311850
02/08/2021	840403	Town & Country Supply	Transit	$ 11,388.32	414979 PO NUM 311910. 4200 gal. dyed #2. 1799 gal Dyed #1
02/11/2021	840422	TW Clark Const	Facilities	$ 72,089.03	Fire Station #6 - 2019 Hail Damage Sub Project #FS6

Check Date	Check#	Name	Fund Name	Amount	Item Desc
02/08/2021	840409	Watersmart Software	Water	$ 54,832.00	YEAR 3 OF 3. ORIGINAL PO WITH CONTRACT PO# 19-000492
02/08/2021	840410	West Tech Supply	Public Safety	$ 1,500.00	3-YEAR CATHODIC PROTECTION SURVEY-UNDERGROUND FUEL TANKS
02/08/2021	840410	West Tech Supply	Public Safety	$ 150.00	3-YR DBL WALLED PIPING CONTAINMENT SUMP TIGHTNESS TEST
02/08/2021	840410	West Tech Supply	Public Safety	$ 1,500.00	COMPLIANCE INSPECTIONS, UNDERGROUND FUEL TANKS, ANNUAL
02/08/2021	840412	Western Municipal Const	Water	$ 728,860.41	WO 18-22 Leavens Reservoir Waterline and Improvements
02/08/2021	840415	Yellowstone County	Public Safety	$ 8,400.00	YCDF January 2021 boarders
02/08/2021	840416	Yellowstone County GIS	IT Resources	$ 8,750.00	Yellowstone County GIS Quarterly fee
02/08/2021	840418	Ylwstn An Shelter	Public Safety	$ 25,000.00	city contract

City Council Regular

Date:	03/08/2021
Title:	Public Hearing and Resolution Creating SILMD 330 and Amending SILMD 280
Presented by:	Debi Meling
Department:	Public Works
Presentation:	Yes

RECOMMENDATION

Staff recommends that the City Council conduct a public hearing and approve the resolution creating SILMD 330 and amending SILMD 280 if the valid protest does not exceed 50%.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Reconstruction of S. 32nd Street West between King Avenue West and Transtech Way is planned for 2021. The planned improvements include the installation of 26 LED streetlights and underground wiring within the project area. An additional 11 lights will be removed from their existing districts, retrofitted with LED luminaires and added to SILMD 330. The City will administer the SILMD by assessing the property owners for the costs of maintaining the district and paying Northwestern Energy for the electricity.

Council passed a Resolution of Intent to Create SILMD 330 and amend SILMD 280 at its February 08, 2021, meeting and set a March 08, 2021 public hearing on the proposed district. Legal notice of the proposed district and the public hearing was published and mailed to all property owners in the proposed district in accordance with State law.

If the Resolution to create SILMD 330 and amend SILMD 280 is approved, the 11 SILMD 280 lights shown on Exhibit A will be moved to SILMD 330, and the 5 lots described in Exhibit B of the attached Resolution will be removed from SILMD 280 and included in SILMD 330.

The deadline for written protests is Friday, March 05, 2021 at 5:00 p.m. The number and percentage of valid written protests received will be reported to City Council at the March 08, 2021 Council meeting. As provided in State law, the City Council has the authority to create the district if the legal protest does not exceed 50%.

ALTERNATIVES

City Council may:

- Approve the Resolution creating SILMD 330 and amending SILMD 280 to provide a source of funding for the operation, maintenance, and replacement of the streetlights; or
- Disapprove the Resolution creating the district. If the Council does not adopt the Resolution, the property owners cannot be assessed for the operation, maintenance, and replacement of the streetlights and the new lighting will not be installed.

FISCAL EFFECTS

There is no financial impact to the City as there are not any City of Billings owned properties located within the SILMD.

Attachments

Resolution Creating SILMD 330

RESOLUTION NO. 21-_____

A RESOLUTION CREATING SPECIAL IMPROVEMENT LIGHTING MAINTENANCE DISTRICT NO. 330 OF THE CITY OF BILLINGS, MONTANA, FOR THE PURPOSE OF SECURING AND PROVIDING ENERGY AND MAINTENANCE AND REPLACEMENT FOR NEW STREETLIGHTING, SETTING THE BOUNDARIES THEREOF, STATING THE GENERAL CHARACTER OF THE IMPROVEMENTS TO BE MADE, ESTABLISHING THE ESTIMATED RATE FOR ENERGY AND MAINTENANCE THEREOF, AN APPROXIMATE ESTIMATE OF THE COST OF MAINTAINING SUCH LIGHTS AND SUPPLYING ELECTRICAL CURRENT THEREFORE FOR THE FIRST YEAR, AND THE PROPORTION OF THE COST TO BE ASSESSED AGAINST THE ABUTTING PROPERTY, AND THE METHOD OF ASSESSMENT OF SAID COSTS AND TO AMEND SPECIAL IMPROVEMENT LIGHTING MAINTENANCE DISTRICT NO. 280 OF THE CITY OF BILLINGS, MONTANA.

WHEREAS, the City Council of the City of Billings, Montana, on the 8th day of February, 2021, passed Resolution 21-10924, a Resolution of Intention to Create a Special Improvement Lighting Maintenance District designated as No. 330 and amend Special Improvement Lighting Maintenance District 280, setting the hearing on the creation of said District and hearing of protests against the extent and creation of said District, or any matter pertaining thereto, and thereafter gave notice by publication and mailing, all as required by law, and at said hearing which was held at the time and place specified in said Notice, all protests were heard and considered; and

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

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

SECTION 1:
That the City Council of the City of Billings, Montana does hereby create a District, to be known and designated as Special Improvement Lighting Maintenance District No. 330, hereinafter called the District, for the purpose of securing and providing energy and maintenance for new streetlights for lighting said District.

SECTION 2:
That the boundaries of the District are as set forth in Resolution of Intention No. 21-10924 hereinafter called the Resolution, on file in the office of the City Clerk of Billings, Montana, and by this reference is incorporated herein and made a part hereof.

SECTION 3:
That the City Council hereby finds and determines that each property described within the Resolution of Intent, is especially benefited, and affected by said improvements, and each of the

properties are hereby declared to be the property to be assessed for the cost and expense of the electrical energy for and maintenance of said District.

SECTION 4:
That the general character of the improvements to be made is hereby declared to be as described in the Resolution and is by this reference incorporated herein and made a part hereof.

