

****ATTENTION****

The City Council meeting will be held in a hybrid format that may include both in-person AND virtual attendance via Zoom. Unless they have cause to appear virtually, Councilmembers will attend the meeting in person in Council Chambers, second floor of City Hall, 220 N. 27th Street. 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: www.billingsmt.gov and click on "Your Government," "City Council," and "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.)* Channel 7 or Channel 978 - TDS Fiber.
 - Online at www.comm7tv.com and click on the "Watch Live" icon. Community 7 also has links to their Facebook page and YouTube channel.
 - On the City's website at www.billingsmt.gov and click on "Watch Meetings Online" on the homepage.
 - In-Person.
 - Virtually via Zoom (see the link below).

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.
- Attend the meeting in person.
- Attend the meeting virtually through Zoom by entering the Webinar ID and Passcode indicated below. Click on *Zoom Meeting Instructions* and *Zoom Hybrid Meeting Details* below for more information. The link will allow you to attend, view and participate in the meeting on your computer, laptop or smart phone. (You must have the Zoom App on your device [Click Here to Download Zoom App](#)) To provide public comment at the appropriate time, click on the "raise hand" icon located at the bottom of the screen and the moderator will unmute your device.
 - **Don't have a smart phone, computer or laptop?** That's okay -- you can attend a Zoom meeting using your **landline phone**. Call the Zoom phone number, 1.253.215.8782 to join the meeting and follow the operator's instructions. Want to give public comment? Simply "*raise your hand*" by pressing *9 and the moderator will give you permission to speak when it is your turn. **Note this is a long distance toll number and charges may apply depending on your plan.*
- Click Here for [Zoom Meeting Webinar IDs and Passcodes](#)
- Click Here for [Zoom Meeting Instructions for Attendees \(as guests\)](#)

Please contact Denise Bohlman, City Clerk, at bohlmand@billingsmt.gov, or at 406.657.8210, with any questions.



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

REVISED 10/17/2023
Consent Agenda Item 1D was added;
Regular Agenda Item 4 staff memo was revised for clarity;
Council Initiative is noted

CITY COUNCIL
REGULAR BUSINESS MEETING

AGENDA

COUNCIL CHAMBERS

OCTOBER 23, 2023

5:30 P.M.

CALL TO ORDER: Mayor Cole

PLEDGE OF ALLEGIANCE: Mayor Cole

INVOCATION: Councilmember Tidswell

ROLL CALL: Councilmembers present on roll call were: Shaw, Gulick, Neese, Owen, Joy,
 Choriki, Tidswell, Purinton, Boyett, Rupsis

MINUTES:

- September 25, 2023
- October 9, 2023 - Pending

COURTESIES:

PROCLAMATIONS:

- Nonmelanoma Skin Cancer Awareness Week - October 23-29, 2023

COUNCIL REPORTS:

ADMINISTRATOR REPORTS - CHRIS KUKULSKI

PUBLIC COMMENT on "NON-PUBLIC HEARING" Agenda Items: 1 and 4 ONLY. Speaker sign-in required. (Comments are limited to three (3) minutes or as set by the Mayor. Please sign the roster at the cart located at the back of the Council chambers or at the podium. Comments on items listed as public hearing items will be heard **ONLY** during the designated public hearing time for each respective item. For items not on this agenda, public comment will be taken at the end of the agenda.)

1. **CONSENT AGENDA** -- Separations:
 - A. **Bid Awards: None**
 - B. **Purchase 3 - 2024 Broombear sweepers from Joe Johnson Equipment.**
 - C. **Purchase 2024 Fire Pumper AS899 from Hughes Fire Equipment.**
 - D. **Memorandum of Understanding with Billings Tourism Business Improvement District.**
 - E. **2023 STOP Violence Against Women Act (VAWA) Domestic Violence Grant Award.**
 - F. **State Highway Traffic Safety Billings Selective Traffic Enforcement Program (STEP) overtime grant for the Police Department.**

- G. **2023 Federal Homeland Security Grant** for Police Department to purchase Night Vision Systems.
- H. **2023 Federal Homeland Security Grant** for the Police Department's Bomb Squad.
- I. **Montana Department of Agriculture Grant** to the Parks and Recreation Department for the European Buckthorn removal program.
- J. **Donation** to the Parks and Recreation Department from Yellow Ball Roofing and Solar for a complete solar generating system to Songbird Community Garden.
- K. **Resolution** defining the policy for Special Improvement Districts (SID's).
- L. **Second/Final Reading Ordinance** amending Billings, Montana City Code (BMCC), Article 22-407, Encroachment Permit Required.
- M. **Second/Final Reading Ordinance** expanding Ward I (Annexation 23-08).
- N. **Bills for the Weeks of:**
 - 1. September 18, 2023
 - 2. September 25, 2023

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 FIRST READING ORDINANCE FOR ZONE CHANGE 1037:** for a parcel generally located at 3146 Monad Road. Zoning Commission recommends approval and adoption of the 10 review criteria.

Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve First Reading Ordinance for Zone Change 1037, and adopt the findings of the 10 review criteria, as recommended by the Zoning Commission.
- 3. **PUBLIC HEARING AND FIRST READING ORDINANCE FOR ZONE CHANGE 1038:** for a parcel generally located northwest of the intersection of Avenues D and E in Zimmerman Home Place Subdivision. Zoning Commission recommends approval and adoption of the 10 review criteria.

Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve First Reading Ordinance for Zone Change 1038, and adopt the findings of the 10 review criteria, as recommended by the Zoning Commission.
- 4. **CITY ADMINISTRATOR'S Annual Performance Evaluation and APPROVAL** of Employment Contract.

Recommended Motion: I move to approve the employment contract with Chris Kukulski, City Administrator, as written.

PUBLIC COMMENT on "NON-AGENDA ITEMS". Speaker Sign-in required. *(Restricted to ONLY items not on this printed agenda. Comments are limited to 3 minutes or as set by the Mayor. Please sign the roster at the cart located at the back of the Council chambers or at the podium.)*

COUNCIL INITIATIVES:

* Recommendation on Establishing a Family Violence Investigations Unit in the Billings Police Department. Initiated by Councilmember Jennifer Owen.

ADJOURN:

Council Chambers are readily accessible to individuals with physical disabilities.

For more information or to make requests for special arrangements, please contact the City Clerk's Office at 657-8210 or e-mail bohlmand@billingsmt.gov, 72 hours prior to the meeting date.

** **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.*

City Council Regular

Date: 10/23/2023
Title: Purchase of Three (3) 2024 Broombear Sweepers
Presented by: Debi Meling
Department: Public Works
Presentation: No
Legal Review: Not Applicable
Project Number: N/A

RECOMMENDATION

Staff recommends the City Council approve the purchase of three (3) 2024 Broombear sweepers from Joe Johnson Equipment in the amount of \$980,127 less \$87,000 trade for a net amount of \$893,127.

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

The purchase of three (3) Broombear Sweepers is included in the approved FY24 Equipment Replacement Plan (ERP) and FY24 Street and Traffic budget. Street sweepers are a vital part of operations as they not only keep the streets clean, but are also necessary for stormwater permit compliance. Staff is recommending procurement of the equipment using the cooperative purchasing agreement (Sourcewell), as the pricing is similar to competitive bid pricing. By using Sourcewell to procure similar equipment, we can keep fewer parts on the shelf, as the normal wear items are interchangeable between 6 sweepers, saving thousands of dollars in stocked parts.

ALTERNATIVES

City Council may:

- Approve purchasing the three (3) 2024 Broombear sweepers; or,
- Not approve the purchase. If not approved the sweepers will likely see extensive repair costs and downtime as the sweepers have reached their useful life. Extended downtime will result in diminished customer service levels citizens have come to expect.

FISCAL EFFECTS

The Broombear sweepers were budgeted in FY24 using Street and Traffic funds. There is sufficient budget available for this purchase.

City Council Regular

Date: 10/23/2023
Title: Purchase of 2024 Fire Pumper AS899
Presented by: Matt Hoppel, Assistant Fire Chief
Department: Fire
Presentation: No
Legal Review: Template Contract
Project Number: N/A

RECOMMENDATION

Staff recommends the City Council approves the purchase of a 2024 Pierce Enforcer PUC Pumper AS899, with attachments, from Hughes Fire Equipment in the amount of \$932,977.00.

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

The purchase of a Fire Pumper with attachments is included in the approved FY24 Equipment Replacement Plan and FY24 Fire Department budget. This pumper is needed for replacing an aging front line pumper and will replace a unit that is 15 years old.

The new unit will be a 2024 or newer Pierce Manufacturing Pumper which is consistent with all our front-line pumps, depending upon when it is placed in the assembly line. Timing is of an essence as assembly is averaging 3-4 years for all manufacturers. The purchase price includes progress and pre-payment discounts, as well as factory inspection visit and transportation costs. Delivery is anticipated within 48 months of order.

Staff is recommending procurement of the equipment using a Sourcewell cooperative purchase agreement. The Sourcewell Cooperative Purchasing contracts are vetted through a competitive bid process on a large scale for numerous communities and organizations. Historically, it has proven advantageous for the City to utilize cooperative purchasing contracts in many cases to procure items, without further competition. In each case, staff evaluates the procurement options to determine which is the most beneficial for the City.

ALTERNATIVES

City Council may:

- Approve the purchase of the 2024 Pierce Enforcer PUC Pumper AS899, with attachments, from Hughes Fire Equipment in the amount of \$932,977.00; or,
- Not approve the purchase and provide additional guidance to staff.

FISCAL EFFECTS

The 2024 Fire Pumper AS899 was budgeted in FY24. There is sufficient budget for this purchase

SUMMARY

Staff recommends the City Council approves the purchase of a 2024 Pierce Enforcer PUC Pumper AS899, with attachments, from Hughes Fire Equipment in the amount of \$932,977.00.

City Council Regular

Date: 10/23/2023
Title: MOU with Billings Tourism Business Improvement District
Presented by: Gina Dahl
Department: Legal
Presentation: No
Legal Review: Yes
Project Number: N/A

RECOMMENDATION

Staff recommends approval of the Memorandum of Understanding (MOU) with the Billings Tourism Business Improvement District (TBID). This was reviewed during the October 16, 2023 Work Session and no changes were made.

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

On July 10, 2023, Council approved a resolution calling for a special election on November 7, 2023, on whether the City should be authorized to issue general obligation bonds not to exceed \$143 million for parks, trails, and recreation projects. Council also approved an Initiative directing staff to prepare a resolution related to the parks, recreation, and trails bond issue that would outline the agreements and commitments made by the City and private partners and to provide guidelines regarding decision-making related to the debt financed parks projects for future Councils. The project management resolution was approved by Council on August 28, 2023.

One of the commitments referred to in the resolution was the Billings Tourism Business Improvement District (TBID) conditionally agreed to provide funding for administrative, operational, promotional, and marketing expenses up to \$800,000 per year for ten years to help defray the anticipated deficit in operating costs for the recreation center. The TBID will seek to increase the assessment to fund this commitment. The resolution also required an MOU to formalize this commitment before the November 7, 2023, election.

The MOU memorializes this commitment and indicates the TBID will seek to increase the assessment starting in FY 2025 with funding to begin after completion of construction and the recreation center has begun operating, with a specific date to be determined by the parties. The TBID will seek to renew the district for an additional ten-year period prior to expiration of the current term in October 2027.

The draft MOU was attached to the October 16th work session staff memo and presented to Council at that time. Staff answered questions regarding the MOU and provided a legal opinion that the use of these funds for operations and maintenance of the recreational center is an allowed use.

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS

This will provide funding up to \$800,000 to help defray operational deficits of the recreation center for a period of ten years.

Attachments

MOU

MEMORANDUM OF UNDERSTANDING

Between
City of Billings and
Billings Tourism Business Improvement District

This Memorandum of Understanding (“MOU”) is entered into by and between the City of Billings, Montana, a Montana municipality (“City”) located at City Hall, 210 North 27th Street, Billings, MT 59101, and Billings Tourism Business Improvement District (“BTBID”) located at 815 South 27th Street, Billings, MT 59101. City and BTBID are sometimes referred to herein individually as a “party” and collectively as the “parties”.

Recitals

WHEREAS, in 2017 the owners of qualified lodging facilities in the City of Billings petitioned the City pursuant to §§ 7-12-110 et seq. MCA to renew a tourism business improvement district and on May 8, 2017, the Billings City Council approved Resolution No. 17-10619 to renew the District to be known as the Tourism Business Improvement District No. 0002 of the City of Billings, Montana (referred to herein as the BTBID).

WHEREAS, City Resolution No 17-10619 became effective October 1, 2017, and provides that the duration of the BTBID shall be for a period of 10 years as prescribed by § 7-12-1141 MCA and provides for the boundaries of the District, the property to be assessed, and the amount of assessments.

WHEREAS, the purpose of the BTBID is to aid in tourism, promotion, and marketing within the District, to promote and market Billings, and to leverage visitor dollars in order to grow the local economy.

WHEREAS, BTBID provided financial assistance and coordinated completion of the 2018 Victus Advisors Yellowstone County Sports Facility Market Needs Assessment, a study of a potential sports facility for Billings and Yellowstone County and has remained involved in the promotion and development of the potential sports facility that is now known as the Multi-Generational Recreation Center (MGRC).

WHEREAS, on July 10, 2023, the City passed Resolution 23-11136 to call for a special election placing a bond initiative on the ballot on November 7, 2023, to submit the question of issuing general obligation bonds totaling an amount up to \$143M for Parks, Trails, and Recreation Improvement projects. On August 28, 2023, the City approved Resolution 23-11148 to establish guidelines for projects to be funded from the general obligation bonds and other revenue sources, including funding the MGRC as a project with a budget in the amount of \$110M, with \$85M to be funded from general obligation bonds.

WHEREAS, the primary mission of the MGRC is to serve the diverse recreational needs of the residents of Billings and a secondary mission is to support economic activity through sports tourism and related events.

WHEREAS, City and BTBID agree that the purpose of the BTBID and the missions of the MGRC are compatible and consistent to achieve both parties' goals and they wish to cooperate and work together to promote the success of the MGRC.

WHEREAS, on July 13, 2023, the BTBID Board voted to increase the District assessment for FY 2025 by \$2.00 to an amount of \$4.00 per occupied room per night.

WHEREAS, on July 13, 2023, the BTBID Board conditionally approved providing funding for promotional, marketing, administrative and operational expenses of the MGRC not to exceed \$800,000 per year for a period of 10 years to help defray anticipated operating shortfalls of the MGRC.

WHEREAS, BTBID's proposed funding support for the MGRC is made with the intent to further the purposes of the BTBID and support the success of the MGRC.

WHEREAS, City and BTBID wish to document their agreement regarding BTBID's commitment of funding to the MGRC in the event the ballot measure is approved on November 7, 2023, and regarding the future operation and management of the MGRC.

NOW, THEREFORE, City and BTBID, in consideration of the covenants and promises in this MOU and other good and valuable consideration receipt of which is hereby acknowledged, hereby agree as follows:

1. The parties acknowledge that the Recitals above are true and correct statements of fact and incorporated herein.
2. **BTBID Funding Commitment for MGRC.** Subject to the conditions set forth in Section 7 below, BTBID will provide funding for promotional, marketing, administrative and operational expenses of the MGRC in an amount not to exceed \$800,000 per year ("Maximum Annual Funding Payment") for a period of 10 years to help defray anticipated operating shortfalls of the MGRC. (the "BTBID Funding Commitment"). The amount of the BTBID Funding Commitment in each fiscal year of operation of the MGRC shall be the amount of any operating shortfall for the previous fiscal year of the MGRC and shall not exceed the Maximum Annual Funding Payment. The amount of the BTBID Funding Commitment shall be based on any actual financial operating shortfall of the MGRC and not its budgeted operating shortfall. The amount of the BTBID Funding Commitment shall not include any operating shortfall that results from any set aside for a capital maintenance fund, for capital expenditures, or for specialized revenues generated or committed to the City to reduce annual bond or debt service.

3. **BTBID Request for Increased FY 2025 Assessment.** City and BTBID acknowledge that the BTBID intends to propose a work plan and budget for FY 2025 that will include an increase in its assessment from \$2.00 per occupied room per night to \$4.00 per occupied room per night, which is an amount sufficient to satisfy the BTBID Funding Commitment. The parties acknowledge that BTBID intends to submit this work plan and budget and request the increased assessment regardless of whether the ballot measure is approved on November 7, 2023. Subject to the conditions set forth in Section 7 below, if the ballot measure is approved, BTBID intends to allocate a portion of the increased assessment funds to the BTBID Funding Commitment.

4. **BTBID Future Requests for Assessment.** BTBID will propose work plans and budgets for fiscal years after FY 2025 that will include amounts necessary to pay the BTBID Funding Commitment.

5. **BTBID Renewal of District.** To the maximum extent permitted by law, BTBID agrees to request a renewal of the BTBID for an additional 10-year term prior to the termination of the current term of the BTBID and to submit work plans and budgets for the renewed District that will include amounts necessary to pay the BTBID Funding Commitment.

6. **Payment of BTBID Funding Commitment** The parties acknowledge that timing of the BTBID Funding Commitment is subject to and contingent upon several unknown variables including the timing of receipt of assessment funds by BTBID, completion of construction and commencement of operation of the MGRC, the need for ramp-up funds prior to opening the MGRC, determination and approval of annual BTBID work plans and budgets, the frequency of payments by BTBID, realization of funds and availability for use, and other contingencies. The following ground rules shall apply to payment of the BTBID Funding Commitment:

- a. The parties will confer on commencement of payments, the payee, and method of payment. The BTBID Funding Commitment will be paid directly by BTBID.
- b. The parties anticipate that BTBID will first receive actual increased assessment funds in July of 2025 (FY 2026) to be available for the BTBID Funding Commitment.
- c. BTBID will not be required to expend any portion of the Maximum Annual Funding Payment that was not required or expended during a fiscal year. Such unexpended funds will no longer be committed to fund the MGRC and will not carryover to subsequent years. BTBID shall be entitled to expend such unexpended funds for its other programs to promote tourism in the District.

- d. The parties will determine a mechanism to adjust payment, if any, of the BTBID Funding Commitment to account for budgeted versus actual operating shortfalls of the MGRC.

7. **Conditions Precedent to BTBID's Funding Commitment.** The BTBID Funding Commitment pursuant to Section 2 of the MOU is expressly conditioned and contingent upon satisfaction of each of the following conditions precedent in each year of the BTBID Funding Commitment as applicable:

- a. The November 7, 2023, ballot measure for the general obligation bonds to fund the proposed projects, including the MGRC, is approved by the voters.
- b. The City approves issuance of general obligation bonds and approval of design and construction of the MGRC consistent with Resolution No. 23-11148 and the MGRC master plan.
- c. Construction of the MGRC is completed and operations of the MGRC commence before January 1, 2028.
- d. The City and BTBID approve the BTBID's FY 2025 work plan and budget to provide the increased assessment to fund the BTBID Funding Commitment.
- e. The City and BTBID approve the BTBID's subsequent annual work plans and budgets in amounts necessary to fund the BTBID Funding Commitment.
- f. The City and BTBID property owners approve a renewal of the District to take effect upon termination of the current 10 year term of the District in October of 2027.
- g. The City Administrator appoints a committee to study the optimal management structure for the MGRC considering the mission and goals to make a recommendation to Council. At least 20% of the voting membership of the committee shall be appointed by the BTBID.
- h. The MGRC will be operated by a qualified, experienced, and proven facility manager or management group with a proven resume of success in managing all facets of the activities and facilities of the MGRC to maximize profitability, revenues and to minimize operating shortfalls.
- i. The facility manager or management group for the MGRC will provide its annual budget to BTBID at least 60 days prior to submission of its annual budget for City approval and will confer with BTBID regarding its budget to allow for coordination with BTBID's work plan, budget and the BTBID Funding Commitment.

- j. The City Administrator will form an operational authority/commission to oversee the management contract with the facility manager or management group for the MGRC. At least 20% of the voting membership of the operational authority/commission shall be appointed by BTBID.
- k. BTBID will participate in the initial and any future RFP process for management of the MGRC.
- l. The MGRC will be consistently operated and managed to promote its primary mission to serve the diverse recreational needs of the residents of Billings and its secondary mission to support economic activity through sports tourism and related events.
- m. MGRC management will coordinate with BTBID in promoting, arranging and scheduling sporting events that support BTBID’s purpose of promoting tourism, lodging stays, and sports tourism in the District while also considering the primary mission of the MGRC to serve the diverse needs of the residents of Billings.

8. **Validity of Agreement.** In the event the ballot measure is not approved on November 7, 2023, the MOU shall be null and void and of no force or effect.

9. **Additional Documents.** The parties shall execute and acknowledge, if required, any and all documents consistent with this MOU and necessary to carry out its terms and conditions.

DATED this _____ day of _____, 2023.

City of Billings

By: _____

Its: _____

Billings Tourism Business Improvement District

By: _____

Its: _____

City Council Regular

Date: 10/23/2023
Title: Approval of the 2023 STOP Violence Against Women Act (VAWA) Domestic Violence Grant Award in the Amount of \$59,581.50
Presented by: Jamie Wegner
Department: Police
Presentation: No
Legal Review: Not Applicable
Project Number: N/A

RECOMMENDATION

Staff recommends that City Council accept the 2023 Domestic Violence Grant in the amount of \$59,581.50 and authorize the Chief to sign all required grant material.

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

The Billings Police Department has been offered a sub-grant for Domestic Violence (DV) training and continuation of the "Domestic Violence Investigator" program for the 22nd year. The amount for this grant totals \$59,581.50. This grant provides funding for overtime, training, and supplies related to fulfilling the need for intense investigation of domestic violence cases.

The domestic violence investigator, prosecutor, and victim-witness specialist plan to attend a national conference to stay current on investigative techniques involving domestic violence issues. The grant also funds the DV Investigator's JustWare license and cell phone plan, as well as other supplies and training needed.

ALTERNATIVES

City Council may:

- Approve the Domestic Violence Grant Award in the Amount of \$59,581.50; or,
- Not Approve the Domestic Violence Grant Award in the Amount of \$59,581.50, which would reduce specialized warrant roundups and overtime work for police officers investigating these crimes.

FISCAL EFFECTS

The Billings Police Department has two officers assigned as Domestic Violence Investigators. These grant funds will finance additional support for training and overtime as well as some supplies.

City Council Regular

Date: 10/23/2023
Title: Approval of State Highway Traffic Safety Grant in the Amount of \$17,000
Presented by: Rich St. John, Police Chief
Department: Police
Presentation: No
Legal Review: No
Project Number: N/A

RECOMMENDATION

Staff recommends that City Council approve and accept the State Highway Traffic Safety Billings Selective Traffic Enforcement Program (STEP) overtime grant in the amount of \$17,000 for the period of October 1, 2023, to September 30, 2024.

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

The State of Montana, State Highway Traffic Safety Division, has awarded the City a \$17,000 grant for deterrence of violations such as drinking and driving, speeding and lack or misuse of safety restraints. The grant will fund overtime for the officers involved in these traffic details. The grant begins on October 1, 2023, and ends September 30, 2024. Staff requests that the City Council approve and accept this grant.

ALTERNATIVES

City Council may:

- Approve the Standard Agreement for traffic enforcement funding; or,
- Not Approve the Standard Agreement for traffic enforcement funding, which would eliminate overtime funding for specialized traffic checkpoints and details.

FISCAL EFFECTS

There is no financial impact to the City as there is no City match required for this grant.

City Council Regular

Date: 10/23/2023
Title: Approval of 2023 Federal Homeland Security Grant in the Amount of \$345,000 to Purchase Night Vision Systems
Presented by: Rich St. John, Police Chief
Department: Police
Presentation: No
Legal Review: Not Applicable
Project Number: N/A

RECOMMENDATION

Staff recommends City Council approve and accept the FY 2023 Homeland Security Grant in the amount of \$345,000 to purchase night vision systems.

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

The national standard and best practice for tactical teams that are similar to the size of the Billings Police S.W.A.T. team, is to be fully capable in daytime and low or no light conditions. Currently, neither the Billings Police S.W.A.T. team nor the Yellowstone County Sheriff's Tactical Response Team, are fully capable in low or no light conditions. The State of Montana Homeland Security Grant Program has offered the Billings Police Department a grant in the amount of \$345,000 to outfit both teams with night vision systems. The grant funding will cover the cost of onsite training, and thirty (30) night vision systems to be divided among both teams. The night vision system consists of (1) Night Vision Binocular Device, (1) Helmet Mount, (1) Counterweight System, (1) Night Vision Elastic Retention Mount, and (1) Multi-Function Marker Infrared Light. One complete night vision system will be issued to each tactical officer on both teams.

ALTERNATIVES

City Council may:

- Approve the Federal FY23 U.S. Department of Homeland Security Grant in the amount of \$345,000; or,
- Not Approve the Federal FY23 U.S. Department of Homeland Security Grants in the amount of \$345,000 and provide further direction to staff;

FISCAL EFFECTS

There is no financial impact to the City as there is no City match required for this grant.

City Council Regular

Date: 10/23/2023
Title: 2023 Federal Homeland Security Grant for Bomb Squad - \$70,000
Presented by: Rich St. John, Police Chief
Department: Police
Presentation: No
Legal Review: No
Project Number: N/A

RECOMMENDATION

Staff recommends City Council approve and accept the Federal FY 2023 Homeland Security Grant in the amount of \$70,000.

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

The State of Montana has \$70,000 available through the Federal FY 2023 U.S. Department of Homeland Security Grant Program and has offered a subgrant to the City of Billings Bomb Squad for training and equipment. This will be the City's eleventh year receiving Homeland Security Grant funds, which have been used for equipment and training.

The bomb squad has six members that require 40 hours of training per year. Funds will be used for costs associated with this training. The Billings Police bomb squad is planning to send the six members of the department's bomb squad to a 40-hour training course. Information obtained at this training will be used and shared with Federal, State and Local members within the bomb disposal community. The field of ordinance disposal is constantly changing and evolving. Continued education and training is necessary to maintain competence in this field. The primary function of the Billings Bomb Squad is to detect, disrupt and defeat any improvised explosive device. The training requested will enable the Billings Bomb Squad to learn and share the latest information regarding current threats and trends. The Billings Bomb Squad also plans to purchase a new bomb suit.

ALTERNATIVES

City Council may:

- Approve the Federal FY23 U.S. Department of Homeland Security Grant for the Bomb Squad in the amount of \$70,000; or,
- Not Approve the Federal FY21 U.S. Department of Homeland Security Grant for the Bomb Squad in the amount of \$70,000; which would result in the General Fund absorbing cost related to Bomb Squad training.

FISCAL EFFECTS

There is no financial impact to the City as there is no City match required for this grant.

City Council Regular

Date: 10/23/2023
Title: Buckthorn control Grant Acceptance
Presented by: Pigg Michael, Superintendent
Department: Parks/Rec/Public Lands
Presentation: No
Legal Review: No
Project Number: N/A

RECOMMENDATION

Staff recommends the acceptance of the \$25,000 grant to begin a European Buckthorn education and eradication program within the City.

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

European Buckthorn is a very aggressive noxious weed that began as an ornamental shrub commonly planted in yards around Billing. The Parks and Recreation Department Forestry Division has been aggressively attacking the Buckthorn infestation at Riverfront Park for the last 5 years. This grant will allow an eradication program to begin within the city on private property. The main goal is to eradicate buckthorn from the entire city and will begin with a public information program, then working closely with the Code Enforcement Department, property owners will be contacted and resources provided to assist in the removal of buckthorn from their property. The first phase of the program will be funded by a grant from the Montana Department of Agriculture.

ALTERNATIVES

City Council may:

- Accept the Grant or,
- Not Accept the grant

FISCAL EFFECTS

Thr grant will fully fund the first phase of the program including the public information campaign and buckthorn removal from locations determined by Code Enforcement.

Attachments

Buckthorne Removal Grant
Grant Award Letter



Application

128462 - AGR HB821 Invasive Woody Tree Management 2023 - Final Application

128790 - A comprehensive plan for eradicating buckthorn from Billings' residences, business establishments, parks and public lands.
 AGR Noxious Weed Trust Fund

Status:	Awarded	Original Submitted Date:	07/05/2023 8:44 AM	Submitted By:	Steven P McConnell
		Last Submitted Date:	09/05/2023 9:29 AM	Last Submitted By:	Steven P McConnell

Applicant Information

Primary Contact:

Name: Dr. Steven P. McConnell
Salutation First Name Middle Name Last Name

Title:

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***** Billings Montana 59101
City State/Province Postal Code/Zip

Phone: 406-237-6227
Phone Ext.
 ###-###-####

Alternate Phone: 509-868-8277

Fax:

Comments:

Organization Information

Name: Billings, City of

Organization Type: City Government

Organization Website:

Address: 210 N. 27th Street

***** Billings Montana 59101
City State/Province Postal Code/Zip

Phone: 406-247-8637

Ext.

Alternate Phone:

Fax:

Email address:

Alternate Email:

Comments:**Vendor ID****Project Information**

Provide a couple of sentences that describe your proposal to the Advisory Council as an introduction to the project.

Brief Project Description:* Our aim is to eradicate buckthorn from the entire city. We will begin with an extensive public information program that will begin this summer (2023). Then we (the Parks and Recreation Department) will coordinate with the Code Enforcement Department to contact owners and provide resources to them to remove buckthorn from their property.

350 characters max.

Funding Need:*

Identify specific tasks, outlined in Appendix A of the State Weed Management Plan, attained by this project. How does this project assist the state in accomplishing Coordination, Prevention, Detection, Rapid Response, or Control goals?

There are 5 pillars to the State's Weed Management Plan COORDINATION, PREVENTION, DETECTION, RAPID RESPONSE and CONTROL. All of these are integral to our proposed plan to eradicate buckthorn from the City of Billings, prevent its return and, we hope, influence surrounding areas to learn from our example and eradicate buckthorn where they have it and prevent its establishment where they do not.

Our proposal is simple and has two parts to it. First the City of Billings Parks and Recreation Department will continue their aggressive campaign of eliminating buckthorn from the park in which it is well-established and eradicate and prevent its establishment, respectively, in parks with minor populations or no buckthorn at all.

The new feature we are adding is that control will extend to private property this fall (2023). A review of existing code determined that the city has the legal authority to require property owners remove buckthorn from their property. Before this authority is exerted, a large-scale, pro-active and determined public relations campaign will be conducted to inform citizens about what buckthorn is and why it is a problem environmentally, ecologically and culturally.

The control operation will be implemented by having the Code Enforcement and Parks and Recreation Departments work together. The public relations campaign will provide property owners the skills they need to identify buckthorn and determine if they have it on their property. We will also rely on a motivated citizenry to watch for and report where they see buckthorn as they go about town. Once we have a reliable report that buckthorn is present, whether self-reported or reported by a passerby, Code Enforcement will contact the landowner to notify them of a violation of City Code and provide them information about how to remove it and notify them that it is a legal requirement that it be removed.

The feature that we think will make this program successful for removing buckthorn across private property is our plan to provide landowner assistance in removing buckthorn. Help to property owners will at a minimum include, providing herbicide and loaning tools to effect control. Tools that may be loaned include uprooters used to pull up small to medium-sized buckthorn plants by the roots and pruning saws that can be used to cut stems of larger plants near ground-level prior to applying herbicide to the stem. For landowners adverse to or unable to control buckthorn themselves, we will provide a skilled technician to do this work for them, as funding allows.

This plan includes all the key elements of the State's Weed Management Plan. It has COORDINATION amongst City Departments. It is focused on PREVENTION through outreach. DETECTION, RAPID RESPONSE and CONTROL are the essential elements that tie the program together that will end in a buckthorn-free municipality.

3000 character limit

Organizational Capacity:*

Describe how the group is organized and their experience (who is managing grant, who is doing the work), how are participants receiving information and education, what type of outreach was/or is being done, and which, if any, alternative funding sources are being used for this effort?

The primary entities in this project are the Code Enforcement Department led by Division Manager Tina Hoeger, and Steve McConnell, City Forester in the Forestry Division of the Parks and Recreation Department. Tina has supervisory authority over a dozen Code Enforcement Officers and, as a former police officer, is highly experienced in explaining and enforcing the law to a lay public. As a supervisor she is skilled at motivating her staff and creating an organized structure to their work that will result in effective followthrough on control efforts and tracking that will ensure that areas within the city where buckthorn may be present will not be missed.

Steve McConnell is a former Extension Forester and is highly skilled at creating effective presentations to communicate information to lay audiences. Much of his work in the past was focused on disease and insect problems in forest trees and the problems with, identification of, and means to control buckthorn are similar to this past work. Steve has also been heavily engaged in controlling buckthorn for the past three years, obtaining grant funding from a Project Development Grant with the DNRC several years ago to effect control on a one-acre plot to test control methods and learn what is involved in followup work on plants that resprouted, and new emergents that result from the seed bank buckthorn stores on the forest

floor, seeds of which remain viable for up to 5 years. Two years ago, Steve organized and managed a masticating operation that involved two masticators that cleared 30 acres over the course of 4 1/2 days.

Both Tina and Steve are supported by other entities interested in buckthorn control and providing high quality information to the public. In particular, the Yellowstone County Weed District has been an integral partner. They have provided recommendations on appropriate herbicides and on occasion loaned tools with which to apply them. They have experimented with foliar control techniques and shared information with us on the relative success in achieving control. Most importantly, they have an education specialist that routinely makes presentations about invasive plants and they have organized and led an "Invasive Plant Symposium" in Billings for the past few years.

Billings also has a Public Information Officer that will help provide information to the public about buckthorn and City efforts to effect its control.

Funding that will be used to support this project is the City and County match of salaries for the individuals involved - Code Enforcement Officers and its Division Manager, the City Forester and the Public Information Officer and County support provided by salary for services provided by their Crew Foreman / Education Specialist. We anticipate doing public presentations at the Public Library and possibly other City-owned facilities and we will make and distribute Public Service Announcements (PSAs) to local television and radio outlets.

3000 Character Limit

Project Goals:*

List both short- and long-term goals for this project: Short-term (1-3yrs), Long-term (4-10yrs).

Short-term goals:

- 1) A successful Outreach and Education Program that achieves near-universal awareness of buckthorn's presence in Billings and understanding that it is a problem and must be eradicated from wherever it is found,
- 2) A buckthorn control program that results in buckthorn across all ownership types being found, treated and effectively controlled,
- 3) Greater appreciation by Billings' citizens of actions Code Enforcement takes to create a better, more livable community including pro-active measures to support ecological integrity and save Billings from costly future control measures by eliminating the source of spread before it can become a significant problem
- 4) Greater appreciation for the Division of Forestry for their attention to ecological problems in Natural Areas, in parks and across the city as a whole,
- 5) Greater appreciation by Billings citizens and elected officials of the collaborative work amongst City Departments to effect buckthorn control across property boundaries and the collaborative work done to protect ecological integrity and effect significant cost savings and solving a potentially large and expensive problem whils still a small, manageable and relatively inexpensive

The long-term goals are essentially the same as for short-term except that we hope that:

- 1) Billings residents will gain a greater appreciation for natural areas and better understand their importance as a place to learn about the natural world and their value as early indicators of changes to ecological systems that could be consequential to city residents,
- 2) Billings residents will better appreciate the role Code Enforcement plays in effecting positive change in Billings and maintaining a high quality of life

3000 Character Limit

How many years (1-3) will it take to expend all funds?

Length of Project: 3

Attach a project map with boundaries and weed infestations using any mapping resource.

Project Detail Map:* RFI_0242_Billings_City_Limits2023.pdf
Click here to add attachment.

Click on Help for information on how to use the <http://mtnhp.org/mapviewer> website to find the center Latitude and Longitude of your project.

Center location of the project in Decimal Degrees, WGS84 or NAD83:*

45.78887	-108.5533
<small>Latitude (##.####)</small>	<small>Longitude (-###.####)</small>

Project Cooperators

Cooperator Type	Cooperator	Cooperator Commitment
City	City of Billings Code Enforcement	Receiving Grant Funds
County Weed District	Yellowstone County Weed District	Support Only

Integrated Weed Management Tools

Row	Planned?	Describe Use
Prevention (washing equipment, using weed seed free products, limiting disturbance, etc.):	Yes	Where possible, we will pull buckthorn up by the roots to remove it from the site. To the extent we can, we will attempt to remove mature seeds from the site as we remove buckthorn from the site.
Biocontrol Control (classic use of biocontrol agents):	No	We are not aware of any biocontrol agents that are effective on buckthorn.
Cultural Control (targeted grazing, tilling, hand pulling, burning, fertilization, revegetation, etc.):	Yes	Hand pulling is one of several approaches we will use to remove buckthorn. We have no plans to graze, till, burn or fertilize. We will definitely encourage revegetating the area, in part so as to exclude buckthorn from returning in the future.
Chemical Control (list anything not in herbicide worksheet):	Yes	See herbicide worksheet.
Other (other methods being used):	Yes	Herbicide use (mainly hack and squirt but also foliar spray) and pulling by hand or with "uprooters" are the methods we will use to remove buckthorn.

Additional IWM Information

Additional IWM Information

If necessary, please describe any additional integrated weed management techniques being used, or expand on the selections in the table above.

Already described. Very basic. Herbicide use (hack and squirt) and pulling, using hands or an uprooter. Foliar spray will be used when there are an abundance of very small buckthorn emergents and a landowner can track the effectiveness of the treatment and take action if plants were missed or the treatment was for some reason ineffective.

2,000 character max.

Monitoring Plan

Annual Monitoring Plan:*

Monitoring is **required** and should include, at minimum, before and one-year after treatment data. MDA staff is available to help with pre- and post-treatment monitoring based on state standards if requested.

Describe the monitoring plan for tracking the activities of this project. Explain how participants will determine the effectiveness of their noxious weed management from year to year. Include how often sites are visited and/or treated, non-target damage and effective treatments are evaluated, and how changes in native vegetation or site characteristics are being determined.

Residents from whose property buckthorn are removed will be required to report on the effectiveness of the treatment for three years following treatment. Where sprouting occurs or emergents develop from seeds left in soil, follow-up treatment will be required. Residential areas in Billings are early in the infestation cycle and where plants occur, they are usually single plants or in very small groups making removal and post-removal monitoring easy. Residents will be asked to send photographs of the affected area to the Forestry Department. The City Forester will check photos for indications of re-establishing buckthorn and will randomly inspect at least 10% of the properties treated to make sure that buckthorn is not re-establishing at treated sites. Revegetating sites with pollinators and native plants will be encouraged and we will work with MSU Extension to provide service to clients including information on what plants would do well on their site.

2000 character max.

Mapping Methods:*

Participants are **required** to use or share mapping data from each project with EDDMapS. The Department of Agriculture utilizes the Early Detection and Distribution Mapping System (EDDMapS) to foster public noxious weed data sharing in all areas of the state. For information on sharing data click the link: <https://www.eddmaps.org/tools/>.

Describe the methods used to map noxious weed infestations in the project area.

We will work with the City GIS Department to identify a location for each site - the specific address and coordinates - of each house treated and assemble that on to a map that can be shared between

interested entities. We have done this in the past. Several years ago we found and treated buckthorn at 7 parks around town and we identified those and listed them in a table and provided a map of their locations. The City of Billings Planning Department Base Map I use routinely in my work provides both street address and long-lat information, literally, at the click of a mouse.

2000 character max.

2023-Reporting Period 1: Planned Project Activities/Objectives and Educational Events (Aug. to Dec.)

Time Period	Activity Description
August, September, October, November, December	An active public information campaign will occur. Other likely partner agencies will be educated about buckthorn and provided resource materials. A means of loaning tools and tracking locations will be devised.

2024- Reporting Period 2: Planned Project Activities/Objectives and Educational Events (Jan. to Dec.)

Time Period	Activity Description
January, February, March, April, May, June, July, August, September, October, November, December	Public education will continue. Landowners will be contacted and directed to effect control. Tools will be made available to effect control. A database of contact and treatment will be maintained and reports written.

2025- Reporting Period 3: Planned Project Activities/Objectives and Educational Events (Jan. to Oct.)

Time Period	Activity Description
January, February, March, April, May, June, July, August, September, October, November, December	Same as for 2024.

Herbicide

Herbicide 1	
Active Ingredients*	Triclopyr Ester
Application Rate*	432
Herbicide Cost*	\$155.00
Does your Herbicide cost differ from MT State price list?*	No
If Yes, explain cost difference	
Herbicide Additive	Basal Bark Oil
Additive Cost	\$73.00
Application Type*	Landowner Applied
Weeds Treated*	Common Buckthorn
Acres Treated*	6.0
Total Amount	\$1,368.00

Totals

Total Acres Treated: 6.0
 Total Herbicide Project Cost: \$1,368.00

Revegetation - Commercial Applicator

Seed Mixture Description	Pounds per Acre	Seed Cost per Acre	Application Type	Acres Reseeded	Total Amount
Kentucky blue grass seed, blue ribbon mix	200.0	\$750.00	Landowner Applied	1.35	\$1,012.50
				1.35	\$1,012.50

Seed Labels:

Attach seed label or equivalent document.

[Click here to add attachment.](#)

Totals

Total Acres Reseeded: 1.35
 Total Revegetation Project Cost: \$1,012.50

Budget

Expense Category	Expenditures	Narrative
Administration - accounting, indirects, grant management, etc.	\$0.00	Everyone involved in administration is a city employee
Salary	\$0.00	City employee salaries are paid by the city
Benefits	\$0.00	Benefits are paid by the city
Contracted Services- labor (herbicide/revveg), mapping, etc.	\$21,119.50	Contractors to remove buckthorn
Supplies & Materials (non-herbicide/revveg)	\$500.00	Uprooters, shovels, saws, loppers, pruners, mixing containers
Communications	\$500.00	Advertising and promotions
Travel	\$0.00	Possible travel to a conference
Other Expenses	\$500.00	Incidentals
Totals	\$22,619.50	

Herbicide Costs

Expense Category	Total
Herbicide	\$1,368.00

Revegetation Costs

Expense Category	Total
Revegetation	\$1,012.50

Total Budget

Totals	Total Grant Funds
Total Budget	\$25,000.00

Other Attachments

File Name	Description	File Size
To whom it may concern.docx (17 KB)	Additional information relevant to this grant application, in particular a better explanation of "Local Cooperative" and "Educational" aspects of this proposal.	17 KB

General Vegetation

Environmental Summary Report Zip Folder:* [City of Billings Buckthorn Project EA Summary.xlsx](#)
Click here to add attachment.

Impact/Risk

Will any proposed project activities result in:	None	Minor	Potentially Significant	Can it be mitigated?
a. Changes to the diversity, productivity or abundance of plant species (including trees, shrubs, forbs and grasses)?		Yes		Yes
b. Adverse effects on any non-target plants?	Yes			Yes
c. Any other likely impacts not addressed above?	Yes			Yes

Mitigation

List vulnerable plant species in the area and describe mitigation strategies for any minor or potentially significant impacts. Mitigation may include creating a buffer, spot spraying instead of broadcasting, etc..*

We plan to treat individual plants, remove them either by killing the stump with an herbicide applied to each treated stem or by uprooting the plant and removing it, roots and all. After removal, we recommend that revegetation occur. We will provide grass seed so that the area can at least be re-occupied by grass. Many of the areas in which buckthorn is found on private property are in cool, dark, moist areas in relatively remote parts of gardens or under other brush. In some of these areas there is no need to replace buckthorn as it is encroaching into an already established garden area. In other areas, replacing with garden plants - annual, perennial or shrubs may be desirable.

Because buckthorn seeds remain viable in the soil for at least several years, follow-up monitoring and selective removal of emergents will need to occur. Buckthorn can establish and grow in dense shade so an overstory of other plants cannot be relied upon to control buckthorn emergents.

Update 8-18-23: the change in vegetation that will occur as a result of this project will be positive. Buckthorn will be removed either directly by uprooting plants, roots and all, or cutting stems at or near ground level and treating with a herbicide to kill roots. Buckthorn may be replaced by: 1) grass that we will apply as seeds in areas left without vegetation following buckthorn removal, 2) flowers or forbs that we or homeowners will add as either seeds or as emergent starts purchased from a local nursery, or 3) shrubs purchased from a local nursery that can functionally replace buckthorn and occupy the site and making it unavailable for buckthorn to re-establish (making sure to remove emergents that may establish from residual seeds).

Because removal is targeted at individual plants we do not expect adverse effects on non-target plants other than a very occasional circumstance in which the roots of a non-target plant are completely entangled with a buckthorn plant and effective removal of the buckthorn can only be accomplished by removing both plants.

10,000 character max

Soils, and Ground & Surface Water

Soils Data Maps

Soil Data Maps: [Wind Erodibility.pdf](#)
Click on the above icon to attach a file.

Surface Water Map: [Water Bodies EA Area.pdf](#)
Click on the above icon to attach a file.