SECTION 5:
The City of Billings intends to establish the contract rate for supplying electrical energy in accordance with the rate schedule approved by the Montana Public Service Commission. Said rate is currently estimated at $5.66 per unit, per month, and that NorthWestern Energy Company shall provide energy to the lighting fixtures. That the City of Billings shall provide normal maintenance and replacement as needed to lighting fixtures, poles, cables and other incidental equipment, and shall at all times own said lighting fixtures, poles, cables and other incidental equipment.

SECTION 6:
The estimate of the cost of the District per year, including City administrative costs, is the sum of $7,500; that the entire cost of said District shall be paid by the owners of the property depicted in Exhibit "A" attached hereto, with each lot, parcel or piece of land within the District to be assessed for that portion of the whole cost which it's assessable frontage bears to the total assessable frontage of the entire District, exclusive of streets, avenues, alleys and public places. The estimated cost of the District per year for property owners is on the basis of approximately $0.891456 per lineal foot.

SECTION 7:
That pursuant to MCA 7-12-4327, the City of Billings will assess properties outside of, but contiguous to, the city limits of the City of Billings for a portion of the costs of the District.

SECTION 8:
That the entire cost of the District shall be paid by an annual assessment against the property in the District. That all monies derived from the collection of such assessments shall be paid into a fund to be known as the "Special Improvement Lighting Maintenance District No. 330 Maintenance Fund", and warrants shall be drawn on said fund for the payment of such cost of maintaining or replacement as needed said lights, wiring, fixtures and poles and supplying electrical current therefore.

SECTION 9: That upon completion and energization of the District, Special Improvement Lighting Maintenance District No. 280 shall be amended to remove the ten lights shown in "Exhibit A" and the five parcels described in "Exhibit B" attached hereto.

SECTION 10:

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

PASSED by the City Council of the City of Billings, Montana and approved this 8th day of March 2021.

THE CITY OF BILLINGS:

BY:_____
William A. Cole, Mayor

ATTEST:

BY:_____
Denise R. Bohlman, City Clerk

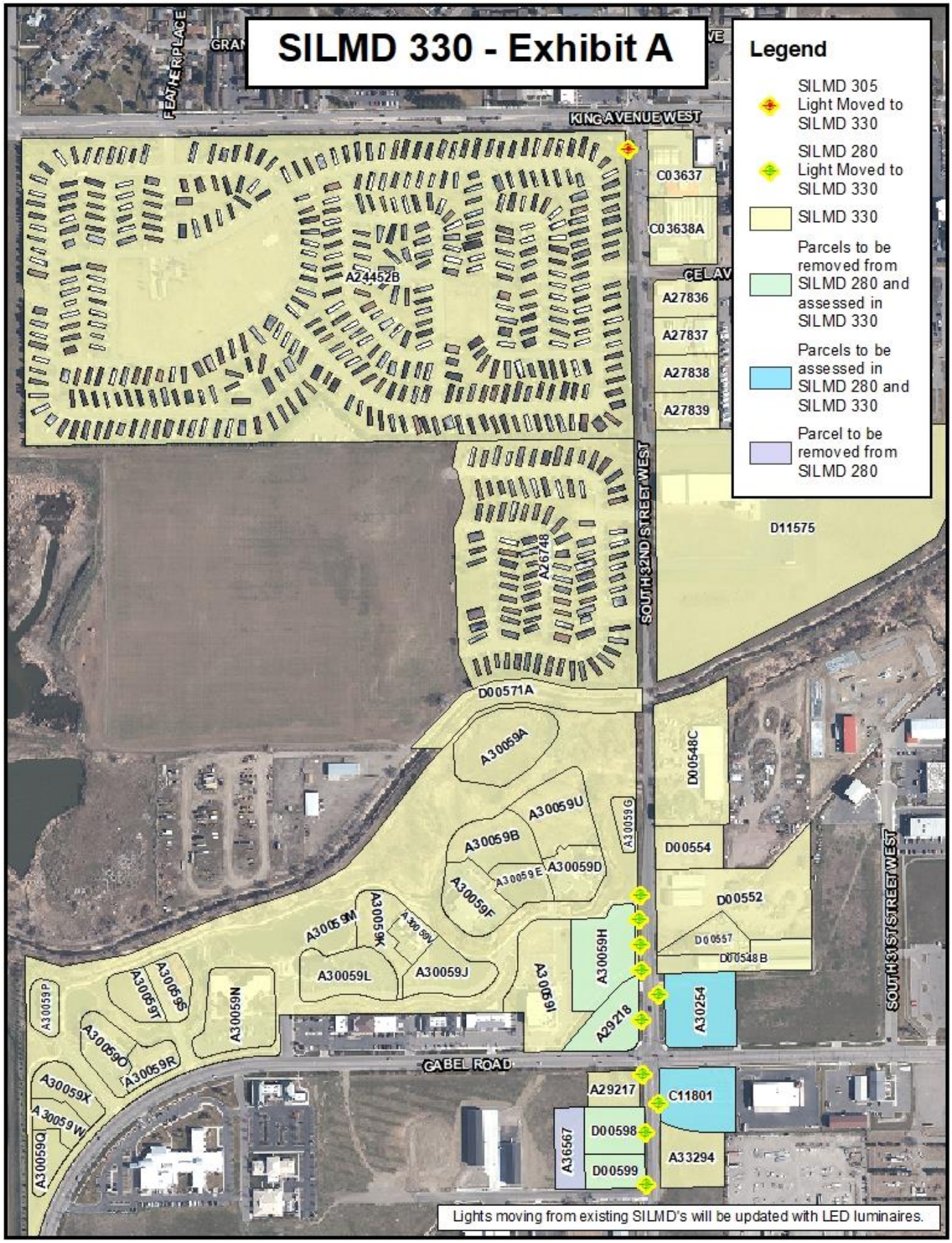
SILMD 330 - Exhibit A
Legend
SILMD 305 Light Moved to SILMD 330
SILMD 280 Light Moved to SILMD 330
SILMD 330
Parcels to be removed from SILMD 280 and assessed in SILMD 330
Parcels to be assessed in SILMD 280 and SILMD 330
Parcel to be removed from SILMD 280
KING AVENUE WEST
GABEL ROAD
SOUTH 32ND STREET WEST
SOUTH 31ST STREET WEST
C03637
C03638A
A24452B
A27836
A27837
A27838
A27839
A26748
D11575
D00571A
A30059A
A30059U
A30059B
A30059D
A30059E
A30059F
A30059G
A30059M
A30059K
A30059V
A30059L
A30059J
A30059H
A30059I
A29218
D00548C
D00554
D00552
D00557
D00548B
A30254
A30059P
A30059T
A30059S
A30059N
A30059O
A30059R
A30059X
A30059W
A30059Q
A29217
C11801
A36567
D00598
D00599
A33294
Lights moving from existing SILMD's will be updated with LED luminaires.