Potential Risk

Active Ingredients	Runoff	Leaching	Drift	Toxic to Aquatic Life	Surface Water Restrictions
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Active Ingredients - Other

I don't see the "Add" button for the Potential Risk section so I am adding that here.

We'll be using Remedy ultra mixed with 'Brewer basal area.' The active ingredient is triclopyr: 3.5.6-trichloro-2-pyridinyloxyacetic acid, butocyethyl ester....60.45%. Possible environmental hazards at that "this pesticide is toxic to fish." It should also not be applied directly to water and in areas where soils are permeable, particularly where the water table is shallow as use in these areas may result in groundwater contamination. We will follow label directions and ensure such outcomes do not occur.

1,000 character max.

Herbicide Label:

Click on the above icon to attach a file.

Project Description

Does the proposed project contain:	Soil Erosion	Soil Compaction	Shallow Groundwater	Surface Water	Wells
Project Site Description:			Yes	Yes	Yes

Mitigation

Soils and Water: Describe mitigation strategies (use herbicide labels) for any minor and potentially significant impacts, as well as any additional impacts not addressed in the tables:*

When herbicides are used on occasions that uprooting plants is not practical, the herbicide used (remedy ultra with a basal oil surfactant) will be applied directly to cut stumps. According to the label there is some potential for chemicals to show up in ground water and the chemical can be harmful to fish. We are under the impression that the limited extent to which we will use herbicides is unlikely to cause any problems to ground water or provide any pathway by which it could reach and have an effect on fish. We will look into this much more comprehensively so that we can be sure of this if a grant award is offered so that we can be certain that there will be no adverse effects and so that we can know exactly what precautions we will need to take to be certain of no effects to non-target organisms.

We do not know the location of wells in Billings but we do know that there are resources available to help us locate these so that we can ensure we maintain a proper distance from them.

We have an excellent working relationship with the City GIS Program and they have excellent databases available to them, including shallow groundwater and surface water that they can make available to us at whatever scale we need to do effective work.

10,000 character max

Wildlife Habitat and TES Species

Impact/Risk (Fish & Wildlife Habitat)

Will any proposed project activities result in:	None	Minor	Potentially Significant	Can it be mitigated?
a. Alterations of critical fish or wildlife habitat?	Yes			N/A
b. Changes in the diversity or abundance of game animals or bird species?	Yes			N/A
c. Changes in the diversity or abundance of non-game species?	Yes			N/A
d. Targeted grazing in areas associated with bighorn sheep or predators?	Yes			N/A
4e. Any other likely impacts not addressed above?		Yes		N/A

Impact/Risk (Threatened, Endangered, and Montana Species of Concern)

Will any proposed project activities result in:	None	Minor	Potentially Significant	Can it be mitigated?
a. Alterations of critical habitat for TES species?	Yes			N/A
b. Adverse effects on any TES species?	Yes			N/A
c. Any other likely impacts not addressed above?	Yes			N/A

Mitigation

Fish and Wildlife Habitat, Threatened, Endangered, Montana Species of Concern: Describe mitigation strategies for any minor or potentially significant impacts, as well as any additional impacts not addressed in the tables:*

The buckthorn in Riverfront Park is so thick that it inevitably provides some hiding cover for white-tail deer which are abundant in the area. Last year (2022) about 30 acres of the park were cleared in a mastication project. Deer are still abundant in the project area which does not "prove" that they were unaffected but does indicate that they are able to manage the change that eliminating a dense cover of invasive species and restoring the area to natural conditions provides. Similarly, Riverfront Park is a popular and well-used birding area and is listed as a "birding hotspot" by the Yellowstone Valley Audubon Society. Prior to masticating in 2022, all common neotropical migrant birds were abundant. In 2023, all bird species that had been present in 2022 were still present. None of the previously common birds failed to return. Over time, birders have built an extensive list of birds seen there, some occurring infrequently or rarely and it is not possible to know if work done to restore the site to its original flora and eliminating invasive plant species has affected rare occurrences in any way.

Buckthorn presence in parks, residences and business establishments is at a much smaller scale, often consisting of only a single plant or a small patch. These patches had no real wildlife value and the eradication of buckthorn from these locales will have no consequential effect on wildlife.

Update on 8-17-23

Buckthorn is distributed by fauna, mainly avifauna who transport it by eating berries and then defecating or vomiting them out. Buckthorn berries are large, colorful and probably appear to fauna to have value as a food source, especially in the winter when berries are still on bushes and other food sources are buried under snow. In fact, buckthorn has a strong purgative effect on fauna and berries are probably a negative energetically as not only do fauna get little or no food value from eating buckthorn berries, they lose whatever other food they may have had in their stomachs. This distribution mechanism is highly efficient and buckthorn is one of the only invasive plants, and the only one present in this area, that spreads exclusively by seed. Removing buckthorn will remove the source of spread.

10,000 character max

Air Quality

Impact/Risk

Will any proposed project activities result in:	None	Minor	Potentially Significant	Can it be mitigated?
a. Emission of air pollutants or deterioration of ambient air quality?	Yes			N/A
b. Creation of objectionable odors?	Yes			N/A
c. Adverse effects on non-target plants due to drift?	Yes			N/A
d. Any other likely impacts not addressed above?	Yes			N/A

Mitigation

Describe mitigation strategies for any minor or potentially significant impacts, as well as any additional impacts not addressed in the table.*

I can't think of any effects to air quality that may result from this proposed work.

10,000 character max

Historical and Archaeological Sites

Impacts/Risk

Will the proposed project impact any historical and/or archeological sites? * No

Describe mitigation strategies:

I do not think we will be working in known historical or archeological sites. If there is work, the effect of our work would most likely be positive as we would eradicate unwanted invasive vegetation from adjacent to them, possibly preventing damage to monuments or structures that should be protected.

10,000 character max

Historical Site Letter

Click on the icon to add the attachment.

Montana Historical Society Letter* [Historic and Archaeological.docx](#)
Click here to add attachment.

NWTF Environmental Assessment Reviewer Form

MDA Reviewer - Area of Concern	Reviewer Name	Potential Impact on Environment	Initial Review of Mitigation	Notes on Mitigation Statement	Approved
General Vegetation Type	JC	Minor	Meets Minimum Mitigation	Within city limits in residential area	Yes
Surface & Groundwater	JC	Minor	Meets Minimum Mitigation	Within city limits in residential area	Yes
Soils	JC	Minor	Meets Minimum Mitigation	Within city limits in residential area	Yes
Threatened & Endangered Species	JC	None	Meets Minimum Mitigation	Within city limits in residential area	Yes
Fish & Wildlife Habitat	JC	Minor	Meets Minimum Mitigation	Within city limits in residential area	Yes
Air Quality	JC	None	Meets Minimum Mitigation	No long term effects to air quality	Yes
Historical & Archeological Sites	JC	None	Good		Yes

MDA Internal Documents

EA- Document Checklist

Document Checklist

Required Documents	
Project Map (Project Overview Form)	Yes

EA Summary Report (zip or both PDF & EXCEL files)	Yes
Soil Maps (Ksat, KFactor, Wind Erodibility Group, pH, Depth to Water Table)	Yes
Surface Water Map (all water bodies labeled)	Yes
A 50-foot buffer (no spray zone) will be given to all well regardless of depth.	Yes
Letter from the Montana Historical Society or Cultural Records office	Yes
Photo(s) of the problem (optional)	Yes



July 31, 2023

Steve McConnell
City of Billings
210 N. 27th St.
Billings, MT 59101

Dear Steve,

Thank you for the time and effort put into submitting your application for the HB821 Invasive Woody Tree Management grant program. The Noxious Weed Management Advisory Council reviewed four project applications with a total request of \$534,016. Funding requests exceeded the amount that could be supported by the Trust Fund, which required the Advisory Council to make some very tough decisions. As a result, some proposals were not funded, and other proposals were funded at less than the requested amount. Director Clark has approved funding three of the proposals for a total of \$250,000.

The Director has reviewed the Council's funding recommendations and is pleased to inform you that your proposal for **"A comprehensive plan for eradicating buckthorn from Billings' residences, business establishments, parks and public lands" will be funded at \$25,000.** The Council appreciated the City of Billings being proactive in controlling common buckthorn and providing contractor support to landowners. They believe this funding will be used to jump start a larger program and encourage the grantee to seek additional funds if necessary after this grant has been exhausted.

Appropriate components of your application will be unlocked and negotiated to you, using the WebGrants system. Revise and resubmit the component(s) to the department by the date specified in the WebGrants negotiation message. Contracts will be sent to you for review and signatures following approval of the revised application. Please note the date and signature section of the contract to determine when the funding can be utilized.

We look forward to working with you in the future. If you have any questions, please contact me at 444-3140 or jchaffee@mt.gov.

Sincerely,

A handwritten signature in black ink that reads "Jasmine Chaffee". The script is cursive and elegant.

Jasmine Chaffee
Program Manager/SWC

City Council Regular

Date: 10/23/2023
Title: Yellow Ball Roofing and Solar donation to the Parks and Recreation Department
Presented by: Pigg Michael, Superintendent
Department: Parks/Rec/Public Lands
Presentation: No
Legal Review: No
Project Number: N/A

RECOMMENDATION

The Parks Department Staff recommends accepting the \$3,900.00 donation from Yellow Ball Roofing and Solar.

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

Yellow Ball Roofing and Solar have donated a complete solar generating system to Songbird Community garden to be placed on the shed at the garden. The solar system would provide most of the electrical power needed to operate the garden.

Songbird Community garden is located on Park property near Norm Schoenthal Island, 1559 Songbird Dr. The garden is managed by a nonprofit group under a Memorandum of Understanding with the City.

STAKEHOLDERS

The stakeholders are the gardeners who rent space at Songbird Community garden, their electrical expenses would be mostly eliminated.

ALTERNATIVES

City Council may:

- Accept the donation; or,
- Not Approve

FISCAL EFFECTS

This solar system would have no fiscal effects on the City, but will have an impact on the gardeners.

SUMMARY

The proposed solar system would be a great addition to Songbird Community garden by lowering the electrical bills.

Attachments

Yellow Ball Solar Donation



SOLAR QUOTE

SEP 05, 2023

We can help you with
Solar, Roofing, Gutters & Siding
Residential

Justice@goyellowball.com
4069700681

SONGBIRD COMMUNITY GARDEN

1559 Songbird Dr
Billings, MT
59101

INTRODUCTION

Hi Songbird,

Congratulations on your decision to help transition the world to a more sustainable future! Your new Solar Design will look amazing and will no doubt be the talk of the neighborhood. We appreciate the opportunity to provide more information regarding your upcoming solar project.

The following estimate is for:

1. Prepare area for solar panel installation
2. Supply and install new materials
3. Clean up of entire work area
4. Clean all gutters following installation
5. Your own dedicated Production Scheduling team
6. All employees have full WCI and liability insurance coverage
7. We are Licensed to work in your geographical region
8. Audit of all work completed by Quality Control Officer
9. 5-year Warranty on complete projects (Our work Not equipment)

We don't want you to be personally liable should a worker happen to get injured therefore, maintain the highest safety program and have WCI coverage for all employees and crews. We carry two million liability insurance.

Once the job is complete, one of our Quality Control Officers from our Audit Division inspects your project to make sure we did everything correct and up to our strict standards and site is spotless.

If you have any questions, please give me a call. We always want to provide thebest value to our clients. If we are outside your budget, please let me know and we will do our best to workwithin that.

Kind regards,

Justice Graham

Owner

4062002093

grahamjustice@rocketmail.com

ENPHASE SOLAR

Description

Pre-Construction Process

Solar design & Engineering, State or city Permit, Interconnection Agreement with Utilitie provider

Description

Solar Equipment

Enphase 4C Combiner Box

Solar Panels- 2 CS6R-400MS (1000V)

Enphase IQ8PLUS Micro-Inverters-2

K2 Racking System for asphalt and metal roofs. Waterproof aluminum racking system.

System size- 800 watts

System production-510 kwh

Price includes all Labor & Materials

Total system cost without tax credit

Section Total

\$3,900.00

Description

Electrical

Price includes all electrical work including Wiring, Conduit, Connectors, Breakers and Labor.

YellowBall uses local Licensed & insured electricians. At time of PTO YellowBall will commision the system and hand over log-in for Enphase Elighten APP to client.

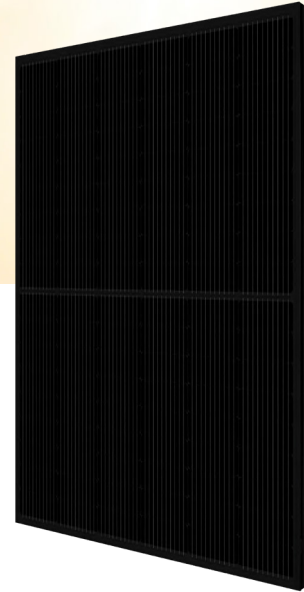
Description

Rebates & Discounts

Quote subtotal \$3,900.00

Total \$3,900.00

Signed agreement and a 70% deposit is required to proceed with finalization of layout design. Remaining balance per above will be due after system is installed and electrical work is completed. YellowBall will assist as needed with coordination between parties until everything is fully operational.







HiKu6 (All-Black)

ALL BLACK MONO PERC



380 W ~ 405 W

CS6R-380 | 385 | 390 | 395 | 400 | 405MS-HL

MORE POWER

-  Module power up to 405 W
Module efficiency up to 20.7 %
-  Lower LCOE & system cost
-  Comprehensive LID / LeTID mitigation technology, up to 50% lower degradation
-  Better shading tolerance

MORE RELIABLE

-  Minimizes micro-crack impacts
-  Heavy snow load up to 8100 Pa, wind load up to 5000 Pa*



Industry Leading Product Warranty on Materials and Workmanship*



Linear Power Performance Warranty*

1st year power degradation no more than 2%
Subsequent annual power degradation no more than 0.55%

*Subject to the terms and conditions contained in the applicable Canadian Solar Limited Warranty Statement. Also this 25-year limited product warranty is available only for products installed and operating on residential rooftops in certain regions.

MANAGEMENT SYSTEM CERTIFICATES*

ISO 9001:2015 / Quality management system
ISO 14001:2015 / Standards for environmental management system
ISO 45001: 2018 / International standards for occupational health & safety

PRODUCT CERTIFICATES*

IEC 61215 / IEC 61730 / CE
CEC listed (US California) / FSEC (US Florida)
UL 61730 / IEC 61701 / IEC 62716
Take-e-way



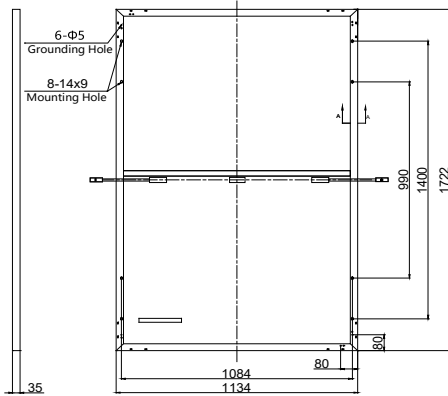
* The specific certificates applicable to different module types and markets will vary, and therefore not all of the certifications listed herein will simultaneously apply to the products you order or use. Please contact your local Canadian Solar sales representative to confirm the specific certificates available for your Product and applicable in the regions in which the products will be used.

CSI SOLAR (USA) CO., LTD. is committed to providing high quality solar photovoltaic modules, solar energy and battery storage solutions to customers. The company was recognized as the No. 1 module supplier for quality and performance/price ratio in the IHS Module Customer Insight Survey. Over the past 20 years, it has successfully delivered over 70 GW of premium-quality solar modules across the world.

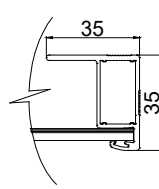
* For detailed information, please refer to the Installation Manual.

ENGINEERING DRAWING (mm)

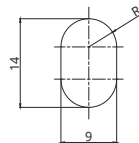
Rear View



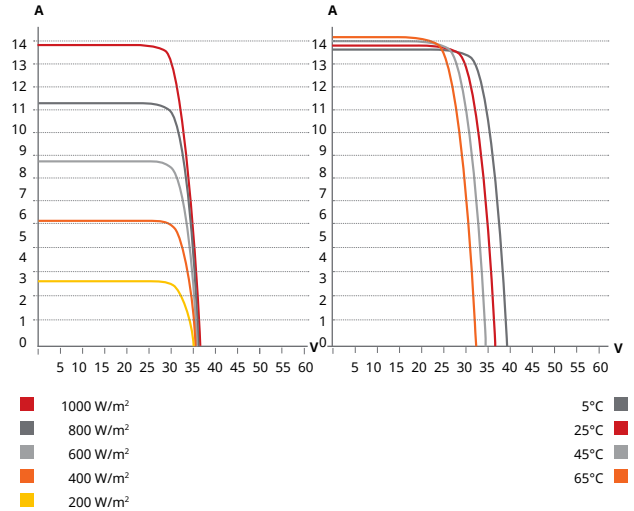
Frame Cross Section A-A



Mounting Hole



CS6R-400MS-HL / I-V CURVES



ELECTRICAL DATA | STC*

CS6R-380/385/390/395/400/405MS-HL

Nominal Max. Power (Pmax)	380 W	385 W	390 W	395 W	400 W	405 W
Opt. Operating Voltage (Vmp)	30.0 V	30.2 V	30.4 V	30.6 V	30.8 V	31.0 V
Opt. Operating Current (Imp)	12.69 A	12.77 A	12.84 A	12.91 A	12.99 A	13.07 A
Open Circuit Voltage (Voc)	36.0 V	36.2 V	36.4 V	36.6 V	36.8 V	37.0 V
Short Circuit Current (Isc)	13.55 A	13.63 A	13.70 A	13.77 A	13.85 A	13.93 A
Module Efficiency	19.5%	19.7%	20.0%	20.2%	20.5%	20.7%
Operating Temperature	-40°C ~ +85°C					
Max. System Voltage	1000V (IEC/UL)					
Module Fire Performance	TYPE 2 (UL 61730 1000V) or CLASS C (IEC 61730)					
Max. Series Fuse Rating	25 A					
Application Classification	Class A					
Power Tolerance	0 ~ + 10 W					

* Under Standard Test Conditions (STC) of irradiance of 1000 W/m², spectrum AM 1.5 and cell temperature of 25°C.

ELECTRICAL DATA | NMOT*

CS6R-380/385/390/395/400/405MS-HL

Nominal Max. Power (Pmax)	284 W	288 W	291 W	295 W	299 W	303 W
Opt. Operating Voltage (Vmp)	28.1 V	28.3 V	28.4 V	28.6 V	28.8 V	29.0 V
Opt. Operating Current (Imp)	10.12 A	10.19 A	10.26 A	10.33 A	10.39 A	10.45 A
Open Circuit Voltage (Voc)	33.9 V	34.1 V	34.2 V	34.4 V	34.6 V	34.7 V
Short Circuit Current (Isc)	10.91 A	10.98 A	11.05 A	11.11 A	11.17 A	11.23 A

* Under Nominal Module Operating Temperature (NMOT), irradiance of 800 W/m² spectrum AM 1.5, ambient temperature 20°C, wind speed 1 m/s.

* The specifications and key features contained in this datasheet may deviate slightly from our actual products due to the on-going innovation and product enhancement. CSI Solar Co., Ltd. reserves the right to make necessary adjustment to the information described herein at any time without further notice.

Please be kindly advised that PV modules should be handled and installed by qualified people who have professional skills and please carefully read the safety and installation instructions before using our PV modules.

MECHANICAL DATA

Specification	Data
Cell Type	Mono-crystalline
Cell Arrangement	108 [2 X (9 X 6)]
Dimensions	1722 × 1134 × 35 mm (67.8 × 44.6 × 1.38 in)
Weight	22.4 kg (49.4 lbs)
Front Cover	3.2 mm tempered glass with anti-reflective coating
Frame	Anodized aluminium alloy,
J-Box	IP68, 3 bypass diodes
Cable	4 mm ² (IEC), 12 AWG (UL)
Connector	T6, MC4, MC4-EVO2 or MC4-EVO2A
Cable Length (Including Connector)	1550 mm (61.0 in) (+) / 1100 mm (43.3 in) (-)*
Per Pallet	30 pieces
Per Container (40' HQ)	780 pieces

* For detailed information, please contact your local Canadian Solar sales and technical representatives.

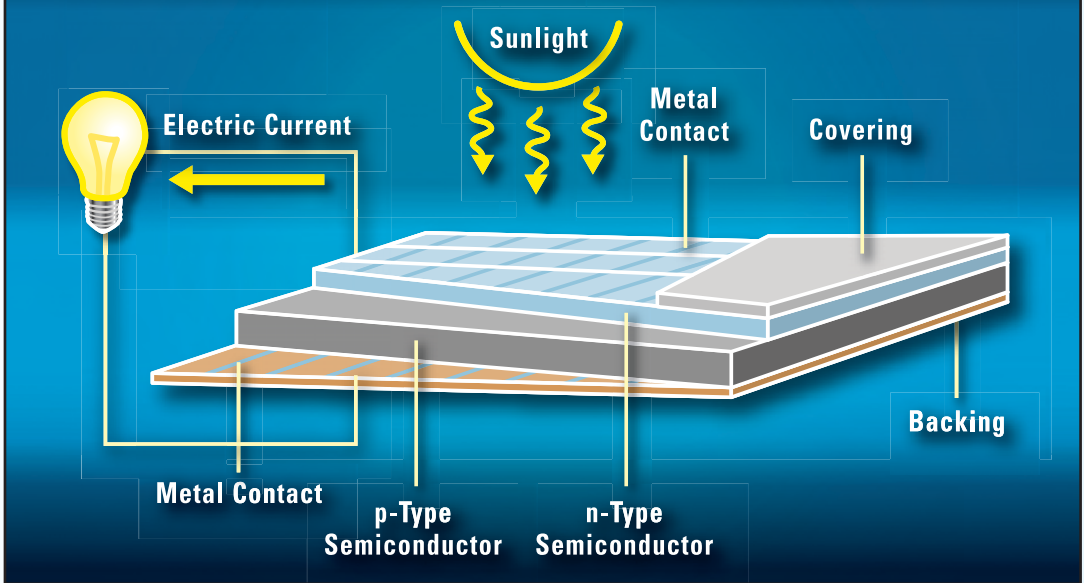
TEMPERATURE CHARACTERISTICS

Specification	Data
Temperature Coefficient (Pmax)	-0.34 % / °C
Temperature Coefficient (Voc)	-0.26 % / °C
Temperature Coefficient (Isc)	0.05 % / °C
Nominal Module Operating Temperature	42 ± 3°C

PARTNER SECTION



A Basic Solar Cell



electric current. The current can leave the cell through the metal contacts and be used.

When light hits a solar cell, much of its energy is wasted. Some light bounces off or passes through the cell. Some is turned into heat. Only light with the right wavelengths, or colors, is absorbed and then turned into electricity.

A typical simple solar cell uses some sunlight to make electricity that flows between the two semiconductor layers. This electric current leaves the cell through the metal contacts and can be used.

DID YOU KNOW ?

A Different Kind of Solar Cell

Some solar cells are made from very, very thin layers of material. The layers are thinner than four ten-thousandths of an inch (10 micrometers, or a thousandth of a centimeter). Some of these "thin-film" cells have, like ordinary solar cells, a rigid backing. Others have a flexible backing. Thin-film cells are good for making lightweight or flexible panels. They also are good for covering a large area, such as the walls of a building.

Enphase IQ Combiner 4/4C

X-IQ-AM1-240-4
X-IQ-AM1-240-4C



The **Enphase IQ Combiner 4/4C** with Enphase IQ Gateway and integrated LTE-M1 cell modem (included only with IQ Combiner 4C) consolidates interconnection equipment into a single enclosure and streamlines IQ microinverters and storage installations by providing a consistent, pre-wired solution for residential applications. It offers up to four 2-pole input circuits and Eaton BR series busbar assembly.

Smart

- Includes IQ Gateway for communication and control
- Includes Enphase Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), included only with IQ Combiner 4C
- Includes solar shield to match Enphase IQ Battery aesthetics and deflect heat
- Flexible networking supports Wi-Fi, Ethernet, or cellular
- Optional AC receptacle available for PLC bridge
- Provides production metering and consumption monitoring

Simple

- Centered mounting brackets support single stud mounting
- Supports bottom, back and side conduit entry
- Up to four 2-pole branch circuits for 240 VAC plug-in breakers (not included)
- 80A total PV or storage branch circuits

Reliable

- Durable NRTL-certified NEMA type 3R enclosure
- Five-year limited warranty
- Two years labor reimbursement program coverage included for both the IQ Combiner SKU's
- UL listed



To learn more about Enphase offerings, visit enphase.com

Enphase IQ Combiner 4/4C

MODEL NUMBER

IQ Combiner 4 (X-IQ-AM1-240-4)	IQ Combiner 4 with Enphase IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 +/- 0.5%) and consumption monitoring (+/- 2.5%). Includes a silver solar shield to match the IQ Battery system and IQ System Controller 2 and to deflect heat.
IQ Combiner 4C (X-IQ-AM1-240-4C)	IQ Combiner 4C with Enphase IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 +/- 0.5%) and consumption monitoring (+/- 2.5%). Includes Enphase Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), a plug-and-play industrial-grade cell modem for systems up to 60 microinverters. (Available in the US, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area.) Includes a silver solar shield to match the IQ Battery and IQ System Controller and to deflect heat.

ACCESSORIES AND REPLACEMENT PARTS (not included, order separately)

Ensemble Communications Kit COMMS-CELLMODEM-M1-06 CELLMODEM-M1-06-SP-05 CELLMODEM-M1-06-AT-05	- Includes COMMS-KIT-01 and CELLMODEM-M1-06-SP-05 with 5-year Sprint data plan for Ensemble sites - 4G based LTE-M1 cellular modem with 5-year Sprint data plan - 4G based LTE-M1 cellular modem with 5-year AT&T data plan
Circuit Breakers BRK-10A-2-240V BRK-15A-2-240V BRK-20A-2P-240V BRK-15A-2P-240V-B BRK-20A-2P-240V-B	Supports Eaton BR210, BR215, BR220, BR230, BR240, BR250, and BR260 circuit breakers. Circuit breaker, 2 pole, 10A, Eaton BR210 Circuit breaker, 2 pole, 15A, Eaton BR215 Circuit breaker, 2 pole, 20A, Eaton BR220 Circuit breaker, 2 pole, 15A, Eaton BR215B with hold down kit support Circuit breaker, 2 pole, 20A, Eaton BR220B with hold down kit support
EPLC-01	Power line carrier (communication bridge pair), quantity - one pair
XA-SOLARSHIELD-ES	Replacement solar shield for IQ Combiner 4/4C
XA-PLUG-120-3	Accessory receptacle for Power Line Carrier in IQ Combiner 4/4C (required for EPLC-01)
XA-ENV-PCBA-3	Replacement IQ Gateway printed circuit board (PCB) for Combiner 4/4C
X-IQ-NA-HD-125A	Hold down kit for Eaton circuit breaker with screws.

ELECTRICAL SPECIFICATIONS

Rating	Continuous duty
System voltage	120/240 VAC, 60 Hz
Eaton BR series busbar rating	125 A
Max. continuous current rating	65 A
Max. continuous current rating (input from PV/storage)	64 A
Max. fuse/circuit rating (output)	90 A
Branch circuits (solar and/or storage)	Up to four 2-pole Eaton BR series Distributed Generation (DG) breakers only (not included)
Max. total branch circuit breaker rating (input)	80A of distributed generation / 95A with IQ Gateway breaker included
Production metering CT	200 A solid core pre-installed and wired to IQ Gateway
Consumption monitoring CT (CT-200-SPLIT)	A pair of 200 A split core current transformers

MECHANICAL DATA

Dimensions (WxHxD)	37.5 x 49.5 x 16.8 cm (14.75" x 19.5" x 6.63"). Height is 21.06" (53.5 cm) with mounting brackets.
Weight	7.5 kg (16.5 lbs)
Ambient temperature range	-40° C to +46° C (-40° to 115° F)
Cooling	Natural convection, plus heat shield
Enclosure environmental rating	Outdoor, NRTL-certified, NEMA type 3R, polycarbonate construction
Wire sizes	<ul style="list-style-type: none">• 20 A to 50 A breaker inputs: 14 to 4 AWG copper conductors• 60 A breaker branch input: 4 to 1/0 AWG copper conductors• Main lug combined output: 10 to 2/0 AWG copper conductors• Neutral and ground: 14 to 1/0 copper conductors Always follow local code requirements for conductor sizing.
Altitude	To 2000 meters (6,560 feet)

INTERNET CONNECTION OPTIONS

Integrated Wi-Fi	802.11b/g/n
Cellular	CELLMODEM-M1-06-SP-05, CELLMODEM-M1-06-AT-05 (4G based LTE-M1 cellular modem). Note that an Enphase Mobile Connect cellular modem is required for all Ensemble installations.
Ethernet	Optional, 802.3, Cat5E (or Cat 6) UTP Ethernet cable (not included)

COMPLIANCE

Compliance, IQ Combiner	UL 1741, CAN/CSA C22.2 No. 107.1, 47 CFR, Part 15, Class B, ICES 003 Production metering: ANSI C12.20 accuracy class 0.5 (PV production) Consumption metering: accuracy class 2.5
Compliance, IQ Gateway	UL 60601-1/CANCSA 22.2 No. 61010-1

To learn more about Enphase offerings, visit enphase.com



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IQ8 and IQ8+ Microinverters

Our newest IQ8 Microinverters are the industry’s first microgrid-forming, software defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has superfast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the IQ Battery, IQ Gateway, and the Enphase App monitoring and analysis software.



IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.



IQ8 Series Microinverters are UL listed as PV Rapid Shutdown Equipment and conform with various regulations, when installed according to manufacturer’s instructions.

Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

- Produce power even when the grid is down*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support**
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) and IEEE 1547:2018 (UL 1741-SB 3rd Ed.)

Note:

IQ8 Microinverters cannot be mixed together with previous generations of Enphase microinverters (IQ7 Series, IQ6 Series, etc) in the same system.

*Only when installed with IQ System Controller 2, meets UL 1741.
 **IQ8 and IQ8Plus support split-phase, 240V installations only.

IQ8 and IQ8+ Microinverters

INPUT DATA (DC)		IQ8-60-2-US	IQ8PLUS-72-2-US
Commonly used module pairings ¹	W	235 – 350	235 – 440
Module compatibility		60-cell / 120 half-cell	54-cell / 108 half-cell, 60-cell / 120 half-cell, 66-cell / 132 half-cell and 72-cell / 144 half-cell
MPPT voltage range	V	27 – 37	27 – 45
Operating range	V	16 – 48	16 – 58
Min. / Max. start voltage	V	22 / 48	22 / 58
Max. input DC voltage	V	50	60
Max. continuous input DC current	A	10	12
Max. input DC short-circuit current	A		25
Max. module I _{sc}	A		20
Overtoltage class DC port			II
DC port backfeed current	mA		0
PV array configuration		1 x 1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	
OUTPUT DATA (AC)		IQ8-60-2-US	IQ8PLUS-72-2-US
Peak output power	VA	245	300
Max. continuous output power	VA	240	290
Nominal (L-L) voltage / range ²	V	240 / 211 – 264	
Max. continuous output current	A	1.0	1.21
Nominal frequency	Hz	60	
Extended frequency range	Hz	47 – 68	
AC short circuit fault current over 3 cycles	Arms	2	
Max. units per 20 A (L-L) branch circuit ³		16	13
Total harmonic distortion		<5%	
Overtoltage class AC port		III	
AC port backfeed current	mA	30	
Power factor setting		1.0	
Grid-tied power factor (adjustable)		0.85 leading – 0.85 lagging	
Peak efficiency	%	97.7	
CEC weighted efficiency	%	97	
Night-time power consumption	mW	60	
MECHANICAL DATA			
Ambient temperature range		-40°C to +60°C (-40°F to +140°F)	
Relative humidity range		4% to 100% (condensing)	
DC Connector type		MC4	
Dimensions (H x W x D)		212 mm (8.3") x 175 mm (6.9") x 30.2 mm (1.2")	
Weight		1.08 kg (2.38 lbs)	
Cooling		Natural convection – no fans	
Approved for wet locations		Yes	
Pollution degree		PD3	
Enclosure		Class II double-insulated, corrosion resistant polymeric enclosure	
Environ. category / UV exposure rating		NEMA Type 6 / outdoor	
COMPLIANCE			
Certifications		CA Rule 21 (UL 1741-SA), UL 62109-1, IEEE 1547:2018 (UL 1741-SB 3 rd Ed.), FCC Part 15 Class B, ICES-0003 Class B, CAN / CSA-C22.2 NO. 1071-01 This product is UL Listed as PV Rapid Shutdown Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.	

(1) Pairing PV modules with wattage above the limit may result in additional clipping losses. See the compatibility calculator at <https://link.enphase.com/module-compatibility>.
(2) Nominal voltage range can be extended beyond nominal if required by the utility. (3) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

AUTHORIZATION

Enphase Solar

\$3,900.00

Name: Songbird Community Garden

Address: 1559 Songbird Dr, Billings, MT

Estimates valid for 30 days from date of estimate / A 70% deposit is required before any project begins

Optional Upgrades

Description	Qty	Unit price	Line total
<input type="checkbox"/> Enphase 10KW Battery		\$10,000.00	\$0.00
<input type="checkbox"/> Enphase Encharge 3.36kWh		\$4,000.00	\$0.00
<input type="checkbox"/> Daytime solar back-up (battery ready) Required when doing batteries		\$4,900.00	\$0.00
<input type="checkbox"/> Generac 22kw whole home back up		\$9,900.00	\$0.00

Customer Comments / Notes

Songbird Community Garden:

Date:

By signing this form I agree to and confirm the following: I certify that I am the registered owner of the above project property, or have the legal permission to authorize the work as stated. I agree to pay the total project price and understand that this work will be completed in accordance with industry best practices.

TERMS AND CONDITIONS

You may cancel this contract from the day you enter into the contract until 10 days after you receive a copy of the contract. You do not need a reason to cancel. If you do not receive the goods or services within 120 days of the date stated in the contract, you may cancel this contract within one year of the contract date. You lose that right if you accept delivery after the 30 days. There are other grounds for extended cancellation. For more information, you may contact your provincial/ territorial consumer affairs office. If you cancel this contract, the seller has 15 days to refund your money and any trade-in, or the cash value of the trade-in. You must then return the goods. To cancel, you must give notice of cancellation at the address in this contract. You must give notice of cancellation by a method that will allow you to prove that you gave notice, including registered mail, fax or by personal delivery.

I understand that I must remove items from the interior walls of my home that may be damaged or fall due to vibrations from the loading/installation of shingles on to my roof (if applicable), or installation of siding. YellowBall is not liable for such damages.

I understand that any warranty for material used during the project is provided by the material manufacturer.

I understand that, unless agreed upon. This does not apply to products, some of which may deteriorate more rapidly (ie. sealants) and should be inspected on a regular basis, and am not responsible for material shortage and have no claim to material surpluses.

I certify that I am the registered owner of the above project property, or have the legal permission to authorize YellowBall to perform the work as stated and agree to pay the total project price.

I understand that payment in full is due upon completion of work (panel installation/Electrical) as stated in contract. All invoices not paid in full after 2 days will be subject to a 2% per month interest charge.

I understand that approval of my estimate is subject to customer credit approval by YellowBall. I agree that YellowBall may access my credit bureau report(s), trade references, and other credit information prior to granting credit approval.

When a business desires to use BBB mediation and/or arbitration services as an alternative to litigation in the court system for a dispute arising out of an agreement, the customer's purchase contract should read:

"You and we agree to submit any dispute arising under this agreement, with the exception of disputes alleging criminal or statutory violations, to binding arbitration in accordance with the BBB Rules of Binding Arbitration (Pre-Dispute). A volunteer BBB arbitrator will render a decision that the arbitrator considers to be fair; in doing so, the arbitrator is not required to apply legal principles. The arbitrator's decision will be final and binding on both you and us, and judgment on the decision may be entered in any court having jurisdiction. All administrative fees for the arbitration will be paid by the business. Further information about BBB arbitration may be obtained by contacting BBB Great West + Pacific at 303-758-2100. This Agreement to Arbitrate affects important legal rights. Neither of us will be able to go to court for disputes that must be arbitrated. NEITHER OF US WILL BE COMMITTED BY THE TERMS OF THIS AGREEMENT TO ARBITRATE UNLESS YOU SIGN BELOW, IN

I acknowledge that I have read and understand this page. Initials: _____

WHICH EVENT WE WILL BOTH BE COMMITTED:

I acknowledge that I have read and understand this page. Initials: _____

WARRANTY



This document warrants that should a defect in workmanship, related to the work completed by Yellowball, occur within 10 years of the project, Yellowball will complete repairs within the original project's scope of work at no charge to the customer. This warranty does not cover normal wear and tear, hail damage, wind damage, sun damage, intentional or accidental damage by any person, or acts of God that may or may not merit an insurance claim. This warranty only applies to portions of the project in which Yellowball fully replaced any existing products, and does not cover repairs or service done to another contractor's work. Defects in the building materials used to complete work do not fall under the scope of this workmanship warranty; any building products installed will instead be covered by the product's original manufacturer warranty.

Customer

Songbird Community Garden

Project address

1559 Songbird Dr, Billings, MT

Date Project Completed

-

Thank you again for choosing Yellowball to complete work on your property. We trust you had a great customer experience!

Justice Graham - Owner of Yellowball

City Council Regular

Date: 10/23/2023
Title: Resolution for Special Improvement District Policy
Presented by: Debi Meling
Department: Public Works
Presentation: No
Legal Review: Yes
Project Number: N/A

RECOMMENDATION

Staff recommends that City Council approve the resolution defining the policy for special improvement districts.

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

In 2004, City Council adopted a policy regarding special improvement districts for roadways (04-18204). In 2018, City Council adopted a policy regarding the installation and repair of street improvements in existing neighborhoods (18-10719). There is an inconsistency between the two policies as far as assessments for adjacent property owners. In the 2004 Resolution, all properties are assessed for the improvements on the addressed side of the property only and the City funds all improvements on non-addressed sides. In the 2018 resolution, residential corner properties are assessed for general street improvements on the addressed side and private benefit improvements (i.e. drive approaches) on the non-addressed side. Commercial and industrial corner properties are assessed for improvements on both frontages of a corner lot. This inconsistency should be addressed to ensure property owners are funding the same improvements regardless of the project development mechanism. When staff reviewed the 2004 SID policy to correct the aforementioned inconsistency, it was determined that a couple of other changes would be beneficial. Specifically, instead of defining the dimensions of a street, it was decided that referring to the subdivision street standards is better so if and when street standards change in City Code, the resolution will still be consistent with the standards. Also, for existing streets, the resolution refers to the 2018 resolution instead of addressing the same issue in two different resolutions.

ALTERNATIVES

City Council may:

- Approve the resolution; or,
- Not Approve the resolution. If the resolution is not approved, special improvement districts will continue to be created in accordance with the existing policy which is inconsistent with assessment policies for other methods of road construction.

FISCAL EFFECTS

If the new special improvement district policy is approved, commercial and industrial properties will be assessed for both sides of their property when an SID is created versus just the addressed side. Residential properties will still be assessed for public benefit facilities only the addressed side of their property which is consistent with the policy in place now. The City contribution for SIDs that encompass commercial/industrial lots will be reduced if commercial/industrial corner lots are addressed to the non-addressed side.

Attachments

SID Resolution
 Resolution 04-18204
 Resolution 18-10719

RESOLUTION 23-_____

**A RESOLUTION REPEALING 04-18204 AND ADOPTING
GENERAL GUIDELINES AND STANDARD PROCEDURES
FOR SPECIAL IMPROVEMENT DISTRICTS FOR CITY
STREETS**

WHEREAS, the City of Billings adopted “City of Billings Policy For Roadway Special Improvement Districts” in Resolution 04-18204 which requires repeal and replacement to perpetuate equitable and consistent application and assessments for completion of incomplete streets; and

WHEREAS, the Montana Code Annotated (MCA) allows municipalities to assess adjacent property owners for the construction or reconstruction of street improvements including street, curb and gutter, sidewalk, and appurtenances; and

WHEREAS, for the purpose of this resolution, residential properties are defined as lots or parcels with single family or duplex dwelling units on them. Non-residential properties are defined as lots or parcels with commercial buildings on them and lots or parcels with three (3) or more residential dwelling units on them.

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

1. That Resolution 04-18204 adopting “City of Billings Policy for Roadway Special Improvement Districts” is repealed in its entirety and is replaced, as follows:

**CITY OF BILLINGS POLICY FOR
Special Improvement Districts**

Purpose: The City of Billings is establishing a consistent Policy for the development of Special Improvement Districts. The Policy shall address the physical items to be assessed, properties eligible for assessment, and responsibilities for tasks. The Policy is in conformance with Billings City Council Resolution No. 05-18234 and Title 7, Chapter 12, Part 41, MCA.

Policy:

General Guidelines:

- The establishment of all Special Improvement Districts (SID) will conform to the policies and practices established in Resolution No. 05-18234 of the City of Billings and

Title 7, Chapter 12, Part 41, MCA.

- The maximum street improvements a property contained in an SID could be assessed for would be the half (1/2) street standard as defined in the Subdivision Regulations for the City of Billings. This standard includes asphalt and base, sidewalk or equivalent multiuse path, curb and gutter, and appurtenant facilities.
- The SID costs will include but not be limited to financial services charges, bond fees, design, project administration, and construction.
- The scheduling of SID projects will be subject to City Council approval in the Capital Improvement Program (CIP) and capital funding availability.

NEW STREETS AND GRAVEL STREETS

- If the street is new or existing as a gravel street, the adjacent property owners will be responsible for the cost of developing to the street standards as described in the General Guidelines.
- For residential corner lots, improvements along the addressed side of the lot and private property specific improvements (i.e., drive approaches) along the non-addressed side serving the property will be assessed to the adjacent property owners. All other improvements along the non-addressed side of the lot will be paid by the City.
- For non-residential lots with multiple street frontages, improvements along all sides will be assessed to the property owner.

EXISTING STREET

- The adjacent property owner will be responsible for the development of the street section that is not complete in accordance with Billings City Council Resolution No. 18-10719.

General Procedures for Special Improvement Districts

Phase	Responsible Agency	Brief Description
Initialization	Public Works Dept.	This phase covers the initialization of the SID from inception to development of request for creation.
Creation	Public Works Dept.	Development of preliminary SID data, notification of property owners, preliminary cost estimate, and creation of SID documents.
Council Approval	Public Works Dept. Legal Dept Administrative Services	Creation of Council Resolution and City Council approval of SID creation.

Design Public Works Dept. Development of construction plans, final cost estimate, bid documents.

Phase	Responsible Agency	Brief Description
SID Bonds	Administrative Services	Award of bonds, printing of bonds, registering of bonds and final closing of bond sale.
Bid SID	Public Works Dept.	Bid and select contractor.
Construction	Public Works Dept.	Construction phase of project.
SID Principal Spread	Administrative Services	Spreading of principal based on on bids and notifying taxpayers of payment amounts.
Spreading	Administrative Services	Determination of cash flow requirements, spreading principal and interest charges and merging of the per bid assessments with the SID assessment file.

PASSED and ADOPTED by the City Council of the City of Billings, Montana, on the _____ day of _____, 2023.

CITY OF BILLINGS

By: _____
William A. Cole, Mayor

ATTEST:

By: _____
Denise R. Bohlman, City Clerk

RESOLUTION NO. 04-18204

A RESOLUTION OF THE BILLINGS, MONTANA CITY COUNCIL
ADOPTING GENERAL GUIDELINES AND STANDARD
PROCEDURES FOR SPECIAL IMPROVEMENT DISTRICTS FOR
CITY STREETS

WHEREAS, the City Council has heard testimony, on a case by case basis, from affected citizens that the City's policies regarding the creation and terms of Special Improvement Districts for roadway construction and reconstruction are inequitable and are inconsistently applied; and

WHEREAS, the Council formed a Special Improvement District Subcommittee in July of 2004 to review current procedures and develop a consistent policy for future SIDs; and

WHEREAS, the Special Improvement District Subcommittee has met several times and has examined possible methods to resolve citizen concerns about equity and consistency, and the Subcommittee has proposed standard procedures for Special Improvement Districts, to include General Guidelines, a policy for residential and collector street Special Improvement Districts, and a policy for arterial street Special Improvement Districts; and

WHEREAS, adoption of this policy will effectively address the concerns raised by the testimony the Council has heard concerning equity and consistency in City Special Improvement District procedures.

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

That the procedures proposed by the City Council Subcommittee on Special Improvement Districts, now makes and adopts the following

City of Billings
Policy for

Roadway Special Improvement Districts

Purpose:

The City of Billings is establishing a consistent Policy for the development of Special Improvement Districts. The Policy shall address the physical items to be assessed, properties eligible for assessment, and responsibilities for tasks. The Policy is in conformance with Billings City Council Resolution 87-15592 and M.C.A. 7-12-4102.