Exhibit B

Parcels to be removed from SILMD 280

TAX_ID	OwnerName	Current Short Legal Description	Previous Short Legal Description
A29218	BOTTRELL FAMILY INVESTMENTS LP	GABEL SUBD 2ND FILING, S14, T01 S, R25 E, BLOCK 2, Lot 1A, 59156 SQUARE FEET	
A30059H	BOTTRELL FAMILY INVESTMENTS LLP	TRANSTECH CENTER, S14, T01 S, R25 E, UNIT 8A, 7.40% COMMON AREA INTEREST, LOC @ LT 1A2, BLK 1 TRANSTECH CTR SUB 3RD AMD	
D00598	RED LODGE INVESTMENT LLC	S14, T01 S, R25 E, C.O.S. 1147, PARCEL 23A, AMD TRS 22-24 (18).	S14, T01 S, R25 E, C.O.S. 1147, PARCEL 24
D00599	RED LODGE INVESTMENT LLC	S14, T01 S, R25 E, C.O.S. 1147, PARCEL 24A, AMD TRS 22-24 (18).	S14, T01 S, R25 E, C.O.S. 1147, PARCEL 24
A36567	RED LODGE INVESTMENT LLC	TIERRA YELLOWSTONE SUB (19), S14, T01 S, R25 E, BLOCK 1, Lot 1	S14, T01 S, R25 E, C.O.S. 1147, PARCEL 22A, AMD TRS 22-24 (18).

City Council Regular

Date:	03/08/2021
Title:	Public Hearing and Resolution Authorizing the Filing and Acceptance of Annual Transit Grant Funds
Presented by:	Kevin Ploehn, Director of Aviation and Transit
Department:	Transit
Presentation:	No

RECOMMENDATION

Staff recommends that the City Council, after holding a public hearing, approve the Resolution authorizing the City of Billings MET Transit Division to apply for available grants from the U.S. Department of Transportation and the Montana Department of Transportation, and authorize the Mayor to execute all grant documents required in relation to award and receipt of funding.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Each year, the City of Billings MET Transit Division applies for and receives various grants from the U.S. Department of Transportation via the Federal Transit Administration (FTA) and via suballocations from the Montana Department of Transportation (MDT). These grants include:

- Section 5307 funding, eligible for use in both operating and capital costs. The FTA will reimburse the City up to the total apportioned amount of $1,891,495 and MET Transit intends to utilize the full amount for operational costs. This grant application and acceptance requires approval through the public hearing process; the grant's proposed program of projects was published for review in the *Yellowstone County News* on February 12, 19, and 26, 2021, and is reflected in the attached document.
- Section 5310 funding, eligible for use in projects in support of transportation for seniors and individuals with disabilities. These funds are administered through MDT and MET has traditionally used these funds to purchase replacement paratransit vehicles programmed in the City of Billings ERP.
- Section 5339 funding, eligible for use in capital projects supporting bus and bus facilities. These funds are administered through MDT and MET has traditionally utilized the funds for replacement bus purchases, facility improvements, and technology purchases.
- MET Transit may also apply for other grant opportunities as Notices of Funding Opportunities are released and funds become available.

In order to apply for and receive available grants with the FTA and MDT, MET Transit must include a City Council approved Resolution formally authorizing MET to submit the application, receive funds, and submit annual Certifications and Assurances as well as other required documents, and authorizing the Mayor to execute any

subsequent grant agreements with the FTA and MDT.

ALTERNATIVES

City Council may:

- Approve the Resolution for the City of Billings MET Transit Division to apply for and execute grants providing operational and capital assistance; or
- Not Approve the Resolution and direct the City of Billings MET Transit Division to not file grant applications. This would reduce MET's Capital funding opportunities as well as MET's operating revenue by over 30%, significantly reducing the City's ability to maintain a viable transit operation.

FISCAL EFFECTS

The fiscal effects of each grant are as follows:

- Section 5307 funding requires a 50% local match, with 50% eligible for reimbursement from the FTA. The FFY21 apportionment for the City of Billings MET Transit system is $1,891,495, which represents more than 30% of MET Transit's annual operating revenue.
- Section 5310 funding requires a 20% local match, with 80% eligible for reimbursement from FTA via MDT. Through 5310 grants, MET typically replaces paratransit vans costing approximately $80,000 each, with $16,000 (20%) paid using local funding capital reserves, and $64,000 eligible for reimbursement.
- Section 5339 funding requires a 20% local match, with 80% eligible for reimbursement from FTA, both directly and via MDT. MET has recently utilized these funds for the purchase of replacement buses, other equipment, and facility enhancements.

SUMMARY

The City of Billings MET Transit Division is required to be authorized annually via a City Council Resolution to apply for and accept operations and capital grant funds from the U.S. Department of Transportation. Without these funds, continued operation of City Transit services would be significantly impacted.

Attachments

Resolution

Section 5307 Program of Projects

RESOLUTION 21-_____

A RESOLUTION AUTHORIZING THE FILING OF ALL APPLICATIONS FOR AND ACCEPTANCE OF AWARD OF FEDERAL OR STATE FUNDS FOR TRANSPORTATION PLANNING, CAPITAL, TRAINING, DEMONSTRATION AND/OR OPERATING ASSISTANCE

WHEREAS, the City of Billings has the power to enter into agreements with the Federal Transit Administration and the Montana Department of Transportation; and

WHEREAS, the Federal Transportation Administration and the Montana Department of Transportation have been delegated authority to award Federal financial assistance for transportation and transit projects; and

WHEREAS, all contracts for financial assistance will impose certain obligations upon the applicant, including the provision by it of the local share of project costs; and

WHEREAS, the applicant has or will provide all annual certifications and assurances to the Federal Transit Administration and/or the Montana Department of Transportation, as well as other documents required for the project.

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

1. That the City of Billings MET Transit Division is authorized to execute and file all applications on behalf of the City of Billings with the U.S. Department of Transportation, Federal Transit Administration, and/or the State of Montana Department of Transportation, to aid in the financing of all planning, capital, training, demonstration, and/or operating assistance projects authorized by 49 U.S.C. Chapter 53, Title 23, or other Federal or State statutes authorizing a project administered by the Federal Transit Administration and/or the Montana Department of Transportation.

2. That the City of Billings MET Transit Division is authorized to execute and file with such applications the annual certifications and assurances, and any other documents required by the U.S. Department of Transportation, Federal Transit Administration, and/or the Montana Department of Transportation, fulfilling the purpose of the proposed projects, including local share.

3. That the City of Billings Mayor is authorized to execute grant and cooperative agreements with the U.S. Department of Transportation, Federal Transit Administration, and/or the Montana Department of Transportation, on the behalf of the City of Billings.

4. That the MET Transit Division is designated to furnish such additional information as may be required in connection with all applications and grant awards.

ADOPTED AND APPROVED by the City Council of the City of Billings, Montana, on the _____ day of _____, 2021.

CITY OF BILLINGS

By: _____
William A. Cole, Mayor

ATTEST:

By: _____
Denise R. Bohlman, City Clerk

Pursuant to Federal Transit Administration Circular Number 9030.1E, public comment on the Program of Projects proposed by the City of Billings MET Transit Division for which Federal operating and capital assistance under Section 5307 of the Federal Transit Act (49 U.S.C. 5307) is being sought. This Program of Projects is the final program unless otherwise amended.

1. Section 5307 of the Federal Transit Act apportioned $1,891,495 to the Billings, Montana Urbanized Area for FFY 2021.
2. To receive Section 5307 funds, the City of Billings, Montana, in its capacity as the Designated Recipient, is hereby publishing its Program of Projects as required by the Act.
3. Program of Projects for Billings, Montana Urbanized Area is generally described as follows:
    a. Description of Program of Projects/Scope of Grants
        i. Section 5307 - Eligible MET Transit Operating Assistance
            1. Project Period: July 1, 2021 through June 30, 2022
            2. Applicant: City of Billings, Montana
            3. Mass Transportation Operator to be assisted: City of Billings MET Transit
            4. Transit Service Area of Project: Billings Urbanized Area
            5. Estimated Project Cost
               Federal: $1,891,495
               Local: $1,891,495
               Total: $3,782,990
            6. Anticipated sources of local funds identified above: Property Tax Revenue, Advertising Revenue, and State Revenues.
            7. Anticipated source of Federal funds identified above: Section 5307 of the Federal Transit Act.
        ii. Total Projects by Source of Funds:
            Federal Transit Administration
            Section 5307 funds - $1,891,495
            City of Billings Transit fund - $1,891,495
            Total funds - $3,782,990
    b. No persons, families, or businesses will be displaced by these projects.
    c. Environment - These projects will not have a significant environmental impact upon the Transit service area.
    d. Comprehensive Planning - These projects are in conformance with the comprehensive land use and transportation planning for the area and are consistent with the anticipated programming of projects in the upcoming Transportation Improvement Program (TIP) for the Billings Urbanized Area.
    e. Elderly and Disabled - This project takes into consideration the special transportation needs of the seniors and individuals with disabilities through the adopted Human Services Coordinated Transportation Plan (paratransit) within the urban transportation area.
    f. Charter Bus Operation - MET Transit does agree to abide by Federal Regulation 49 CFR-Part 604 concerning charter operation.

g. School Bus Operations - MET Transit does not engage in school bus operations exclusively for the purpose of transporting students or school personnel.
h. Private Enterprise - The City of Billings has and will continue to follow their adopted policy and procedures regarding private sector participation.

City Council Regular

Date:	03/08/2021
Title:	Budget Amendment for Poly Vista Park Improvements
Presented by:	Andy Zoeller, Finance Director
Department:	Finance
Presentation:	No

RECOMMENDATION

Staff recommends that City Council hold a public hearing and adopt the FY21 budget amendment for Park District 1 and the Poly Vista Park development.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

On February 16, 2021, the Parks Department provided City Council with a construction timeline for Poly Vista Park. That timeline recommended amending the budget to continue with design services in fiscal year 2021 so the project could be bid in July 2021. On March 8th, 2021, the City Council will be asked to approve a contract for consulting services with Land Design for work related to Poly Vista Park development. If the contract with Land Design is approved, this budget amendment will be needed to continue with the project per the timeline provided to City Council on February 16th. This project is included in the approved FY22 Capital Improvement Plan and will be included in the FY22 City of Billings budget.

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS

This Park District 1 budget amendment will increase the FY21 budget for consulting services related to Poly Vista Park by $136,335. If approved, this will have the result of reducing the amount planned for this project in FY22 by this same amount. There is currently $4,513,178 in the Park District 1 fund which has been programmed through the Capital Improvement Plan, including this project.

Attachments

FY21 Budget Amendment Resolution

RESOLUTION 20-

A RESOLUTION ADOPTING **FISCAL YEAR 2021** ADJUSTMENTS TO APPROPRIATIONS PURSUANT TO M.C.A. 7-6-4006 AS AMENDED, AND PROVIDING TRANSFERS AND REVISIONS WITHIN THE GENERAL CLASS OF SALARIES AND WAGES, MAINTENANCE AND SUPPORT AND CAPITAL OUTLAY.

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

WHEREAS, based upon a Budget Review **(FY 2021**), it is necessary to alter and change said appropriations.

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

That the attached transfers or revisions are hereby adopted.

(SEE EXHIBIT A)

PASSED AND APPROVED by the City Council, this 8th day of March, 2021

THE CITY OF BILLINGS:

BY:_____
William A. Cole, MAYOR

ATTEST:

BY:_____
Denise R. Bohlman, CITY CLERK

EXHIBIT A

Expenditure

8730 - Park District 1 Fund

On March 8, 2021 the City Council approved a contract with Land Design Inc for the consulting services associated with the development of Poly Vista Park. This project is scheduled in the CIP for FY22. In order have construction occur in FY22, Parks Staff is asking that the budget for this portion of the project be increased in FY21 to allow for development of construction bid documents. Funds set aside for this project will be used to cover the additional budget expense.

Park District 1 Fund	136,335	Capital Outlay

City Council Regular

Date:	03/08/2021
Title:	Public Hearing and First Reading on Ordinance Granting Franchise to Montana-Dakota Utilities, Co. to Provide Gas Distribution Services
Presented by:	Gina Dahl
Department:	Legal
Presentation:	No

RECOMMENDATION

Staff recommends that Council adopts on first reading the proposed ordinance granting a non-exclusive franchise to Montana Dakota Utilities Co. ("MDU") for the operation of a gas distribution system.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

MDU was provided a franchise to operate a gas distribution system within the City of Billings via Ordinance 4232 in 1979. That franchise was renewed on April 24, 2005 via Ordinance 05-5325 for 15 years which expired May 9, 2020.