Policy:

General Guidelines:

- The establishment of all Special Improvement Districts (SID) will conform to the policies and practices established in Resolution No. 87-15592 of the City of Billings.
- Only those properties that are physically addressed to the street being improved would be assessed for the SID costs.
- The maximum street improvements a property contained in an SID could be assessed for would be the half (1/2) street standard as defined in the Subdivision Regulations, Chapter 23-601 for the length of the property. Commercial and residential property will be assessed by the following improvements:
 - The residential half street standard:
 - 16.5 feet of asphalt and base
 - concrete curb and gutter
 - 5 foot concrete sidewalk or the equivalent cost of a multi – use trail
 - The Commercial half street standard:
 - 22 feet of asphalt and base
 - concrete curb and gutter

- 5 foot concrete sidewalk or the equivalent cost of a multi – use trail
- The SID costs will include but not limited to financial services charges, bond fees, design, project administration, and construction.
- The scheduling of Special Improvement District projects will be subject to City Council approval in the Capital Improvement Program and capital funding availability.

Residential & Collector Streets SID Policy

- New streets: If the **residential or collector** street is new, the adjacent property owners will be responsible for the cost of developing to the residential street standards as described in the General Guidelines.
- Existing street: The adjacent property owner will be responsible for the development of the residential street section that is not complete. (Example: if the street does not have curb gutter and sidewalk, the adjacent property owner would be responsible for these improvements. The adjacent property owner would not be responsible for the construction of the asphalt surface if it exists.)

Arterial Streets SID Policy

- New streets: If the **arterial** street is new, the adjacent property owners will be responsible for the cost of developing to the residential street standards as described in the General Guidelines.
- Existing street: The adjacent property owner will be responsible for the development of the residential street section that is not complete. (Example: if the street does not have curb gutter and sidewalk, the adjacent property owner would be responsible for these improvements. The adjacent property owner would not be responsible for the construction of the asphalt surface if it exists.)
- Reconstruction of existing streets: If the street currently exists to City standards, the City of Billings will fund all improvement costs for reconstruction and / or widening of the facility.

General Procedures for Special Improvement Districts

Phase	Responsible Agency	Brief Description
Initialization	Public Works Dept.	This phase covers the initialization of the SID from inception to development of request for creation.
Creation	Public Works Dept.	Development of preliminary SID data, notification of property owners, preliminary cost estimate and creation of SID documents.
Council Approval	Public Works Dept. Legal Dept. Administrative Services Dept.	Creation of Council Resolution and City Council approval of SID creation.
Design	Public Works Dept.	Development of construction plans, final cost estimate, bid documents.

Phase	Responsible Agency	Brief Description
SID Bonds	Administrative Services Dept.	Award of bonds, printing of bonds registering of bonds and final closing of bond sale.
Bid SID	Public Works Dept.	Bid and select contractor.
Construction	Public Works Dept.	Construction phase of project.
SID Principal Spread	Administrative Services Dept. Public Works Dept.	Spreading of principal based on bids and notifying taxpayers of payment amounts.
Spreading principal and interest charges.	Administrative Services Dept.	Determination of cash flow requirements, spreading principal and interest charges and merging the per bib assessments with the SID assessment file.

APPROVED AND PASSED by the City Council of the City of Billings, this 12th day of October, 2004.



THE CITY OF BILLINGS:

BY: Charles F. Tooley
Charles F. Tooley MAYOR

ATTEST:

BY: Marita Herold
Marita Herold, CMC CITY CLERK
Deputy City Clerk

RESOLUTION 18-10719

A RESOLUTION REPEALING 99-17447 AND 04-18137 AND ADOPTING THE CITY OF BILLINGS POLICY FOR CONSTRUCTION AND REPAIR OF CURB, GUTTER AND SIDEWALKS

WHEREAS, the City of Billings desires to construct and maintain a safe and efficient street network, including the installation and maintenance of curb, gutter, and sidewalk, and

WHEREAS, the safety of pedestrians is a concern properly addressed by the City of Billings, and

WHEREAS, streets within the City of Billings not previously constructed to a full maintainable standard, including the installation of curb, gutter, and sidewalk should be upgraded on an ongoing basis, and

WHEREAS, curb, gutter, and sidewalk improvements, once installed, need to be subject to a regular maintenance program;

WHEREAS, for the purpose of this resolution, residential properties are defined as lots or parcels with single family or duplex dwelling units on it. Non-residential properties are defined as lots or parcels with commercial buildings on it and lots or parcels with 3 or more residential dwelling units on it.

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

Installation of New or Missing Curb, Gutter, and Sidewalk Improvements in Established Neighborhoods

For this program, curb, gutter, and sidewalk, together with or without corresponding street improvements are completed within those areas of the city where the work has not previously been addressed.

1. The City Engineer's office shall periodically recommend infill improvements to the City Council based on one or more of the following:
 - a. Citizen request.
 - b. Staff recommendations.
 - c. Coordination with other projects.
 - d. Along school walking routes.
 - e. Other public interest.
2. Improvements are to be assessed to fronting property owners.

3. For residential corner lots, improvements along the addressed side of the lot and private property specific improvements (i.e. drive approaches) along the non-addressed side serving the property will be assessed to the property owner. All other improvements along the non-addressed side of the lot will be paid by the City.
4. For non-residential corner lots, improvements along both sides will be assessed to the property owner.

Repair and Maintenance of Existing Curb, Gutter and Sidewalk Improvements

These projects provide for the ongoing maintenance of curb, gutter and sidewalk previously constructed. The general policy for repair and maintenance programs is as follows:

1. The City Engineer's office shall periodically recommend repair and maintenance programs based upon:
 - a. Complaints.
 - b. Staff recommendations.
 - c. Property owner requests.
2. The City Engineer's office has developed a policy statement for defective sidewalk, curb, and gutter and driveways which shall be used as a baseline for the inventory of work recommended for repair, followed by discussions with individual property owners.
3. The following construction costs are assessed to the fronting property owners as follows:
 - a. Sidewalk repair or replacement.
 - b. Landscaping necessary for sidewalk repair or replacement.
 - c. Tree removal necessary to repair sidewalk.
 - d. Drive approaches and driveway repair or replacement.
 - e. Adjacent asphalt to assessed improvements
4. Curb and gutter repair or replacement, storm drain improvements, and adjacent asphalt will be paid for by the City of Billings.
5. For residential corner lots, improvements along the addressed side of the lot and drive approaches along the non-addressed side serving the property will be assessed to the property owner. All other improvements along the non-addressed side of the lot will be paid by the City.

6. For non-residential corner lots, improvements along both sides will be assessed to the property owner.

PASSED AND ADOPTED by the City Council of the City of Billings, Montana, this 14th day of May 2018.



CITY OF BILLINGS

By: William A. Cole
William A. Cole, Mayor

ATTEST:

By: Toni Keehner
Toni Keehner, Deputy City Clerk

City Council Regular

Date: 10/23/2023
Title: Second Reading - Ordinance Amending BMCC Section 22-407 Encroachment Permit Required
Presented by: Debi Meling
Department: Public Works
Presentation: No
Legal Review: Yes
Project Number: N/A

RECOMMENDATION

Staff recommends Council approve second reading of the ordinance amending section 22-407 of Billings Montana City Code requiring an encroachment permit and license agreement for the installation of small cell facilities.

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

There is a potential for requests for small cell facilities to be installed within the right of way. City staff has developed language to add to Billings, MT City Code (BMCC) Section 22-407, Encroachment permit required, to require installers to apply for an encroachment permit and enter into a license agreement before installing the facilities. The language proposed to be added is as follows:

An applicant seeking to install and operate a small cell wireless facility in the public right-of-way shall obtain a revocable encroachment permit and enter into a license agreement with the City prior to constructing, attaching, and operating a small cell wireless facility in the public right-of-way.

In addition to the ordinance, a resolution was proposed and approved at the October 9, 2023, City Council meeting that directed the City Administrator to develop and publish uniform standards managing the deployment of small cell wireless facilities in the public rights-of-way; to develop an encroachment permit application form and procedures for submission of applications for deployment or modification of small cell wireless facilities in the public rights-of-way; to develop a license agreement which permittee shall enter into with the City prior to constructing, attaching, or operating a small cell wireless facility on city infrastructure in the public rights-of-way; to take such other steps as may be required to timely act upon applications for placement of wireless facilities, including issuing written decisions and entering into tolling agreements to mutually extend the time for action on an application.

The modified ordinance language in addition to the approved resolution will enable the City to effectively manage the deployment of small cell facilities in the rights of way. If approved, this ordinance would go into effect 30 days from the approval date.

ALTERNATIVES

City Council may:

- Approve the ordinance; or,
- Not Approve the ordinance. If not approved, there will not be a defined process to manage the deployment of small cell facilities in the rights of way.

FISCAL EFFECTS

There are no significant fiscal effects as a result of this amendment to city code.

Attachments

Ordinance Redlined

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF BILLINGS,
PROVIDING THAT SECTION 22-407 OF THE BILLINGS,
MONTANA CITY CODE BE AMENDED BY ADDING
ENCROACHMENT PERMIT REQUIREMENTS FOR
SMALL CELL WIRELESS FACILITIES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

Section 1. That Section 22-407, Billings, Montana City Code, be amended to read as follows:

Sec. 22-407. Encroachment permit required.

- (a) No encroachment on any public right-of-way or public property shall be allowed except by authority of an encroachment permit issued by the city administrator or his designee. An applicant seeking to install and operate a small cell wireless facility in the public right-of-way shall obtain a revocable encroachment permit and enter into a license agreement with the City prior to constructing, attaching, and operating a small cell wireless facility in the public right-of-way. Application for an encroachment permit shall be made on the forms and in accordance with the procedure prescribed by the city administrator. A fee for the permit application shall be charged to cover the administrative costs of processing as prescribed by council resolution. If the issuance of the permit is approved, the city administrator or his designee shall issue the permit. If the permit is denied, the applicant shall be provided with a statement of the reasons therefore, which reasons shall be entered in writing on the application. The applicant shall be entitled to appeal the denial of the permit to the city council as provided in subsection (b) below.
- (b) From the date of denial of the permit, the applicant shall have ten (10) days in which to submit a written notice appealing such denial to the city council. The notice of appeal shall be filed with the city clerk and shall state reasons supporting the grant of the encroachment permit, the applicant's correct mailing address and telephone number, shall be signed by the applicant and shall be accompanied by the processing fee as prescribed by council resolution. The appeal shall be placed on a city council agenda not more than twenty-one (21) days after receipt of notice. The applicant shall be notified in writing by certified mail, return receipt requested, of the date and time the matter will be considered on the agenda. In addition, notice of the hearing shall be published once in the official city legal newspaper prior to the hearing. The notice shall include the proposed encroachment encroaches, the extent of the encroachment and the duration. The applicant and all other interested persons may appear at the time and place and be heard either for or against.

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

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

Section 4. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions or application, and, to this end, the provisions of this ordinance are declared severable.

PASSED by the City Council on first reading the 9th day of October, 2023.

PASSED, ADOPTED and APPROVED on second reading this 23rd day of October, 2023.

CITY OF BILLINGS

BY: _____
William A. Cole, Mayor

Attest:

BY: _____
Denise R. Bohlman, City Clerk

City Council Regular

Date: 10/23/2023
Title: Ward Boundary Expansion Ordinance Second Reading - Annexation 23-08
Presented by: Hunter Kelly, Planner 1
Department: Planning & Community Services
Presentation: No
Legal Review: Not Applicable
Project Number: PZX-23-00162

RECOMMENDATION

Staff recommends the City Council approve this ordinance on second reading, adding recently annexed property to Ward I.

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

Performance Engineering, on behalf of G2 Investments LLC, submitted a petition to annex land using the provisions of Section 7-2-4600, MCA. The property is located South of S Frontage Road/ Riverside Drive and west of Sugar Avenue. The land being annexed is described as being Parcels of Land situated in the NE 1/4 of Section 15, T.1S., R.26E., Yellowstone County, Montana, more particularly described as follows: Lots 3, 4, 5, 6 and 7 of Riverside Acreage Tracts Subdivision, recorded November 9, 1960, under Document No. 651367, Less portions of said parcels for Right-Of-Way purposes in Judgement and Final Order of Condemnation documents, Book 830, Page 4, under Document No. 766608, Book 830, Page 8, under Document No. 766609, and Book 830, Page 12, under Document No. 766610, recorded November 19, 1965 respectively, and Quit Claim Deed Book 1394, Page 248 under Document No. 1679259 recorded April 14, 1993, all documents on file and of record in the office of the Yellowstone County Clerk and Recorder; Said annexation containing 10.186 gross net acres, more or less.

Upon Council Approval, this annexation requires a change in the boundaries of Ward I. The annexation was approved on October 9, 2023. Two readings are required for this Ward Boundary action. The first reading and public hearing occurred with the annexation on October 9, 2023. The second reading will occur at this meeting.

ALTERNATIVES

City Council may:

- Approve adding the subject property to Ward I, or;
- Disapprove adding the subject property to Ward I. Disapproval will not modify the boundary of Ward I and will create a problem where property inside the City Limits is not within a City Ward.

FISCAL EFFECTS

This application has no impact on the Planning Division Budget.

Attachments

Ward Boundary Ordinance 23-08

ORDINANCE NO. 23-_____

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 I 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 I the following described real property:

Parcels of Land situated in the NE 1/4 of Section 15, T.1S., R.26E., Yellowstone County, Montana, more particularly described as follows:

Lots 3, 4, 5, 6 and 7 of Riverside Acreage Tracts Subdivision, recorded November 9, 1960, under Document No. 651367,

Less portions of said parcels for Right-Of-Way purposes in Judgement and Final Order of Condemnation documents, Book 830, Page 4, under Document No.766608, Book 830, Page 8, under Document No. 766609, and Book 830, Page 12, under Document No. 766610, recorded November 19, 1965 respectively, and Quit Claim Deed Book 1394, Page 248 under Document No. 1679259 recorded April 14, 1993, all documents on file and of record in the office of the Yellowstone County Clerk and Recorder;

Said annexation containing 10.186 gross net acres, more or less.

(# 23-08) See Exhibit "A" Attached

2. EFFECTIVE DATE. This ordinance shall be effective either thirty (30) days after second reading and final adoption as provided by law, or upon the effective date of Resolution No. 23-_____ approving the annexation of the above territory, whichever date is later.
3. REPEALER. All other ordinances, sections of the Billings Municipal Code and ordinances inconsistent herewith are hereby repealed.
4. 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.

PASSED by the City Council on the first reading this 9th day of October, 2023.

PASSED by the City Council on the second reading this 23rd day of October, 2023.

THE CITY OF BILLINGS:

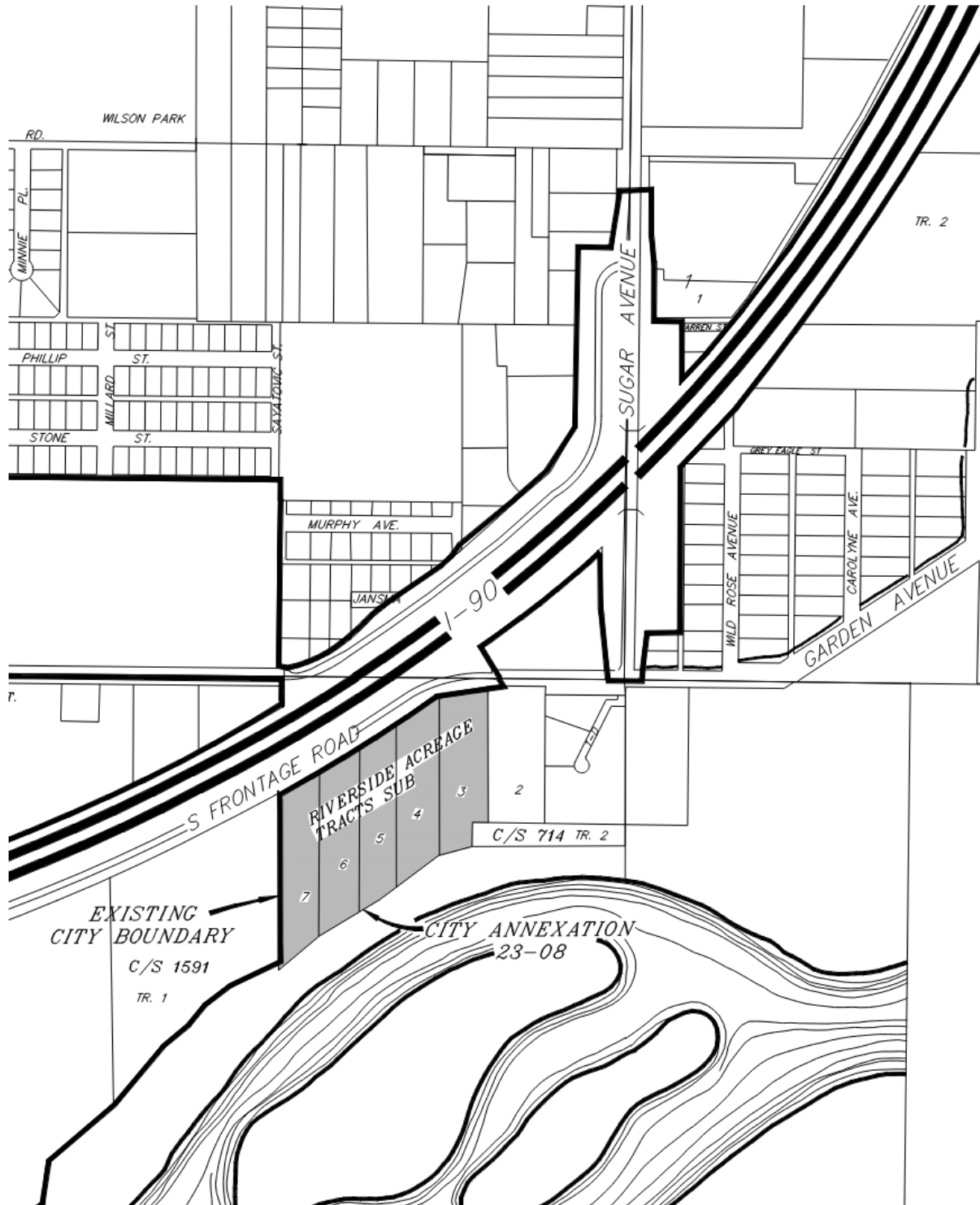
William A. Cole, MAYOR

ATTEST:

BY: _____
Denise Bohlman, CITY CLERK

(#22-08)

EXHIBIT "A"



City Council Regular

Date: 10/23/2023
Title: Payment of Claims for week of September 18, 2023
Presented by: Andy Zoeller, Finance Director
Department: Finance
Presentation: No
Legal Review: Not Applicable
Project Number: N/A

RECOMMENDATION

Staff recommends Council approve the Payment of Claims

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

Claims in the amount of \$4,595,226.09 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 is 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

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/18/2023	864787	Allstates Coating	Street/Traffic	\$ 7,667.00	white paint totes
09/18/2023	864787	Allstates Coating	Street/Traffic	\$ 35,343.00	yellow paint totes
09/18/2023	864792	Anderson Service	Water	\$ 19,492.50	Purchase & Install 5 Ton double girder top running bridge crane
09/18/2023	864794	Askin Const	Gas Tax	\$ -	WO 22-07 Mullooney Lane Improvements
09/18/2023	864794	Askin Const	Gas Tax	\$ 632,434.99	WO 22-07 Mullooney Lane Improvements
09/18/2023	864794	Askin Const	SID Const	\$ 133,199.99	SID 1419 Charles Street Improvements
09/18/2023	864794	Askin Const	Sidewalk Const	\$ 186,452.54	WO 22-07 Mullooney Lane Improvements
09/18/2023	864794	Askin Const	St Maint	\$ 18,343.31	SID 1419 Charles Street Improvements
09/18/2023	864794	Askin Const	St Maint	\$ 70,270.56	WO 22-07 Mullooney Lane Improvements
09/18/2023	864794	Askin Const	Wastewater	\$ 115,519.14	SID 1419 Charles Street Improvements
09/18/2023	864794	Askin Const	Water	\$ 1,178.86	SID 1419 Charles Street Improvements
09/18/2023	864794	Askin Const	Water	\$ 42,477.51	WO 22-07 Mullooney Lane Improvement
09/18/2023	864796	Avery Dennison	Street/Traffic	\$ 2,907.00	sheeting for signs
09/18/2023	864800	Blgs Depot	Engineering	\$ 15,177.22	October Depot Rent
09/18/2023	ACH	Burns & McDonnell	Water	\$ 89,638.35	WO 19-42 West End Water Treatment Plant Project
09/18/2023	864806	CGL Management	General	\$ 56,324.00	Criminal Justice System Efficiency and Court Expansion Consulting
09/18/2023	864812	Cole Const	Street/Traffic	\$ 9,800.00	Lewis Ave & 14th St W Signal Repair - Service Agreement
09/18/2023	864821	Dick Anderson Const	Stillwater Const	\$ 1,215,431.08	Inv. 3400-8 City of Billings Law and Justice Center/City Hall Construction
09/18/2023	864822	Dixie Petro-Chem	Water	\$ 18,787.20	PW-WTP chlorine for Process
09/18/2023	864823	DOWL	Gas Tax	\$ 1,732.50	WO 23-50 Gabel Road Hogan Slough Culvert Replacement
09/18/2023	864823	DOWL	Storm Sewer	\$ 1,732.50	WO 23-50 Gabel Road Hogan Slough Culvert Replacement
09/18/2023	864823	DOWL	Wastewater	\$ 21,155.43	WO 22-01 Schedules 1 & 2: Water & Sanitary Sewer Main Replacement
09/18/2023	864823	DOWL	Water	\$ 18,321.02	WO 22-01 Schedules 1 & 2: Water & Sanitary Sewer Main Replacement
09/18/2023	864823	DOWL	Water	\$ 41,692.15	WO 23-01 2023 Water and Sewer Main Replacement
09/18/2023	864823	DOWL	Water	\$ 8,661.14	WO24-01 Contract 1: 2024 Water Main Replacement
09/18/2023	864829	Energy Lab	Water	\$ 3,701.00	Work Order B23081843, sample analysis
09/18/2023	864831	EnvisionWare	Library	\$ 2,116.80	INV-US-66562 Self checks annual renewal 7/23 - 6/24
09/18/2023	864831	EnvisionWare	Library	\$ 3,810.98	RFID gates per the TRP
09/18/2023	864831	EnvisionWare	Library	\$ -	RFID gates, estimated freight
09/18/2023	864834	Fabricon	Tax Incrmnt N27	\$ 47,369.48	fabricate & install 5 membrane panels on Skypoint downtown
09/18/2023	864835	First MT Title	CDBG	\$ 15,000.00	FTHB Vincent Gonzales 720 Winemiller Lane
09/18/2023	864836	Fisher Sand & Gravel	Street/Traffic	\$ 129.00	asphalt
09/18/2023	864836	Fisher Sand & Gravel	Street/Traffic	\$ 355.40	asphalt
09/18/2023	864836	Fisher Sand & Gravel	Street/Traffic	\$ 13,390.85	asphalt