The proposed franchise is a non-exclusive franchise to operate for 15 years that addresses issues related to relocation, system development, and other key operational areas. City staff worked with Brandon Lance, Regional Director of MDU in Billings to ensure there were no issues which needed to be addressed in the language of the proposed ordinance. The proposed ordinance has been reviewed by both Legal and Public Works and there have been no substantive changes made to the Ordinance granting the franchise.

Montana law provides that utilities may assert some statutory rights to use public rights-of-way for utility lines and facilities. This ordinance simply allows the City to regulate MDU's use and to establish terms and conditions of MDU's use of the public rights-of-way.

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve. Regardless of the approval of this franchise, a public utility must have the ability to use the public right-of-way for utility lines and facilities and this grant of franchise allows the City to set terms and conditions for MDU's use of the public right-of-way.

FISCAL EFFECTS

None

SUMMARY

This ordinance allows the City to set terms and conditions for MDU to use the public right-of-way as approved by the City pursuant to this franchise and city ordinances.

Attachments

MDU franchise ordinance

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF BILLINGS, MONTANA, PROVIDING FOR THE REPEAL OF ARTICLE 7-1500, SECTIONS 7-1501 THROUGH 7-1517 OF THE BILLINGS, MONTANA CITY CODE AND DECLARING SAME TO BE NULL AND VOID AND OF NO EFFECT; FURTHER PROVIDING THAT THE BILLINGS, MONTANA CITY CODE BE AMENDED BY ADDING NEW ARTICLE 7-1500, SECTIONS 7-1501 THROUGH 7-1517, GRANTING TO MONTANA-DAKOTA UTILITIES CO. A NON-EXCLUSIVE FRANCHISE TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE AND REPAIR A GAS DISTRIBUTION SYSTEM WITHIN PUBLIC RIGHTS-OF-WAY OF THE CITY OF BILLINGS, MONTANA.

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

Section 1. That Article 7-1500, Sections 7-1501 through 7-1517 inclusive, of the Billings, Montana City Code is hereby repealed and declared null and void and of no effect.

Section 2. That the Billings, Montana City Code be amended by adding a new Article 7-1500, Sections 7-1501 through 7-1517, to read as follows:

"ARTICLE 7-1500. MONTANA-DAKOTA UTILITIES' NON-EXCLUSIVE FRANCHISE

WHEREAS, Montana Code Annotated Section 7-14-4101, Billings, Montana City Code Sections 22-401 through 22-703, and Billings' self-governing powers grant the City broad authority to regulate the use of the public right-of-way; and

WHEREAS, the City Council of the City of Billings ("City") passed a franchise granting Montana-Dakota Utilities Co. ("MDU") the authority to operate a gas distribution system September 24, 1979 via Ordinance 4232;

WHEREAS, the City extended that franchise through April 24, 2005 via Ordinance 04-5299;

WHEREAS, the City further extended that franchise through May 9, 2020 via Ordinance 05-5325;

WHEREAS, MDU has operated under that franchise in good faith and provided service to the citizens of Billings;

WHEREAS, the City Council finds that it is in the best interests of the health, safety and welfare of residents of the Billings community to grant a non-exclusive

franchise to MDU for the operation of a gas distribution system within the City right-of-way and, therefore, enacts the following ordinance.

Sec. 7-1501. Definitions. The following terms contained herein, unless otherwise indicated, shall be defined as follows:

City: The City of Billings, a municipal corporation of the State of Montana, specifically including all areas incorporated therein as of the effective date of this ordinance and any other areas later added thereto by annexation or other means.

Days: Calendar days.

Director: The City Administrator or designee.

Facilities: All pipes, access ways, pump stations, storage facilities, equipment, and supporting structures, located in the City's right-of-way, utilized by the Utility in the operation of activities authorized by this Ordinance. The abandonment by Utility of any facilities as defined herein shall not act to remove the same from this definition.

Permittee: A person who has been granted a permit by the Permitting Authority.

Permitting Authority: The head of the City department authorized to process and grant permits required to perform work in the City's right-of-way, or the head of any agency authorized or designated to perform this function on the City's behalf. Unless otherwise indicated, all references to Permitting Authority shall include the designee of the department or agency head.

Person: An entity or natural person.

Right-of-way: As used herein shall refer to the surface of and the space along, above, and below any street, road, highway, freeway, lane, sidewalk, alley, court, boulevard, parkway, drive, utility easement, and/or road right-of-way now or hereafter held or administered by the City of Billings.

Utility: Montana Dakota Utilities Co.

Sec. 7-1502. Franchise Granted.

(a) The City hereby grants to Utility, its successors and assigns, subject to the terms and conditions hereinafter set forth, a Franchise to provide gas distribution services beginning on the effective date of this Ordinance.

(b) This Franchise shall grant Utility the right, privilege and authority, subject to the terms and conditions hereinafter set forth, to construct,

operate, maintain, replace, and use all necessary equipment and facilities for a gas distribution system, in, under, on, across, over, through, along or below the public right-of-way located in the City of Billings, as approved under City permits issued by the Permitting Authority pursuant to this Franchise and City ordinances.

(c) This Franchise is granted upon the express condition that it shall not in any manner prevent the City from granting other or further franchises in, along, over, through, under, below or across any right-of-way. Such Franchise shall in no way prevent or prohibit the City from using any right-of-way or other City property or affect its jurisdiction over them or any part of them, and the City shall retain the authority to make all necessary changes, relocations, repairs, maintenance, establishment, improvement, dedication of the same as the City may deem fit, including the dedication, establishment, maintenance, and improvement of all new rights-of-way or other public properties of every type and description.

Sec. 7-1503. Franchise Term.

The term of the Franchise granted hereunder shall be for the period commencing upon the effective date of this ordinance through and extending for fifteen (15) years therefrom.

Sec. 7-1504. Fees or Taxes.

As a material term of this Franchise agreement, and in consideration of the right granted to Utility to occupy City rights-of-way for the purpose of operating a gas utility within the City, Utility agrees:

(a) To timely pay all fees or taxes currently adopted, or as hereinafter may be adopted by the City pertaining to the Utility's operations within the City.

(b) Proceeds of any fee or tax shall be distributed to the City in accordance with the terms of any adopting document or, if not specified in such document, no later than 30 days after the end of each calendar quarter (quarters ending at the end of March, June, September and December).

(c) Should the Utility be prevented by judicial or legislative action from collecting a fee or tax adopted by the City or any portions thereof, then the Utility shall be excused from the collection and distribution of that portion of the fee or tax.

Sec. 7-1505. City Ordinances and Regulations.