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/18/2023	864836	Fisher Sand & Gravel	Street/Traffic	\$ 1,168.10	asphalt
09/18/2023	864839	Good Earth Works	Park Dist 1	\$ 29,541.05	WO 22-43 Ponderosa Park Irrigation System Replacement
09/18/2023	864843	Hansers Automotive	Fleet	\$ 4,405.00	9093
09/18/2023	ACH	HDR	Arterial Streets	\$ -	WO 22-07 Mullooney Lane, Consultant Agreement
09/18/2023	ACH	HDR	Gas Tax	\$ -	WO 22-07 Mullooney Lane, Consultant Agreement
09/18/2023	ACH	HDR	Gas Tax	\$ 13,253.59	WO 22-07 Mullooney Lane, Consultant Agreement
09/18/2023	ACH	HDR	Sidewalk Const	\$ 4,872.65	WO 22-07 Mullooney Lane, Consultant Agreement
09/18/2023	ACH	HDR	St Maint	\$ 1,364.34	WO 22-07 Mullooney Lane, Consultant Agreement
09/18/2023	ACH	HDR	Wastewater	\$ 5,577.88	WO 20-44 WRF Nutrient Recovery Improvements Project
09/18/2023	ACH	HDR	Wastewater	\$ 5,697.82	WO 23-38 Sahara Sands Lift Station
09/18/2023	ACH	HDR	Water	\$ 4,531.16	Review of Water Master Plan Area in Prop
09/18/2023	ACH	HDR	Water	\$ 65,201.00	WO 19-12 West End Reservoir
09/18/2023	ACH	HDR	Water	\$ 11,151.69	WO 23-12 Zone 4 Pump Station & Waterline Improvements
09/18/2023	ACH	HDR	Water	\$ 7,418.71	WO 24-12 West End Raw Water Unloader - BRIC Grant
09/18/2023	864852	Ideal Supply	PD Program	\$ 7,699.25	Type II indoor Magazine and CAP Box storage cabinets.
09/18/2023	864854	Ingram Library	Library	\$ 0.02	75410952
09/18/2023	864854	Ingram Library	Library	\$ 20.64	75410952
09/18/2023	864854	Ingram Library	Library	\$ 0.02	75410953
09/18/2023	864854	Ingram Library	Library	\$ 33.14	75410953
09/18/2023	864854	Ingram Library	Library	\$ 0.01	75410954
09/18/2023	864854	Ingram Library	Library	\$ 15.93	75410954
09/18/2023	864854	Ingram Library	Library	\$ 0.05	75410955
09/18/2023	864854	Ingram Library	Library	\$ 30.92	75410955
09/18/2023	864854	Ingram Library	Library	\$ 0.03	75410956
09/18/2023	864854	Ingram Library	Library	\$ 31.50	75410956
09/18/2023	864854	Ingram Library	Library	\$ 0.07	75410957
09/18/2023	864854	Ingram Library	Library	\$ 28.51	75410957
09/18/2023	864854	Ingram Library	Library	\$ 26.37	75410957
09/18/2023	864854	Ingram Library	Library	\$ 7.78	75410957
09/18/2023	864854	Ingram Library	Library	\$ 0.02	75410958
09/18/2023	864854	Ingram Library	Library	\$ 23.56	75410958
09/18/2023	864854	Ingram Library	Library	\$ 2.78	75410959
09/18/2023	864854	Ingram Library	Library	\$ 483.45	75410959
09/18/2023	864854	Ingram Library	Library	\$ 1,122.66	75410959

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/18/2023	864854	Ingram Library	Library	\$ 16.52	75410959
09/18/2023	864854	Ingram Library	Library	\$ 109.75	75410959
09/18/2023	864854	Ingram Library	Library	\$ 872.98	75410959
09/18/2023	864854	Ingram Library	Library	\$ 185.16	75410959
09/18/2023	864854	Ingram Library	Library	\$ 20.38	75410960
09/18/2023	864854	Ingram Library	Library	\$ 0.25	75568144
09/18/2023	864854	Ingram Library	Library	\$ 8.99	75568144
09/18/2023	864854	Ingram Library	Library	\$ 0.17	75568145
09/18/2023	864854	Ingram Library	Library	\$ 5.39	75568145
09/18/2023	864854	Ingram Library	Library	\$ 2.58	75568146
09/18/2023	864854	Ingram Library	Library	\$ 16.52	75568146
09/18/2023	864854	Ingram Library	Library	\$ 39.85	75568146
09/18/2023	864854	Ingram Library	Library	\$ 1.07	76146962
09/18/2023	864854	Ingram Library	Library	\$ 17.67	76146962
09/18/2023	864854	Ingram Library	Library	\$ 37.66	76146962
09/18/2023	864854	Ingram Library	Library	\$ 11.79	76146962
09/18/2023	864854	Ingram Library	Library	\$ 0.24	76146964
09/18/2023	864854	Ingram Library	Library	\$ 14.99	76146964
09/18/2023	864854	Ingram Library	Library	\$ 0.28	76146965
09/18/2023	864854	Ingram Library	Library	\$ 9.60	76146965
09/18/2023	864854	Ingram Library	Library	\$ 0.22	76146966
09/18/2023	864854	Ingram Library	Library	\$ 11.20	76146966
09/18/2023	864854	Ingram Library	Library	\$ 0.21	76154545
09/18/2023	864854	Ingram Library	Library	\$ 18.29	76154545
09/18/2023	864854	Ingram Library	Library	\$ 0.83	76154546
09/18/2023	864854	Ingram Library	Library	\$ 10.80	76154546
09/18/2023	864854	Ingram Library	Library	\$ 16.56	76154546
09/18/2023	864854	Ingram Library	Library	\$ 33.14	76154546
09/18/2023	864854	Ingram Library	Library	\$ 1.16	76154547
09/18/2023	864854	Ingram Library	Library	\$ 35.40	76154547
09/18/2023	864854	Ingram Library	Library	\$ 17.10	76154547
09/18/2023	864854	Ingram Library	Library	\$ 11.20	76154547
09/18/2023	864854	Ingram Library	Library	\$ 0.80	76154548
09/18/2023	864854	Ingram Library	Library	\$ 10.77	76154548

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/18/2023	864854	Ingram Library	Library	\$ 36.90	76154548
09/18/2023	864854	Ingram Library	Library	\$ 3.00	76154549
09/18/2023	864854	Ingram Library	Library	\$ 656.18	76154549
09/18/2023	864854	Ingram Library	Library	\$ 42.17	76154549
09/18/2023	864854	Ingram Library	Library	\$ 360.61	76154549
09/18/2023	864854	Ingram Library	Library	\$ 52.09	76154549
09/18/2023	864854	Ingram Library	Library	\$ 658.83	76154549
09/18/2023	864854	Ingram Library	Library	\$ 81.38	76154549
09/18/2023	864854	Ingram Library	Library	\$ 0.96	76390859
09/18/2023	864854	Ingram Library	Library	\$ 231.41	76390859
09/18/2023	864854	Ingram Library	Library	\$ 17.10	76390859
09/18/2023	864854	Ingram Library	Library	\$ 8.84	76390859
09/18/2023	864854	Ingram Library	Library	\$ 0.28	76390860
09/18/2023	864854	Ingram Library	Library	\$ 22.00	76390860
09/18/2023	864854	Ingram Library	Library	\$ 25.51	76390860
09/18/2023	864854	Ingram Library	Library	\$ 22.99	76390860
09/18/2023	864854	Ingram Library	Library	\$ 11.79	76390860
09/18/2023	864854	Ingram Library	Library	\$ 0.62	76390861
09/18/2023	864854	Ingram Library	Library	\$ 59.96	76390861
09/18/2023	864854	Ingram Library	Library	\$ 135.72	76390861
09/18/2023	864854	Ingram Library	Library	\$ 1.07	76390862
09/18/2023	864854	Ingram Library	Library	\$ 24.75	76390862
09/18/2023	864854	Ingram Library	Library	\$ 100.69	76390862
09/18/2023	864854	Ingram Library	Library	\$ 0.07	76390863
09/18/2023	864854	Ingram Library	Library	\$ 19.46	76390863
09/18/2023	864854	Ingram Library	Library	\$ 0.23	77323609
09/18/2023	864854	Ingram Library	Library	\$ 4.71	77323609
09/18/2023	864854	Ingram Library	Library	\$ 2.77	77323610
09/18/2023	864854	Ingram Library	Library	\$ 100.80	77323610
09/18/2023	864854	Ingram Library	Library	\$ 0.03	77348183
09/18/2023	864854	Ingram Library	Library	\$ 50.60	77348183
09/18/2023	864854	Ingram Library	Library	\$ 2.59	77348184
09/18/2023	864854	Ingram Library	Library	\$ 16.49	77348184
09/18/2023	864854	Ingram Library	Library	\$ 176.27	77348184

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/18/2023	864854	Ingram Library	Library	\$ 283.38	77348184
09/18/2023	864854	Ingram Library	Library	\$ 16.19	77348184
09/18/2023	864854	Ingram Library	Library	\$ 32.75	77348184
09/18/2023	864854	Ingram Library	Library	\$ 411.49	77348184
09/18/2023	864854	Ingram Library	Library	\$ 10.19	77348184
09/18/2023	864854	Ingram Library	Library	\$ 0.38	77348185
09/18/2023	864854	Ingram Library	Library	\$ 95.90	77348185
09/18/2023	864854	Ingram Library	Library	\$ 5.99	77348186
09/18/2023	864854	Ingram Library	Library	\$ 0.03	77369110
09/18/2023	864854	Ingram Library	Library	\$ 3.59	77369110
09/18/2023	864854	Ingram Library	Library	\$ 2.97	77369111
09/18/2023	864854	Ingram Library	Library	\$ 13.20	77369111
09/18/2023	864854	Ingram Library	Library	\$ 192.47	77369111
09/18/2023	864854	Ingram Library	Library	\$ 46.68	77369111
09/18/2023	864854	Ingram Library	Library	\$ 184.82	77369111
09/18/2023	864854	Ingram Library	Library	\$ 1.38	77400257
09/18/2023	864854	Ingram Library	Library	\$ 51.90	77400257
09/18/2023	864854	Ingram Library	Library	\$ 5.99	77400257
09/18/2023	864854	Ingram Library	Library	\$ 15.57	77400257
09/18/2023	864854	Ingram Library	Library	\$ 0.65	77400258
09/18/2023	864854	Ingram Library	Library	\$ 10.19	77400258
09/18/2023	864854	Ingram Library	Library	\$ 17.99	77400258
09/18/2023	864854	Ingram Library	Library	\$ 4.71	77400258
09/18/2023	864854	Ingram Library	Library	\$ 0.38	77400259
09/18/2023	864854	Ingram Library	Library	\$ 16.59	77400259
09/18/2023	864854	Ingram Library	Library	\$ 0.59	77400260
09/18/2023	864854	Ingram Library	Library	\$ 31.84	77400260
09/18/2023	864854	Ingram Library	Library	\$ 0.05	77454954
09/18/2023	864854	Ingram Library	Library	\$ 12.36	77454954
09/18/2023	864854	Ingram Library	Library	\$ 0.58	77454955
09/18/2023	864854	Ingram Library	Library	\$ 16.52	77454955
09/18/2023	864854	Ingram Library	Library	\$ 90.53	77454955
09/18/2023	864854	Ingram Library	Library	\$ 7.79	77454955
09/18/2023	864854	Ingram Library	Library	\$ 23.82	77454955

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/18/2023	864854	Ingram Library	Library	\$ 0.29	77454956
09/18/2023	864854	Ingram Library	Library	\$ 17.11	77454956
09/18/2023	864854	Ingram Library	Library	\$ 16.52	77454956
09/18/2023	864854	Ingram Library	Library	\$ 38.90	77454956
09/18/2023	864854	Ingram Library	Library	\$ 0.15	77454957
09/18/2023	864854	Ingram Library	Library	\$ 12.95	77454957
09/18/2023	864854	Ingram Library	Library	\$ 1.93	77454958
09/18/2023	864854	Ingram Library	Library	\$ 20.65	77454958
09/18/2023	864854	Ingram Library	Library	\$ 389.28	77454958
09/18/2023	864854	Ingram Library	Library	\$ 0.17	77533899
09/18/2023	864854	Ingram Library	Library	\$ 10.59	77533899
09/18/2023	864854	Ingram Library	Library	\$ 0.15	77533900
09/18/2023	864854	Ingram Library	Library	\$ 13.19	77533900
09/18/2023	864854	Ingram Library	Library	\$ 0.25	77533901
09/18/2023	864854	Ingram Library	Library	\$ 33.14	77533901
09/18/2023	864854	Ingram Library	Library	\$ 0.99	77533902
09/18/2023	864854	Ingram Library	Library	\$ 48.02	77533902
09/18/2023	864854	Ingram Library	Library	\$ 7.79	77533902
09/18/2023	864854	Ingram Library	Library	\$ 25.41	77533902
09/18/2023	864854	Ingram Library	Library	\$ 0.41	77533903
09/18/2023	864854	Ingram Library	Library	\$ 10.19	77533903
09/18/2023	864854	Ingram Library	Library	\$ 12.59	77533903
09/18/2023	864854	Ingram Library	Library	\$ 10.19	77533903
09/18/2023	864854	Ingram Library	Library	\$ 0.87	77533904
09/18/2023	864854	Ingram Library	Library	\$ 20.65	77533904
09/18/2023	864854	Ingram Library	Library	\$ 33.14	77533904
09/18/2023	864854	Ingram Library	Library	\$ 23.09	77533904
09/18/2023	864854	Ingram Library	Library	\$ 0.16	77533905
09/18/2023	864854	Ingram Library	Library	\$ 10.00	77533905
09/18/2023	864854	Ingram Library	Library	\$ 0.10	761469363
09/18/2023	864854	Ingram Library	Library	\$ 31.72	761469363
09/18/2023	864856	Insight Public Sector	General	\$ 94.45	MS Surface Pro 9 warranty -Stacy -Legal
09/18/2023	864856	Insight Public Sector	General	\$ 2,328.73	MS Surface Pro 9, i7, 16GB RAM, 1TB SSD, keyboard cover & warranty
09/18/2023	864856	Insight Public Sector	General	\$ 2,113.13	MS Surface Pro 9, i7, 16GB RAM, 1TB SSD,, keyboard cover

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/18/2023	864856	Insight Public Sector	General	\$ 94.45	MS Surface Pro 9, i7, 16GB RAM, 1TB SSD,, keyboard cover & warranty
09/18/2023	864858	J & J Concrete	Gas Tax	\$ 15,800.40	WO 23-02 Missing Sidewalk Project
09/18/2023	864859	J & M Tire	Water	\$ 54.95	41184 - FLAT REPAIR- unit #7620
09/18/2023	864859	J & M Tire	Water	\$ 159.50	41207 - USED TIRE- unit #7484
09/18/2023	864859	J & M Tire	Water	\$ 3,365.50	41219 - GOODYEAR-AG IT525 R-4- unit #7430
09/18/2023	864859	J & M Tire	Water	\$ 54.95	41299 - FLAT REPAIR- unit #7484
09/18/2023	864859	J & M Tire	Water	\$ 19.50	Flat Repair- Unit # 7305
09/18/2023	864859	J & M Tire	Water	\$ 19.50	Flat Repair- Unit # 7327
09/18/2023	864860	Jacobs Eng Group	Solid Waste	\$ 7,812.50	WO 22-27 Landfill Gas Emissions Compliance
09/18/2023	864861	Janet B Bergman Trust	Wastewater	\$ 14,900.00	WO 23-07..Right of Way Agreement. Monad
09/18/2023	864863	JELA LLC	Wastewater	\$ 16,236.00	WO 23-35 Right of Way Agreement..
09/18/2023	864870	Land Design	Park Dist 1	\$ 13,101.65	invoice 016670-master plan for cottonwood park
09/18/2023	864873	Mail Tech Service	Library	\$ 2,761.19	LIBR Library mailing July & Aug 2023
09/18/2023	864874	McDonnell & McDonnell	Wastewater	\$ 24,500.00	WO 23-35 Hesper Sanitary Sewer Extension
09/18/2023	864875	McGlone Hydroseeding	General	\$ 6,500.00	seed and fertilize 1.25 acres of section 15 at Mountview Cemetery
09/18/2023	864880	MT Dept Of Justice-Cjin	Public Safety	\$ 40,705.10	Billings Police Department CJIN Transaction Fees and License
09/18/2023	864882	Morgan Contractors	Water	\$ 4,185.78	WO 22-20 WTP High Service Pump Station HVAC Upgrades
09/18/2023	864883	Morrison Maierle	Wastewater	\$ 9,307.64	WO 22-10 Alkali Creek Water and Sewer Extension
09/18/2023	864883	Morrison Maierle	Wastewater	\$ 2,703.25	WO 23-01 Mountain View Sanitary Sewer Study
09/18/2023	864883	Morrison Maierle	Wastewater	\$ 41,458.81	WO 24-01 2024 Sewer Main Repl Project Engineer Service Agreement
09/18/2023	864883	Morrison Maierle	Water	\$ -	WO 22-10 Alkali Creek Water and Sewer Extension
09/18/2023	864884	MT Dept Rev-CGR2	Trl Donation	\$ 2,358.33	WO 21-38 Warren Trans_Weave Const Contract
09/18/2023	864884	MT Dept Rev-CGR2	Facilities	\$ 8,880.07	App. #2 2019 Hail Damage repairs to Library Skylight/Scrim
09/18/2023	864884	MT Dept Rev-CGR2	Gas Tax	\$ -	WO 22-07 Mullooney Lane Improvements
09/18/2023	864884	MT Dept Rev-CGR2	Gas Tax	\$ 6,388.23	WO 22-07 Mullooney Lane Improvements
09/18/2023	864884	MT Dept Rev-CGR2	Gas Tax	\$ 159.60	WO 23-02 Missing Sidewalk Project
09/18/2023	864884	MT Dept Rev-CGR2	Library	\$ 184.02	EnvisionWare RFID Gates business tax
09/18/2023	864884	MT Dept Rev-CGR2	Park Dist 1	\$ 298.40	WO 22-43 Ponderosa Park Irrigation System Replacement
09/18/2023	864884	MT Dept Rev-CGR2	SID Const	\$ 1,345.45	SID 1419 Charles Street Council Action
09/18/2023	864884	MT Dept Rev-CGR2	Sidewalk Const	\$ 1,883.36	WO 22-07 Mullooney Lane Improvements
09/18/2023	864884	MT Dept Rev-CGR2	Stillwater Const	\$ 12,277.08	3400-8 City of Billings Law and Justice Center/City Hall Remodel
09/18/2023	864884	MT Dept Rev-CGR2	Storm Sewer	\$ 151.93	WO 22-25 CCTV City Storm Drain
09/18/2023	864884	MT Dept Rev-CGR2	St Maint	\$ 185.29	SID 1419 Charles Street Council Action
09/18/2023	864884	MT Dept Rev-CGR2	St Maint	\$ 709.80	WO 22-07 Mullooney Lane Improvements

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/18/2023	864884	MT Dept Rev-CGR2	Tax Incrmnt N27	\$ 478.48	business tax on Fabricon-Skypoint panels
09/18/2023	864884	MT Dept Rev-CGR2	Wastewater	\$ 1,166.86	SID 1419 Charles Street Council Action
09/18/2023	864884	MT Dept Rev-CGR2	Water	\$ 11.91	SID 1419 Charles Street Council Action
09/18/2023	864884	MT Dept Rev-CGR2	Water	\$ 429.07	WO 22-07 Mallowney Lane Improvements
09/18/2023	864884	MT Dept Rev-CGR2	Water	\$ 42.28	WO 22-20 WTP High Service Pump Station HVAC Upgrades
09/18/2023	864889	N Ridge Fire Equipt	Public Safety	\$ 294.95	B&S 691562 18HP Engine Muffler
09/18/2023	864889	N Ridge Fire Equipt	Public Safety	\$ 104.95	B&S 691571 18HP Engine Muffler Guard
09/18/2023	864889	N Ridge Fire Equipt	Public Safety	\$ 4,618.95	Hale HPX75-0 DNRC Spec, No Control Panel, exhaust or primer
09/18/2023	864889	N Ridge Fire Equipt	Public Safety	\$ 351.20	Redhead (36) HEX Double Male
09/18/2023	864889	N Ridge Fire Equipt	Public Safety	\$ 447.20	Redhead C-15 Cap w/chain
09/18/2023	864891	NorthWestern Energy	Building	\$ 25.45	1569631-3
09/18/2023	864891	NorthWestern Energy	Facilities	\$ 6.00	3866815-8
09/18/2023	864891	NorthWestern Energy	Facilities	\$ 160.09	3922089-2
09/18/2023	864891	NorthWestern Energy	General	\$ 1,009.51	0712538-8
09/18/2023	864891	NorthWestern Energy	Park Dist 1	\$ 41.49	0813489-2
09/18/2023	864891	NorthWestern Energy	Park Dist 1	\$ 363.68	1191404-1
09/18/2023	864891	NorthWestern Energy	Park Dist 1	\$ 6.00	1588262-4
09/18/2023	864891	NorthWestern Energy	Park Dist 1	\$ 15.83	1849408-8
09/18/2023	864891	NorthWestern Energy	Park Dist 1	\$ 32.91	1904944-4
09/18/2023	864891	NorthWestern Energy	Park Dist 1	\$ 73.32	3241436-9
09/18/2023	864891	NorthWestern Energy	Park Dist 1	\$ 313.81	4086220-3
09/18/2023	864891	NorthWestern Energy	Parking	\$ 128.87	3835890-9
09/18/2023	864891	NorthWestern Energy	Parks Maint	\$ 7.22	0881455-0
09/18/2023	864891	NorthWestern Energy	Parks Maint	\$ 0.83	1265177-4
09/18/2023	864891	NorthWestern Energy	Parks Maint	\$ 7.83	1514388-6
09/18/2023	864891	NorthWestern Energy	Parks Maint	\$ 0.96	1948667-9
09/18/2023	864891	NorthWestern Energy	Parks Maint	\$ 5.04	2055817-7
09/18/2023	864891	NorthWestern Energy	Parks Maint	\$ 25.64	3707234-5
09/18/2023	864891	NorthWestern Energy	Parks Maint	\$ 64.90	3707235-2
09/18/2023	864891	NorthWestern Energy	Parks Maint	\$ 40.76	3707236-0
09/18/2023	864891	NorthWestern Energy	Parks Maint	\$ 4.20	4103439-8
09/18/2023	864891	NorthWestern Energy	Public Safety	\$ 609.26	0720817-6
09/18/2023	864891	NorthWestern Energy	Street/Traffic	\$ 39.92	3088038-9
09/18/2023	864891	NorthWestern Energy	Street/Traffic	\$ 1.25	3590004-2

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/18/2023	864891	NorthWestern Energy	Transit	\$ 2,691.63	0100473-8. 1705 Monad Road. September 2023
09/18/2023	864891	NorthWestern Energy	Transit	\$ 271.68	0719225-5
09/18/2023	864891	NorthWestern Energy	Wastewater	\$ 80,507.65	0100591-7
09/18/2023	864891	NorthWestern Energy	Water	\$ 164.73	1142253-2
09/18/2023	864891	NorthWestern Energy	Water	\$ 15.95	1867265-9
09/18/2023	864893	Passio Technologies	Transit	\$ 11,700.00	MET Automated Vehicle Location System
09/18/2023	864894	Perform Eng & Consult	Wastewater	\$ 13,138.75	WO 23-07 Monad Rd Sewer Extension
09/18/2023	864900	Ratco LLC	Water	\$ 9,246.50	128129 - STAHL SERVICE BODY- unit #7110
09/18/2023	864901	Rimrock Foundation	Court Grants	\$ 5,888.91	23 August Rimrock Treatment Services
09/18/2023	864901	Rimrock Foundation	Court Grants	\$ 2,210.20	23 August Rimrock Treatment Services
09/18/2023	864903	Rocky Mt Health	City Ins Fund	\$ 8,000.00	August 2023 Healthy Is Wellness & Health Behavior Change Program
09/18/2023	864905	Sanderson Stewart	Planning	\$ 11,784.50	Professional Services through September 1, 2023
09/18/2023	864905	Sanderson Stewart	Tax Incrmnt N27	\$ 5,172.05	WO 23-09 5th Ace Corridor - Phase 1 Preliminary Design
09/18/2023	864904	S-Bar-S Supply Co	General	\$ 3,495.00	centennial park shed-invoice 77110
09/18/2023	864907	Shepherd Sandblast	Water	\$ 7,475.56	Clean, Sandblast & Recoat Clearwell valve pit and Piping @ WTP
09/18/2023	864912	S Blgs Urban Renew	Tax Incrmnt S	\$ 29,289.50	Annual SBURA Operating Agreement \$122,140
09/18/2023	864913	St V's Occupational	City Ins Fund	\$ 765.00	On-site nursing, DOT Physicals, Drug Testing, Breath Alcohol Testing, etc
09/18/2023	864913	St V's Occupational	Fleet	\$ 489.00	On-site nursing, DOT Physicals, Drug Testing, Breath Alcohol Testing, etc
09/18/2023	864913	St V's Occupational	General	\$ 2,775.00	On-site nursing, DOT Physicals, Drug Testing, Breath Alcohol Testing, etc
09/18/2023	864913	St V's Occupational	Public Safety	\$ 697.75	On-site nursing, DOT Physicals, Drug Testing, Breath Alcohol Testing, etc
09/18/2023	864913	St V's Occupational	Public Safety	\$ 50.00	On-site nursing, DOT Physicals, Drug Testing, Breath Alcohol Testing, etc
09/18/2023	864913	St V's Occupational	Solid Waste	\$ 814.00	On-site nursing, DOT Physicals, Drug Testing, Breath Alcohol Testing, etc
09/18/2023	864913	St V's Occupational	Solid Waste	\$ 50.00	On-site nursing, DOT Physicals, Drug Testing, Breath Alcohol Testing, etc
09/18/2023	864913	St V's Occupational	Street/Traffic	\$ 285.00	On-site nursing, DOT Physicals, Drug Testing, Breath Alcohol Testing, etc
09/18/2023	864913	St V's Occupational	Transit	\$ 715.00	On-site nursing, DOT Physicals, Drug Testing, Breath Alcohol Testing, etc
09/18/2023	864913	St V's Occupational	Wastewater	\$ 47.50	On-site nursing, DOT Physicals, Drug Testing, Breath Alcohol Testing, etc
09/18/2023	864913	St V's Occupational	Water	\$ 47.50	On-site nursing, DOT Physicals, Drug Testing, Breath Alcohol Testing, etc
09/18/2023	864918	TW Clark Const	Facilities	\$ 879,127.16	App. #2 Billings Public Library Skylight& Scrim Repair/Replacement
09/18/2023	ACH	Town & Co Supply	Fleet	\$ 4,589.04	439750
09/18/2023	ACH	Town & Co Supply	Fleet	\$ 11,472.60	439750
09/18/2023	ACH	Town & Co Supply	Fleet	\$ 7,401.02	439750
09/18/2023	ACH	Town & Co Supply	Fleet	\$ 6,005.63	439750
09/18/2023	864929	Tru Pipe	Storm Sewer	\$ 15,040.66	WO2225 CCTV City Storm Drain Contract
09/18/2023	864932	Verizon Wireless	Engineering	\$ 27.32	PW-Engineering

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/18/2023	864932	Verizon Wireless	Fleet	\$ 106.84	Motor Pool
09/18/2023	864932	Verizon Wireless	General	\$ 237.94	City Administrator
09/18/2023	864932	Verizon Wireless	General	\$ 40.01	Tina Hoeger Laptop
09/18/2023	864932	Verizon Wireless	General	\$ 27.32	Victoria Hill -Laptop
09/18/2023	864932	Verizon Wireless	Park Dist 1	\$ -	PRPL-PARKS
09/18/2023	864932	Verizon Wireless	PD Program	\$ 385.72	CCSIU Cell/PTT
09/18/2023	864932	Verizon Wireless	PD Program	\$ 80.02	CCSIU RAVEN
09/18/2023	864932	Verizon Wireless	Phone System	\$ 80.06	WRF Cradle Point & Belknap Cradle Point
09/18/2023	864932	Verizon Wireless	Public Safety	\$ 46.48	Bait Car
09/18/2023	864932	Verizon Wireless	Public Safety	\$ 80.02	Fire MDT
09/18/2023	864932	Verizon Wireless	Public Safety	\$ 209.80	Fire MDT
09/18/2023	864932	Verizon Wireless	Public Safety	\$ 436.41	MDT Toughbooks
09/18/2023	864932	Verizon Wireless	Public Safety	\$ 40.01	Police Bait Car
09/18/2023	864932	Verizon Wireless	Public Safety	\$ 80.02	Police iPads
09/18/2023	864932	Verizon Wireless	Public Safety	\$ 10.02	Police MiFi
09/18/2023	864932	Verizon Wireless	Solid Waste	\$ 109.28	PW-Solid Waste
09/18/2023	864932	Verizon Wireless	Solid Waste	\$ 115.64	PW-SW-ON CALL Solid Waste On Call
09/18/2023	864932	Verizon Wireless	Solid Waste	\$ 23.83	PW-SW-ON CALL Solid Waste On Call
09/18/2023	864932	Verizon Wireless	Solid Waste	\$ 524.52	Solid Waste Tablets -Routware
09/18/2023	864932	Verizon Wireless	Street/Traffic	\$ 174.77	PW-Streets iPads
09/18/2023	864932	Verizon Wireless	Street/Traffic	\$ -	PW-Streets City Works
09/18/2023	864932	Verizon Wireless	Street/Traffic	\$ 261.07	PW-STRT TRFC Streets
09/18/2023	864932	Verizon Wireless	Transit	\$ 309.02	MET AVL
09/18/2023	864932	Verizon Wireless	Transit	\$ 970.47	MET Max Transit
09/18/2023	864932	Verizon Wireless	Transit	\$ 1,120.28	MET Max Transit
09/18/2023	864932	Verizon Wireless	Wastewater	\$ 400.10	MET Tablets
09/18/2023	864932	Verizon Wireless	Water	\$ -	PW Belknap Meter Shop
09/18/2023	864932	Verizon Wireless	Water	\$ 27.32	PWBLKNP Water Treatment
09/18/2023	864932	Verizon Wireless	Water	\$ 67.33	PWBLNP Comm-Meter CityWorks/Neptune
09/18/2023	864932	Verizon Wireless	Water	\$ 40.01	PWBLNP Comm-Meter CityWorks/Neptune
09/18/2023	864934	Viriya Consulting	Storm Sewer	\$ 8,251.50	WO 23-42 BCA for pending HMGP sub application
09/18/2023	864934	Viriya Consulting	Storm Sewer	\$ 2,322.50	WO 23-42 BCA for pending HMGP sub application
09/18/2023	864935	Warren Transport	Trl Donation	\$ 233,474.71	WO 21-38 Schedule II Skyline Trail (Marathan Loop)
09/18/2023	864937	Weco Inudstries	Wastewater	\$ 15,047.00	Sanafoam Vaporooter - 5 gal containers

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/18/2023	864938	Western St Automation	Water	\$ 25,542.00	Rotork Actuators & Mounting Pedestals for L Structure River Inlet Valves
09/18/2023	864938	Western St Automation	Water	\$ 5,600.00	Rotork Actuators & Mounting Pedestals for L Structure River Inlet Valves
09/18/2023	864938	Western St Automation	Water	\$ 204.82	Shipping Charge for Actuators
09/18/2023	864941	Ylwestn Valley An Shelter	Public Safety	\$ 27,025.00	city contract

City Council Regular

Date: 10/23/2023
Title: Payment of Claims for week of September 25, 2023
Presented by: Andy Zoeller, Finance Director
Department: Finance
Presentation: No
Legal Review: Not Applicable
Project Number: N/A

RECOMMENDATION

Staff recommends Council approve the Payment of Claims

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

Claims in the amount of \$3,440,910.64 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 is 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

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/25/2023	ACH	A & I Distributors	Airport	\$ 2,253.94	Invoice #3967416. 2 55Gal Chevron Delo400 15W40
09/25/2023	ACH	A & I Distributors	Fleet	\$ 562.39	3962474
09/25/2023	ACH	A & I Distributors	Fleet	\$ 647.28	3962474
09/25/2023	ACH	A & I Distributors	Fleet	\$ 1,392.86	3962474
09/25/2023	ACH	A & I Distributors	Fleet	\$ 155.47	3965650
09/25/2023	ACH	A & I Distributors	Fleet	\$ 1,636.25	3965650
09/25/2023	ACH	A & I Distributors	Fleet	\$ 696.43	3965650
09/25/2023	ACH	A & I Distributors	Fleet	\$ 155.46	3965650
09/25/2023	ACH	A & I Distributors	Fleet	\$ 229.48	3965650
09/25/2023	ACH	A & I Distributors	Fleet	\$ 277.68	3965650
09/25/2023	ACH	A & I Distributors	Fleet	\$ 562.39	3965934
09/25/2023	ACH	A & I Distributors	Fleet	\$ 818.14	3970794
09/25/2023	ACH	A & I Distributors	Fleet	\$ 1,392.86	3970794
09/25/2023	ACH	A & I Distributors	Fleet	\$ 562.39	3970794
09/25/2023	ACH	A & I Distributors	Public Safety	\$ 40.41	3962474
09/25/2023	ACH	A & I Distributors	Public Safety	\$ 40.41	3962474
09/25/2023	ACH	A & I Distributors	Solid Waste	\$ 40.41	3962474
09/25/2023	ACH	A & I Distributors	Solid Waste	\$ 436.60	10/14Z SP HITEMP EP#2 - Lubricant. Landfill.
09/25/2023	ACH	A & I Distributors	Solid Waste	\$ 1,650.00	330 GAL DEF Tote. Collections.
09/25/2023	ACH	A & I Distributors	Solid Waste	\$ 37.44	Hose for anti-freeze. Collections.
09/25/2023	ACH	A & I Distributors	Street/Traffic	\$ 40.41	3962474
09/25/2023	ACH	A & I Distributors	Street/Traffic	\$ 525.00	3966849
09/25/2023	ACH	A & I Distributors	Transit	\$ 1,650.00	3973094. Diesel Exhaust Fluid.
09/25/2023	864950	Advance Employ	Solid Waste	\$ 1,901.90	Contract labor at Landfill week ending 8/13/2023.
09/25/2023	864950	Advance Employ	Solid Waste	\$ 928.20	Contract labor at Landfill week ending 8/13/2023.
09/25/2023	864950	Advance Employ	Solid Waste	\$ 2,356.90	Contract labor at Landfill week ending 8/27/2023.
09/25/2023	864950	Advance Employ	Solid Waste	\$ 464.10	Contract labor at Landfill week ending 8/27/2023.
09/25/2023	864950	Advance Employ	Solid Waste	\$ 728.00	Contract labor at Landfill week ending 8/6/2023.
09/25/2023	864950	Advance Employ	Solid Waste	\$ 1,647.10	Contract labor at Landfill week ending 8/6/2023.
09/25/2023	864950	Advance Employ	Solid Waste	\$ 3,075.80	Contract labor at Landfill week ending 9/10/2023.
09/25/2023	864950	Advance Employ	Solid Waste	\$ 2,320.50	Contract labor at Landfill week ending 9/3/2023.
09/25/2023	864952	Alta Plan & Design	Planning	\$ 17,913.00	Correction to original invoice for Professional Services
09/25/2023	864956	Askin Const	Sidewalk Const	\$ 43,678.08	WO 22-21 Brewington Drive Reconstruction
09/25/2023	864956	Askin Const	St Maint	\$ 18,854.78	WO 22-21 Brewington Drive Reconstruction

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/25/2023	864958	AT & T Corp	Airport	\$ 822.24	Airport
09/25/2023	864958	AT & T Corp	Building	\$ 45.12	Building Manager
09/25/2023	864958	AT & T Corp	Building	\$ 507.33	PW-Building Cell Phones
09/25/2023	864958	AT & T Corp	Building	\$ 386.10	PW-Building Surfaces
09/25/2023	864958	AT & T Corp	CDBG	\$ 145.44	Comm Dev
09/25/2023	864958	AT & T Corp	Court Grants	\$ 166.06	Muni Court DC
09/25/2023	864958	AT & T Corp	Engineering	\$ 17.85	D&C and Engineering Mi-Fi
09/25/2023	864958	AT & T Corp	Engineering	\$ 174.20	Engineering Tablets
09/25/2023	864958	AT & T Corp	Engineering	\$ 71.22	PW-Engineering Cell Phones and MiFi
09/25/2023	864958	AT & T Corp	Facilities	\$ 13.54	Facilities BOC
09/25/2023	864958	AT & T Corp	Facilities	\$ 45.12	Facilities BOC
09/25/2023	864958	AT & T Corp	Facilities	\$ 45.12	Facilities BOC
09/25/2023	864958	AT & T Corp	Facilities	\$ 31.58	Facilities BOC
09/25/2023	864958	AT & T Corp	Facilities	\$ 28.76	Facilities BOC/CH
09/25/2023	864958	AT & T Corp	Facilities	\$ 86.32	Facilities BOC/CH
09/25/2023	864958	AT & T Corp	Facilities	\$ 45.12	Facilities City Hall
09/25/2023	864958	AT & T Corp	Facilities	\$ 90.24	Facilities Managers
09/25/2023	864958	AT & T Corp	Fleet	\$ 45.43	Motor Pool
09/25/2023	864958	AT & T Corp	General	\$ 50.16	City Attorney -Legal
09/25/2023	864958	AT & T Corp	General	\$ 543.69	Code Enforcement +Trina Arnold
09/25/2023	864958	AT & T Corp	General	\$ 45.12	FINANCE
09/25/2023	864958	AT & T Corp	General	\$ 45.12	Human Resources
09/25/2023	864958	AT & T Corp	General	\$ 180.73	Legal Dept -Domestic Violence
09/25/2023	864958	AT & T Corp	General	\$ 242.90	PRPL - Recreation Division
09/25/2023	864958	AT & T Corp	General	\$ 86.50	REC Seasonal
09/25/2023	864958	AT & T Corp	General	\$ 104.52	Rec Tablets
09/25/2023	864958	AT & T Corp	IT Resources	\$ 50.41	IT Department -On call Phone
09/25/2023	864958	AT & T Corp	Library	\$ 176.74	Library
09/25/2023	864958	AT & T Corp	Library	\$ 107.12	Library Out Reach
09/25/2023	864958	AT & T Corp	P.W. Admin	\$ 38.88	PWBLKNP OFFICE -60/40
09/25/2023	864958	AT & T Corp	P.W. Admin	\$ 25.92	PWBLKNP OFFICE -60/40
09/25/2023	864958	AT & T Corp	Park Dist 1	\$ 327.02	Parks Dept.
09/25/2023	864958	AT & T Corp	Park Dist 1	\$ 69.20	Parks Seasonal
09/25/2023	864958	AT & T Corp	Park Dist 1	\$ 558.46	PRPL Parks Tablets

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/25/2023	864958	AT & T Corp	Parking	\$ 77.63	Parking Division Meter Maintenance
09/25/2023	864958	AT & T Corp	Parking	\$ 225.60	Parking Phones and scanner
09/25/2023	864958	AT & T Corp	Parking	\$ 315.84	Parking Phones and scanner
09/25/2023	864958	AT & T Corp	PD Program	\$ 160.56	CCSIU Toughbook
09/25/2023	864958	AT & T Corp	PD Program	\$ 45.39	Domestic Violence
09/25/2023	864958	AT & T Corp	Phone System	\$ 4.85	IT Department -On call Phone
09/25/2023	864958	AT & T Corp	Phone System	\$ 65.02	IT iPads
09/25/2023	864958	AT & T Corp	Phone System	\$ 3.46	Metro Cell Account
09/25/2023	864958	AT & T Corp	Phone System	\$ 67.46	TeleComm Manager Doug and Brenda
09/25/2023	864958	AT & T Corp	Planning	\$ 67.46	PLANNING
09/25/2023	864958	AT & T Corp	Public Safety	\$ 272.07	Animal Control Cell Phones
09/25/2023	864958	AT & T Corp	Public Safety	\$ 321.12	Animal Control -MDT
09/25/2023	864958	AT & T Corp	Public Safety	\$ 288.02	Comm. Center 9-1-1
09/25/2023	864958	AT & T Corp	Public Safety	\$ 40.14	Detective Chartier -Toughbook
09/25/2023	864958	AT & T Corp	Public Safety	\$ 1,388.71	Fire Department Cell Phones
09/25/2023	864958	AT & T Corp	Public Safety	\$ 135.36	Fire EMS Cell Phone
09/25/2023	864958	AT & T Corp	Public Safety	\$ 799.46	Fire iPads -Assistant chiefs new iPads
09/25/2023	864958	AT & T Corp	Public Safety	\$ 40.14	Fire iPads -Assistant chiefs new iPads
09/25/2023	864958	AT & T Corp	Public Safety	\$ 710.20	Fire iPads -Assistant chiefs new iPads
09/25/2023	864958	AT & T Corp	Public Safety	\$ 334.76	Fire iPads -Assistant chiefs new iPads
09/25/2023	864958	AT & T Corp	Public Safety	\$ 85.53	ICAC -Campbell and Spare
09/25/2023	864958	AT & T Corp	Public Safety	\$ 1,214.98	MDT Fire
09/25/2023	864958	AT & T Corp	Public Safety	\$ 4,013.02	Police Department Cell Phone
09/25/2023	864958	AT & T Corp	Public Safety	\$ 30.49	Police -Drone
09/25/2023	864958	AT & T Corp	Public Safety	\$ 240.84	Police MDT Toughbooks and Loaner MDT's
09/25/2023	864958	AT & T Corp	Public Safety	\$ 4,776.66	Police MDT Toughbooks and Loaner MDT's
09/25/2023	864958	AT & T Corp	Public Safety	\$ 287.20	Yellowstone County Cellular Charges -Three cradlepoints
09/25/2023	864958	AT & T Corp	Solid Waste	\$ 384.44	SOLID WASTE Cell and iPads
09/25/2023	864958	AT & T Corp	Solid Waste	\$ (160.64)	SOLID WASTE Cell and iPads
09/25/2023	864958	AT & T Corp	Street/Traffic	\$ 372.55	School Flashers
09/25/2023	864958	AT & T Corp	Street/Traffic	\$ 688.99	Street Traffic iPads
09/25/2023	864958	AT & T Corp	Street/Traffic	\$ 43.34	Street Traffic iPads
09/25/2023	864958	AT & T Corp	Transit	\$ 28.64	MET Supervisor Cell Phones
09/25/2023	864958	AT & T Corp	Transit	\$ 50.16	MET Supervisor Cell Phones