Nothing herein shall be deemed to direct or restrict the City's ability to adopt and enforce all necessary and appropriate ordinances regulating the performance of the conditions of this Franchise, including any reasonable ordinance made in the exercise of its police powers in the interest of public safety and for the welfare of the public. The City shall have the authority at all times to control, by appropriate regulations, the location, elevation, and manner of construction and maintenance of any facilities of Utility located within the City right-of-way. Utility shall promptly conform with all such regulations, unless compliance would cause Utility to violate other requirements of law.

Sec. 7-1506. Right-of-Way Management.

(a) Excavation.

(1) During any period of relocation or maintenance, all surface structures, if any, shall be erected and used in such places and positions within the right-of-way so as to interfere as little as possible with the safe and unobstructed passage of traffic and the unobstructed use of adjoining property. Utility shall at all times post and maintain proper barricades and comply with all applicable safety regulations during such period of construction as required by the City ordinances or traffic control plans approved by the City consistent with state law and MPWS Section 01570 as modified by the City.

(2) Whenever Utility excavates in any right-of-way for the purpose of installation, construction, repair, maintenance or relocation of its facilities, it shall apply to the City for a permit to do so in compliance with the ordinances and regulations of the City requiring permits to operate in the right-of-way. In no case shall any such work commence within any right-of-way without a permit, except as otherwise provided in this Ordinance. During the progress of the work, Utility shall not unnecessarily obstruct the passage or use of the right-of-way, and shall provide the City with plans, maps, and information showing the proposed and final location of any facilities in accordance with subsection (i) herein.

(b) Abandonment of Utility's Facilities. Facilities laid, installed, constructed, or maintained in the right-of-way by Utility may be abandoned in place after notification of such intent is provided to the City. The City may require removal of abandoned facilities in conjunction with the process described in subsection (h), Relocation. All necessary permits must be obtained prior to commencing removal.

(c) Restoration after Construction.

(1) Utility shall, after any installation, construction, relocation, maintenance, or repair of facilities within the Franchise area, restore the right-of-way to at least the condition the same was in immediately prior to any such abandonment, installation, construction, relocation, maintenance or repair as determined by the City Engineer or designee. All concrete encased monuments, which have been disturbed or displaced by such work, shall be restored pursuant to all federal, state and local standards and specifications. Utility agrees to promptly complete all restoration work and to promptly repair any damage caused by such work at its sole cost and expense.

(2) If it is determined that Utility has failed to restore the right-of-way in accordance with this section, the City shall provide Utility with written notice including a description of actions the City believes necessary to restore the right-of-way. If the right-of-way is not restored in accordance with the City's notice within fifteen (15) days of that notice, the City, or its authorized agent, may restore the right-of- way. Upon request from the Utility, the City may agree to an extension to the time provided to restore the right-of-way as long as doing so does not endanger the public. Utility is responsible for all costs and expenses incurred by the City in restoring the right-of-way in accordance with this Section. The rights reserved to the City under this paragraph shall be in addition to those otherwise provided by this Franchise.

(d) Bonding Requirement. Utility must comply with the City's standard bonding requirement for working in the City's right-of-way.

(e) Emergency Work, Permit Waiver. In the event of any emergency where any facilities located in the right-of-way are broken or damaged, or if Utility's construction area for their facilities is in such a condition as to place the health or safety of any person or property in imminent danger, Utility shall immediately take any necessary emergency measures to repair or remove its facilities without first applying for and obtaining a permit as required by this Franchise. However, this emergency provision shall not relieve Utility from later obtaining any necessary permits for the emergency work. Utility shall apply for the required permits the next business day following the emergency work or as soon as practical given the nature and duration of the emergency.

(f) Safety.

(1) The Utility, in accordance with applicable federal, state, and local safety rules and regulations shall, at all times, employ ordinary care in the installation, maintenance, and repair utilizing methods and devices commonly accepted in their industry of operation to prevent failures and accidents that are likely to cause damage, injury, or nuisance to persons or property.

(2) All of Utility's facilities in the right-of-way shall be constructed and maintained in a safe and operational condition.

(g) Dangerous Condition, Authority for City to Abate.

(1) Whenever Facilities or the operations of the Utility cause or contribute to a condition that appears to endanger any person or substantially impair the lateral support of the adjoining right-of-way, public or private property, the Director may direct the Utility, at no charge or expense to the City, to take actions to resolve the condition or remove the endangerment. Such directive may include compliance within a prescribed time period.

(2) In the event the Utility fails or refuses to promptly take the directed action, or fails to fully comply with such direction, or if emergency conditions exist which require immediate action to prevent imminent injury or damages to persons or property, the City may take such actions as it believes are necessary to protect persons or property and the Utility shall be responsible to reimburse the City for its costs.

(h) Relocation of System Facilities.

(1) Utility agrees and covenants to protect, support, temporarily disconnect, relocate or remove from any right-of-way its facilities without cost to the City, when so required by the City to facilitate the completion of or as a result of a public project, provided that Utility shall in all such cases have the privilege to temporarily bypass, in the authorized portion of the same right-of-way and upon approval by the City, any facilities required to be temporarily disconnected or removed. As used in this Section, the term "public project" is a project included in any City adopted Capital Improvement Program.

(2) All Facilities utilized for providing gas distribution service within Utility's service area and within the right-of-way shall be

considered owned, operated and maintained by Utility.

(3) If the City determines that a public project necessitates the relocation of Utility's existing facilities, the City shall utilize the following process unless otherwise agreed:

a. As soon as possible, but not less than sixty (60) days prior to the commencement of such project, provide Utility with written notice requiring such relocation; and

b. Provide Utility with copies of any plans and specifications pertinent to the requested relocation and a proposed temporary or permanent relocation for Utility's facilities.

c. After receipt of such notice and such plans and specifications, Utility shall complete relocation of its facilities at no charge or expense to the City at least ten (10) days prior to commencement of the project, unless otherwise agreed.

(4) Utility may, after receipt of written notice requesting a relocation of its facilities, submit to the City written alternatives to such relocation. The City shall evaluate such alternatives and advise Utility in writing if any of the alternatives are suitable to accommodate the work that necessitates the relocation of the facilities. If so requested by the City, Utility shall submit additional information to assist the City in making such evaluation. The City shall give each alternative proposed by Utility full and fair consideration. In the event the City ultimately determines that there is no other reasonable alternative, Utility shall relocate its facilities as provided in this Section.

(5) The provisions of subsection (h) herein shall not preclude the Utility from seeking reimbursement for relocation expenses from state or federal resources to the extent such funds are available to Utility in connection with such relocation expenses.

(6) The provisions of subsection (h) herein shall in no manner preclude or restrict Utility from making any arrangements it may deem appropriate when responding to a request for relocation of its Facilities by any person other than the City, where the improvements to be constructed by said person are not or will not become City owned, operated or maintained, provided that such arrangements do not unduly delay or increase the cost of a planned City construction project.

(i) Utility's Map and Records

(1) As a condition of this Franchise, and without charge to the City, Utility agrees to provide the City with record plans, maps, and records that show the horizontal and vertical (when available) location of its facilities within the right-of-way using a minimum scale of one inch equals one hundred feet (1" = 100'). This information is to be provided in digital format that can be readily imported into the City's Geographic Information System (GIS), and, upon request, in hard copy plan form used by Utility. This information shall be provided between one hundred twenty (120) and one hundred eighty (180) days of the effective date of this Ordinance and shall be updated by the Utility utilizing information in their possession upon reasonable request by the City.

(2) The City will keep the information provided by the Utility confidential to the extent allowed by law. If the City gets a records request demanding disclosure of Utility system information previously provided to the City by the Utility, then the City will provide the Utility notice of such request and provide the Utility the opportunity to seek to prevent the disclosure of said information through appropriate legal action.

Sec. 7-1507. Planning Coordination.

(a) System Information. Utility shall submit information related to the general location, proposed location, and size of all existing and proposed Facilities within the City as requested by the Director within a reasonable time, not exceeding sixty (60) days from receipt of a written request for such information.

(1) Utility will update information provided to the City under this Section whenever there are major changes in Utility's system plans for Billings.

(2) The City will provide information relevant to the Utility's operations within a reasonable period of written request to assist the Utility in the development or update of its System Plan. Provided that such information is in the City's possession, or can be reasonably developed from the information in the City's possession.

(b) System Development Information. Utility will assign a representative whose responsibility shall be to coordinate with the City on planning for Capital Improvement Program projects. At a minimum, such coordination shall include the following:

(1) By October 31st of each year, Utility shall provide the Director with

a schedule of its planned capital improvements for the following calendar year, which may affect the right-of-way for that year;

(2) By October 31st of each year, City shall provide Utility with a schedule of its budgeted projects for the following calendar year that may affect the right-of way and Utility's facilities located therein;

(3) Utility shall meet with the City, other franchisees and users of the right-of-way, according to a schedule to be determined by the City, to schedule and coordinate construction; and

(4) All construction locations, activities, and schedules shall be coordinated, as required by the Director to minimize public inconvenience, disruption, or damages and taking into account potential impacts to Utility facilities.

(c) Emergency Operations. The City and Utility agree to cooperate in the planning and implementation of emergency operations response procedures.

Sec. 7-1508. Indemnification.

(a) Utility hereby releases, covenants not to bring suit, and agrees to indemnify, defend and hold harmless the City, its elected officials, employees, agents, and volunteers from any and all claims, costs, judgments, awards, attorney's fees, or liability to any person, including claims by Utility's own employees to which Utility might otherwise be immune, arising from personal injury or damage to property to the extent due to the negligent or intentional acts or omissions of Utility, its agents, servants, officers or employees in performing activities authorized by this Franchise. This covenant of indemnification shall include, but not be limited by this reference, claims against the City arising as a result of the acts or omissions of Utility, its agents, servants, officers or employees except for claims for injuries and damages to the extent caused by the negligence of the City. If final judgment is rendered against the City, its elected officials, employees, agents, and volunteers, or any of them with respect to a claim covered by Utility's indemnification obligations set forth in this franchise, Utility shall satisfy and pay the judgment. The City may appear in any proceeding it deems necessary to protect the City's or the public's interests.

(b) Inspection or acceptance by the City of any work performed by Utility at the time of completion of construction shall not be grounds for avoidance of any of these covenants of indemnification. These indemnification obligations of Utility shall extend to and include any and all claims that have not yet resulted in a suit and any asserted or submitted claims that

may be settled prior to the culmination of any litigation or the institution of any litigation.

(c) In the event Utility refuses to undertake the defense of any filed suit or any claim asserted against the City, after the City's request for defense and indemnification has been made pursuant to the indemnification clauses contained herein, and Utility's refusal is subsequently determined by a court having jurisdiction (or such other tribunal that the parties shall agree to decide the matter), to have been a wrongful refusal on the part of Utility, then Utility shall pay all of the City's costs and expenses for defense of the action, including reasonable attorneys' fees of recovering under this indemnification clause as well as any judgment against the City.

(d) In the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of Utility and the City, its officers, employees and agents, Utility's liability hereunder shall be only to the extent of Utility's comparative negligence. This waiver has been mutually negotiated by the parties.

(e) The City hereby releases and agrees to indemnify, defend and hold harmless the Utility, its elected officials, employees, agents, and volunteers from any and all claims, costs, judgments, awards or liability to any person arising from Utility's compliance with Section 7-1504.

Sec. 7-1509. Insurance.

(a) Utility shall procure and maintain for the duration of the Franchise, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the exercise of the rights, privileges and authority granted hereunder to Utility, its agents or employees. A combination of self-insurance and excess liability insurance may be utilized by Utility. Utility shall provide to the City an insurance certificate and proof of self-insurance, if applicable, evidencing the required insurance, for City's inspection prior to the commencement of any work or installation of any Facilities pursuant to this Franchise, and such insurance shall evidence the following required insurance:

(1) Automobile Liability insurance for owned, non-owned and hired vehicles with limits no less than $2,000,000 Combined Single Limit per accident for bodily injury and property damage; and

(2) Commercial General Liability insurance policy, written on an occurrence basis with limits no less than $750,000 dollars per claim and 1.5 million dollars per occurrence or $500,000 dollars combined single limit together with a one million dollars ($1,000,000) excess or umbrella policy. The City shall be named as a primary, additional insured. The Utility's policy shall be endorsed to be primary and noncontributory. Utility shall also maintain a policy of Professional Liability insurance in an insurable amount not less than $750,000 dollars per claim and $1,500,000 dollars per occurrence. Utility shall demonstrate written proof of these mandatory minimum coverages and noncontributory endorsement by providing a Certificate of Insurance to the City evidencing such prior to execution of this contract for personal injury, bodily injury and property damage. Coverage shall include premises, operations, independent contractors, products completed operations, personal injury and advertising injury. There shall be no endorsement or modification of the Commercial General Liability insurance excluding liability arising from explosion, collapse or underground property damage.

(3) Excess Liability in an amount of $5,000,000 each occurrence and $5,000,000 aggregate limit. The City shall be named as an additional insured on the Excess Liability insurance policy.

(b) Payment of deductible or self-insured retention shall be the sole responsibility of Utility.

(c) The insurance policy shall contain a clause stating that coverage shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability. Utility's insurance shall be primary. Any insurance, self insurance, or insurance pool coverage maintained by the City shall be excess of Utility's insurance and shall not contribute with it. Coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days prior written notice has been given to the City.

(d) Utility shall require all its subcontractors to carry insurance consistent with this section and shall provide evidence of such insurance to the City upon request.

Sec. 7-1510. Enforcement.

(a) In addition to all other rights and powers retained by the City under this

Franchise, the City reserves the right to revoke and terminate this Franchise and all rights and privileges of the Utility in the event of a substantial violation or breach of its terms and conditions.

(b) A substantial violation or breach by a Utility shall include, but shall not be limited to, the following:

(1) An uncured violation of any material provision of this Franchise, or any material rule, order or regulation of the City made pursuant to its power to protect the public health, safety and welfare;
(2) An intentional evasion or knowing attempt to evade any material provision of this Franchise or practice of any fraud or deceit upon the system customers or upon the City;
(3) Failure to provide the services specified in the Franchise;
(4) Misrepresentation of material fact during negotiations relating to this Franchise or the implementation thereof;
(5) A continuous and willful pattern of grossly inadequate service;
(6) An uncured failure to pay fees associated with this Franchise;

(c) No violation or breach shall occur which is without fault of the Utility or the City, or which is as a result of circumstances beyond the Utility's or the City's reasonable control. Neither the Utility, nor the City, shall be excused by economic hardship nor by nonfeasance or malfeasance of its directors, officers, agents or employees; provided, however, that damage to equipment causing service interruption shall be deemed to be the result of circumstances beyond a Utility's or the City's control if it is caused by any negligent act or unintended omission of its employees (assuming proper training) or agents (assuming reasonable diligence in their selection), or sabotage or vandalism or malicious mischief by its employees or agents. A Utility, or the City, shall bear the burden of proof in establishing the existence of such conditions.

(d) Except in the case of termination pursuant to subsection (b)(4) above, prior to any termination or revocation, the City, or the Utility, shall provide the other with detailed written notice of any substantial violation or material breach upon which it proposes to take action. The party who is allegedly in breach shall have a period of 60 days following such written notice to cure the alleged violation or breach, demonstrate to the other's satisfaction that a violation or breach does not exist, or submit a plan satisfactory to the other to correct the violation or breach. If, at the end of said 60-day period, the City or the Utility reasonably believes that a substantial violation or material breach is continuing and the party in breach is not taking satisfactory corrective action, the other may declare

that the party in breach is in default, which declaration must be in writing. Within 20 days after receipt of a written declaration of default, the party that is alleged to be in default may request, in writing, a hearing before a "hearing examiner" as provided by the City's development regulations. The hearing examiner's decision may be appealed to any court of competent jurisdiction.

(e) The City may, in its discretion, provide an additional opportunity for the Utility to remedy any violation or breach and come into compliance with this agreement so as to avoid the termination or revocation.

(f) Any violation existing for a period greater than 30 days may be remedied by the City at the Utility's expense.

Sec. 7-1511. Survival.

All of the provisions, conditions and requirements of Section 7-1506(a) Excavation, Section 7- 1506(b) Abandonment Of Utility's Facilities, Section 7-1506(c) Restoration After Construction, Section 7-1506(g) Dangerous Conditions, Authority For City To Abate, Section 7-1506(h) Relocation of System Facilities, and Section 7-1508 Indemnification, of this Franchise shall be in addition to any and all other obligations and liabilities Utility may have to the City at common law, by statute, or by contract, and shall survive the City's Franchise to Utility for the use of the areas mentioned in Section 7-1502 herein, and any renewals or extensions thereof. All of the provisions, conditions, regulations and requirements contained in this Franchise Ordinance shall further be binding upon the heirs, successors, executors, administrators, legal representatives and assigns of Utility and all privileges, as well as all obligations and liabilities of Utility shall inure to its heirs, successors and assigns equally as if they were specifically mentioned wherever Utility is named herein.

Sec. 7-1512. Assignment.

This Franchise shall not be sold, transferred, assigned, or disposed of in whole or in part either by sale, voluntary or involuntary merger, consolidation or otherwise, without the written approval of the City, which consent shall not be unreasonably withheld or delayed. This paragraph shall not act to require City approval of any Utility action to mortgage or otherwise encumber its facilities, or other action related to corporate financing, financial reorganization, or refinancing activity.

Sec. 7-1513. Notice.

Any notice or information required or permitted to be given to the parties under this

Franchise may be sent to the following addresses unless otherwise specified:

Region Director	City Administrator
Montana-Dakota Utilities Co.	City of Billings
5181 Southgate Drive	P.O. Box 1178
Billings, MT 59101-4627	Billings, MT 59103
Phone: (406) 896-4221	Phone: (406) 657-8433
Fax: (406) 896-4272	Fax: (406) 657-8390

Sec. 7-1514. Non-Waiver.

The failure of either party to enforce any breach or violation by the other party of any provision of this Franchise shall not be deemed to be a waiver or a continuing waiver by the non-breaching party of any subs

Sec. 7-1515. Alternate Dispute Resolution.

If the parties are unable to resolve disputes arising from the terms of this Franchise, prior to resorting to a court of competent jurisdiction, the parties shall submit the dispute to a non-binding alternate dispute resolution process agreed to by the parties. Unless otherwise agreed between the parties or determined herein, the cost of that process shall be shared equally.

Sec. 7-1516. Entire Agreement.

This Franchise constitutes the entire understanding and agreement between the parties as to the subject matter herein and no other agreements or understandings, written or otherwise, shall be binding upon the parties upon execution and acceptance hereof.

Sec. 7-1517. Directions to City Clerk.

The City Clerk is hereby authorized and directed to forward certified copies of this ordinance to the Utility set forth in this ordinance. The Utility shall have sixty (60) days from receipt of the certified copy of this ordinance to accept in writing the terms of the Franchise granted to the Utility in this ordinance.

Section 3. EFFECTIVE DATE. This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 4. REPEALER. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

Section 5. SEVERABILITY. If any Section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other Section, sentence, clause or phrase of this Franchise Ordinance. The Parties may amend, repeal, add, replace, or modify any provision of this Franchise to preserve the intent of the parties as expressed herein prior to any finding of invalidity or unconstitutionality. To this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading this __ day of _____

_____, 2021.

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

_____, 2021.

CITY OF BILLINGS

By: _____
William A. Cole, Mayor

ATTEST:

By: _____
Denise R. Bohlman, City Clerk