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/25/2023	864958	AT & T Corp	Transit	\$ 50.16	MET Supervisor Cell Phones
09/25/2023	864958	AT & T Corp	Transit	\$ 8.00	MET Supervisor Cell Phones
09/25/2023	864958	AT & T Corp	Transit	\$ 50.16	MET Supervisor Cell Phones
09/25/2023	864958	AT & T Corp	Transit	\$ 3.41	MET Supervisor Cell Phones
09/25/2023	864958	AT & T Corp	Transit	\$ 42.16	MET Supervisor Cell Phones
09/25/2023	864958	AT & T Corp	Transit	\$ 45.12	MET Supervisor Cell Phones
09/25/2023	864958	AT & T Corp	Transit	\$ 7.97	MET Supervisor Cell Phones
09/25/2023	864958	AT & T Corp	Transit	\$ 389.33	MET Transit Tablets
09/25/2023	864958	AT & T Corp	Transit	\$ 645.35	MET Transit Tablets
09/25/2023	864958	AT & T Corp	Wastewater	\$ 180.48	PW Environmental
09/25/2023	864958	AT & T Corp	Wastewater	\$ 317.50	PWBELKNAP-DIST COLL CELL PHONES 60/40
09/25/2023	864958	AT & T Corp	Wastewater	\$ 474.00	PWBLKNP Electricians -Phones
09/25/2023	864958	AT & T Corp	Wastewater	\$ 27.97	PWBLKNP STORES -75/25
09/25/2023	864958	AT & T Corp	Wastewater	\$ 906.96	PWBLNP-WWTRMNT1 Wastewater Treatment Plant and iPads
09/25/2023	864958	AT & T Corp	Wastewater	\$ 104.52	PWBLNP-WWTRMNT1 Wastewater Treatment Plant and iPads
09/25/2023	864958	AT & T Corp	Wastewater	\$ 54.69	PW-Distribution Collection Tablets 60/40
09/25/2023	864958	AT & T Corp	Wastewater	\$ (23.20)	PW-Distribution Collection Tablets 60/40
09/25/2023	864958	AT & T Corp	Wastewater	\$ 69.68	PW-Environmental
09/25/2023	864958	AT & T Corp	Water	\$ 17.85	D&C and Engineering Mi-Fi
09/25/2023	864958	AT & T Corp	Water	\$ 476.26	PWBELKNAP-DIST COLL CELL PHONES 60/40
09/25/2023	864958	AT & T Corp	Water	\$ 1,045.83	PWBELKNAP-WT Water Treatment
09/25/2023	864958	AT & T Corp	Water	\$ 472.64	PWBLKNP COMM-METER CityWorks/Neptune
09/25/2023	864958	AT & T Corp	Water	\$ 391.86	PWBLKNP MTRSHOP CELL PHONE AND IPADS
09/25/2023	864958	AT & T Corp	Water	\$ 149.04	PWBLKNP MTRSHOP CELL PHONE AND IPADS
09/25/2023	864958	AT & T Corp	Water	\$ 84.23	PWBLKNP STORES -75/25
09/25/2023	864958	AT & T Corp	Water	\$ (34.81)	PW-Distribution Collection Tablets 60/40
09/25/2023	864958	AT & T Corp	Water	\$ 82.03	PW-Distribution Collection Tablets 60/40
09/25/2023	864965	Blgs Const Supply	Gas Tax	\$ 1,162.50	WO 23-50 - Gabel Rd Hogan Slough Culve
09/25/2023	864965	Blgs Const Supply	Solid Waste	\$ 116.59	Landfill Toilet Rental Site: S236. 8/1/23 - 8/31/23.
09/25/2023	864965	Blgs Const Supply	Solid Waste	\$ 109.59	Landfill Toilet Rental Site: S479. 8/1/23 - 8/31/23.
09/25/2023	864965	Blgs Const Supply	Storm Sewer	\$ 1,162.50	WO 23-50 - Gabel Rd Hogan Slough Culve
09/25/2023	864965	Blgs Const Supply	Wastewater	\$ 167.70	safety cones
09/25/2023	864965	Blgs Const Supply	Wastewater	\$ 11.15	valve
09/25/2023	864965	Blgs Const Supply	Water	\$ 167.70	safety cones

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/25/2023	864965	Blgs Const Supply	Water	\$ 11.15	valve
09/25/2023	864965	Blgs Const Supply	Water	\$ 736.00	water service repair, 4th Ave N & N 17th
09/25/2023	ACH	Border States	Street/Traffic	\$ 1,960.63	conduit for signal at 14th & lewis
09/25/2023	ACH	Border States	Street/Traffic	\$ 449.49	elbows/couplings/cement/primer for signal at 14th & lewis
09/25/2023	ACH	Border States	Wastewater	\$ 250.85	FR Winter Coat, Charles Brownlee
09/25/2023	ACH	Border States	Wastewater	\$ 705.89	headworks deviceNet removal supplies
09/25/2023	ACH	Border States	Wastewater	\$ 143.25	Misc tools
09/25/2023	ACH	Border States	Wastewater	\$ 340.79	stolen tools replacments for Aaron Poser
09/25/2023	ACH	Border States	Water	\$ 2,485.38	Floc Mixer VFD replacements
09/25/2023	ACH	Border States	Water	\$ 2,366.10	parts for Floc Miser VFD Replacements
09/25/2023	ACH	Border States	Water	\$ 364.28	staples 3/2 drive replacement
09/25/2023	ACH	Border States	Water	\$ 77.51	staples 3/2 drive replacement parts
09/25/2023	ACH	Border States	Water	\$ 8.73	Staples 3/2 drive replacement parts
09/25/2023	ACH	Border States	Water	\$ 118.65	Staples 3/2 drive replacement parts
09/25/2023	ACH	Border States	Water	\$ 32.74	supplies for Staples 3-2 drive replaceme
09/25/2023	864975	Cengage Learning	Library	\$ 6,350.00	81682862 Annual standing order
09/25/2023	864981	Command	Public Safety	\$ 4,820.40	2023/LADDER TESTING
09/25/2023	864983	Cop Const	Water	\$ 527,166.36	WO 23-01 Contract 1, Sch 1, Southgate Dr.. 2023 Water Main Replac
09/25/2023	864991	DNA Labs	Public Safety	\$ 3,227.50	DNA Labs 23-3285, spent shell casings swab BPD case
09/25/2023	864993	Dorsey & Whitney	SID Const	\$ 9,847.41	\$1,300,000 Pooled Special Improvement District Bonds, Series 2023
09/25/2023	864993	Dorsey & Whitney	SID Const	\$ 6,852.95	\$1,300,000 Pooled Special Improvement District Bonds, Series 2024
09/25/2023	864993	Dorsey & Whitney	SID Const	\$ 299.64	\$1,300,000 Pooled Special Improvement District Bonds, Series 2025
09/25/2023	864994	DOWL	Water	\$ 2,480.00	WO 22-44 Zone 1 Water Storage Improvements
09/25/2023	864994	DOWL	Water	\$ 1,865.80	WO 22-44 Zone 1 Water Storage Improvements
09/25/2023	864996	Duval Ford	Capital Replace	\$ 55,934.16	2023 F550 SERIES 4X4 - ERP REPLACEMENTS FOR 4070 & 4057
09/25/2023	865003	EnvisionWare	Library	\$ 12,436.29	Annual maintenance for RFID, Self checks, and all components
09/25/2023	865006	Fabricon	Tax Incrmnt N27	\$ 47,369.48	fabricate and install 5 membrane panels on Skypoint downtown
09/25/2023	865007	Ferguson	Water	\$ 420.38	12" GRIP RING BOLT PACK - RGRAPDT12
09/25/2023	865007	Ferguson	Water	\$ 519.68	Fittings & Gland packs PBD-032
09/25/2023	865007	Ferguson	Water	\$ 43.00	LOWER VALVE PLATE 5-1/4" IMPROVED HYDRANT ORDER H89
09/25/2023	865007	Ferguson	Water	\$ 2,760.09	SAFETY FLANGE KIT - A-301-01 - NEW/OLD STYLE
09/25/2023	865007	Ferguson	Water	\$ 1,890.00	TYLER 6860 HD 26" TOP SECTION
09/25/2023	865009	Fisher Sand & Gravel	Street/Traffic	\$ 5,451.54	asphalt
09/25/2023	865009	Fisher Sand & Gravel	Street/Traffic	\$ 4,515.00	asphalt

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/25/2023	865009	Fisher Sand & Gravel	Street/Traffic	\$ 7,828.37	asphalt
09/25/2023	865009	Fisher Sand & Gravel	Street/Traffic	\$ 2,324.58	asphalt
09/25/2023	865010	Fisher's Technology	Airport	\$ 38.12	1217128. Copy Machine Maintenance
09/25/2023	865010	Fisher's Technology	CDBG	\$ 121.95	Fisher's Tech - Duplication Expenses - Invoice #1217913
09/25/2023	865010	Fisher's Technology	Central Services	\$ 1,008.46	1193483 Copy fund- FLR1673, FLR2157, FEQ19169, 33999, 36136, 19204
09/25/2023	865010	Fisher's Technology	Central Services	\$ 966.46	1203484 Copy fund- FEQ19169, FLR1673 & 2157, FEQ33999, 36136, 19204
09/25/2023	865010	Fisher's Technology	Central Services	\$ 73.57	1207225 Copy fund- FEQ29993
09/25/2023	865010	Fisher's Technology	Central Services	\$ 53.07	1208145 Copy fund- FEQ18853
09/25/2023	865010	Fisher's Technology	Central Services	\$ 1.16	1208147 Copy fund & Police-FEQ18854 - SMJ04140 and FEQ19719 - JWH13957
09/25/2023	865010	Fisher's Technology	Central Services	\$ 122.90	1209884 Copy Fund- FEQ21542
09/25/2023	865010	Fisher's Technology	Central Services	\$ 1,238.92	1217129 Copy fund- FEQ19169, FLR2157 & 1673, FEQ33999, 36136, 19204
09/25/2023	865010	Fisher's Technology	Central Services	\$ 25.97	1218548 Copy Fund- FEQ27713
09/25/2023	865010	Fisher's Technology	Central Services	\$ 450.00	1219188 Copy fund- FEQ36129
09/25/2023	865010	Fisher's Technology	Central Services	\$ 14.97	1219734 Copy Fund- FEQ27712
09/25/2023	865010	Fisher's Technology	Central Services	\$ 5,604.29	Legal 2nd Floor Copier
09/25/2023	865010	Fisher's Technology	Engineering	\$ 14.47	July and August contract base rate charges
09/25/2023	865010	Fisher's Technology	General	\$ 284.60	copier charges for prpl - 1217912
09/25/2023	865010	Fisher's Technology	General	\$ 284.61	copier charges for prpl - 1217912
09/25/2023	865010	Fisher's Technology	General	\$ 147.50	copier rental charges for bcc - 1217914
09/25/2023	865010	Fisher's Technology	Park Dist 1	\$ 284.60	copier charges for prpl - 1217912
09/25/2023	865010	Fisher's Technology	Public Safety	\$ 170.95	1192685, CPC toner
09/25/2023	865010	Fisher's Technology	Public Safety	\$ 329.66	1206834 Police- FEQ29967 - 2PB01307
09/25/2023	865010	Fisher's Technology	Public Safety	\$ 35.35	1206835, contract invoice FEQ36379
09/25/2023	865010	Fisher's Technology	Public Safety	\$ 1.70	1208146 Police Evidence- FEQ33964 - 23D14851
09/25/2023	865010	Fisher's Technology	Public Safety	\$ 114.54	1208147 Copy fund & Police- FEQ18854- SMJ04140 and FEQ19719 - JWH13957
09/25/2023	865010	Fisher's Technology	Public Safety	\$ 120.13	1210955, contract invoice FEQ35509 35510,35508
09/25/2023	865010	Fisher's Technology	Public Safety	\$ 28.85	1212630, FEQ36384 contract invoice
09/25/2023	865010	Fisher's Technology	Public Safety	\$ 35.35	1217356, contract invoice FEQ36379
09/25/2023	865010	Fisher's Technology	Public Safety	\$ 18.18	BLACK & WHITE COPIES
09/25/2023	865010	Fisher's Technology	Public Safety	\$ 81.66	COLOR COPIES
09/25/2023	865010	Fisher's Technology	Public Safety	\$ 29.25	Fishers 1217355, contract invoice
09/25/2023	865010	Fisher's Technology	Solid Waste	\$ 220.37	Contract overage charge 8/1/23 - 8/31/23. Collections.
09/25/2023	865010	Fisher's Technology	Solid Waste	\$ 68.90	Contract overage charge 8/18/23 - 9/17/23. Landfill.
09/25/2023	865010	Fisher's Technology	Water	\$ 68.43	Canon Service for 07/31/23 - 08/30/2023

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/25/2023	865011	Flying S Title	CDBG	\$ 10,000.00	FTHB Gale Walker 1525 Bench Blvd. Unit 41
09/25/2023	ACH	Galles Filter	Fleet	\$ 33.06	P1-25792-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 10.68	P1-25792-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 38.39	P1-25792-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 15.08	P1-25792-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 3.47	P1-25792-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 22.46	P1-25792-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 43.92	P1-25868-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 15.04	P1-25868-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 10.58	P1-25868-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 38.39	P1-25868-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 66.09	P1-25868-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 33.06	P1-25868-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 5.08	P1-25868-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 179.40	P1-25868-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 8.40	P1-25868-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 12.60	P1-25926.01
09/25/2023	ACH	Galles Filter	Fleet	\$ 35.94	P1-25928.01
09/25/2023	ACH	Galles Filter	Fleet	\$ 18.80	P1-25992-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 7.54	P1-25992-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 17.72	P1-25992-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 13.98	P1-25992-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 3.66	P1-25992-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 66.12	P1-25992-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 7.54	P1-26191-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 3.47	P1-26191-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 22.04	P1-26191-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 8.28	P1-26301.01
09/25/2023	ACH	Galles Filter	Fleet	\$ 35.44	P1-26301-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 3.58	P1-26301-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 5.17	P1-26301-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 11.26	P1-26372-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 7.16	P1-26372-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 22.62	P1-26372-01

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/25/2023	ACH	Galles Filter	Fleet	\$ 7.88	P1-26372-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 4.20	P1-26372-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 3.59	P1-26469-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 14.40	P1-26469-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 23.20	P1-26469-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 33.06	P1-26469-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 7.88	P1-26469-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 26.00	P1-26469-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 13.98	P1-26469-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 9.06	P1-26469-01
09/25/2023	ACH	Galles Filter	Fleet	\$ 22.56	P1-26469-01
09/25/2023	ACH	Galles Filter	Solid Waste	\$ (52.78)	Outer Air Element: RS3512
09/25/2023	ACH	Galles Filter	Solid Waste	\$ 387.08	Outer Air Element: RS3700
09/25/2023	ACH	Galles Filter	Solid Waste	\$ 818.44	Outer Air Element: RS3700
09/25/2023	ACH	Galles Filter	Solid Waste	\$ 476.85	Outer Air Element: RS3701
09/25/2023	ACH	Galles Filter	Solid Waste	\$ 539.70	Outer Air Element: RS3702
09/25/2023	ACH	Galles Filter	Solid Waste	\$ 537.19	Outer Air Element: RS3703
09/25/2023	ACH	Galles Filter	Wastewater	\$ 70.20	gear case breathers for headworks blower
09/25/2023	ACH	Galles Filter	Wastewater	\$ 120.66	Headworks Blower Parts
09/25/2023	ACH	Galles Filter	Water	\$ 23.18	air filter for mower
09/25/2023	ACH	Galles Filter	Water	\$ 132.97	U-09536 - 12 VLT PASS CAR LT
09/25/2023	ACH	Galles Filter	Water	\$ 25.60	U-10008 - LUBE SPIN ON- unit #7805
09/25/2023	865012	GCR	Airport	\$ 43,021.00	Software Contract & License Agreement - Setup
09/25/2023	ACH	HDR	Solid Waste	\$ 17,964.84	WO 23-16 Landfill Scale Addition, Professional Services Contract
09/25/2023	865019	High Point Network	PD Program	\$ 5,833.40	palo Alto 445 and 3 Aruba AP's -New CCSIU location
09/25/2023	865021	Hughes Fire Equip	Fleet	\$ 99.41	596134
09/25/2023	865021	Hughes Fire Equip	Fleet	\$ 125.60	596134
09/25/2023	865021	Hughes Fire Equip	Fleet	\$ 135.26	596180
09/25/2023	865021	Hughes Fire Equip	Fleet	\$ 951.83	596180
09/25/2023	865021	Hughes Fire Equip	Fleet	\$ 1,914.21	596180
09/25/2023	865021	Hughes Fire Equip	Fleet	\$ 99.00	596180
09/25/2023	865021	Hughes Fire Equip	Fleet	\$ 1,176.45	596180
09/25/2023	865023	Hydrotech MT	Water	\$ 33,990.00	Temporary Water for Pipebursting Project-31st St W & Montclair Drive area
09/25/2023	865025	laff	Payroll Clearing	\$ 5,678.58	Payroll Summary

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/25/2023	865026	Idexx Distribution	Wastewater	\$ 332.71	WRF laboratory, Microbiological Supplies
09/25/2023	865026	Idexx Distribution	Water	\$ 4,249.20	WTP Lab Misc Supplies
09/25/2023	865029	Ind Com & Elect	EOC 911	\$ 3,958.00	24636 SINGLE MODEM & POWER CABLE
09/25/2023	865029	Ind Com & Elect	EOC 911	\$ 400.00	42091, 911 WENT DOWN
09/25/2023	865031	InfoSend	P.W. Admin	\$ 3,712.46	Service for 08/01/2023 to 08/31/2023
09/25/2023	865031	InfoSend	P.W. Admin	\$ 14,933.42	Service for 08/01/2023 to 08/31/2023
09/25/2023	865035	Invoice Cloud	Building	\$ 202.86	Service for 08/01/2023- thru 08/31/2023
09/25/2023	865035	Invoice Cloud	City Ins Fund	\$ 183.57	Service for 08/01/2023- thru 08/31/2023
09/25/2023	865035	Invoice Cloud	Parking	\$ 544.99	Service for 08/01/2023- thru 08/31/2023
09/25/2023	865035	Invoice Cloud	Solid Waste	\$ 10,294.27	Service for 08/01/2023- thru 08/31/2023
09/25/2023	865035	Invoice Cloud	Wastewater	\$ 11,092.32	Service for 08/01/2023- thru 08/31/2023
09/25/2023	865035	Invoice Cloud	Water	\$ 15,952.23	Service for 08/01/2023- thru 08/31/2023
09/25/2023	865037	Jares Fence	Public Safety	\$ 11,467.00	FIRE 8:Fense-vinyl on Hanson Ln side & provacy slats on Existing chainlink
09/25/2023	865037	Jares Fence	Wastewater	\$ 437.00	Water Plant, Fix Corner of Fence
09/25/2023	865041	Jwc Enviro	Water	\$ 12,043.00	CUTTER STACK 30004T-1200-DI. MDL 30004T1206
09/25/2023	865045	Knife River	Tax Incrmnt S	\$ 0.02	Paying out Remaining Contract amount of .02 Cents
09/25/2023	865045	Knife River	Tax Incrmnt S	\$ 4,499.00	Retainage Release 2 FINAL
09/25/2023	865047	L N Curtis & Sons	Public Safety	\$ 114.00	736514 - CRANK HANDLE KIT
09/25/2023	865047	L N Curtis & Sons	Public Safety	\$ 22.00	736514 - SHIPPING
09/25/2023	865047	L N Curtis & Sons	Public Safety	\$ 301.92	740846 - FIELD SERV KIT
09/25/2023	865047	L N Curtis & Sons	Public Safety	\$ 12.96	740846 - SHIPPING
09/25/2023	865047	L N Curtis & Sons	Public Safety	\$ 130.00	744790 - GAUGE
09/25/2023	865047	L N Curtis & Sons	Public Safety	\$ 128.00	744790 - GAUGE
09/25/2023	865047	L N Curtis & Sons	Public Safety	\$ 23.63	744790 - SHIPPING
09/25/2023	865047	L N Curtis & Sons	Public Safety	\$ 5,400.00	NAFH 1.75-9N X 50-FT COUPLED 1.5NH DB800 DURA BUILT DJ HOSE
09/25/2023	865047	L N Curtis & Sons	Public Safety	\$ 450.00	NAFH 1.75-9N X 50-FT COUPLED 1.5NH DB800 DURA BUILT DJ HOSE
09/25/2023	865047	L N Curtis & Sons	Public Safety	\$ 2,343.36	FIRE 1/VOLLER - MISC EQUIPMENT
09/25/2023	865047	L N Curtis & Sons	Public Safety	\$ 116.02	FIRE HOOKS
09/25/2023	865047	L N Curtis & Sons	Public Safety	\$ 247.95	SHIPPING
09/25/2023	865047	L N Curtis & Sons	Public Safety	\$ 16.23	SHIPPING ON INV741930
09/25/2023	865048	L P Anderson Tire	Fleet	\$ 1,439.42	2038447
09/25/2023	865048	L P Anderson Tire	Fleet	\$ 100.00	2038447
09/25/2023	865048	L P Anderson Tire	Fleet	\$ 936.00	2038480
09/25/2023	865048	L P Anderson Tire	Fleet	\$ 65.00	2038898

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/25/2023	865052	Matt the Painter	CDBG	\$ 10,595.00	Pioneer Park Restroom PaintingCDBG-CV Project
09/25/2023	865053	Mead & Hunt	Airport	\$ 8,115.00	Amendment 2 to the Master Agreement. Air Service Consulting Services
09/25/2023	865059	Millennium Electric	Street/Traffic	\$ 9,200.00	Lewis Ave & 14th St W Traffic Signal Repair; Pmt 1 FINAL
09/25/2023	865062	Montana CSED	Payroll Clearing	\$ 5,262.10	Payroll Summary
09/25/2023	865063	MT Dakota Utilities	Airport	\$ 162.57	129 573 1000 1. Mud Wash. September 2023
09/25/2023	865063	MT Dakota Utilities	Airport	\$ 21.78	160 723 3573 6. USDA. September 2023
09/25/2023	865063	MT Dakota Utilities	Airport	\$ 109.65	179 053 7751 5. New Concourse. September 2023
09/25/2023	865063	MT Dakota Utilities	Airport	\$ 21.78	185 580 1000 7. TSA. September 2023
09/25/2023	865063	MT Dakota Utilities	Airport	\$ 27.91	229 573 1000 0. Detail Bay 1 Hertz. September 2023
09/25/2023	865063	MT Dakota Utilities	Airport	\$ 21.78	283 116 0655 3. Alpine. September 2023
09/25/2023	865063	MT Dakota Utilities	Airport	\$ 226.09	285 580 1000 6
09/25/2023	865063	MT Dakota Utilities	Airport	\$ 21.78	295 580 1000 4. Aero Interiors. September 2023
09/25/2023	865063	MT Dakota Utilities	Airport	\$ 24.85	329 573 1000 9. Detail Bay 3 Enterprise. September 2023
09/25/2023	865063	MT Dakota Utilities	Airport	\$ 26.38	429 573 1000 8. Detail Bay 4 Avis/Budget. September 2023
09/25/2023	865063	MT Dakota Utilities	Airport	\$ 23.31	529 573 1000 7. Detail Bay 5 Thrifty/Dollar. September 2023
09/25/2023	865063	MT Dakota Utilities	Airport	\$ 1,674.80	595 580 1000 1
09/25/2023	865063	MT Dakota Utilities	Airport	\$ 29.45	629 573 1000 6. Detail Bay 2 National/Alamo. September 2023
09/25/2023	865063	MT Dakota Utilities	Airport	\$ 107.37	706 580 1000 7
09/25/2023	865063	MT Dakota Utilities	Airport	\$ 672.94	788 689 5644 8. Concourse Kitchen. September 2023
09/25/2023	865063	MT Dakota Utilities	Airport	\$ 77.13	889 373 1000 6. Car Wash. September 2023
09/25/2023	865063	MT Dakota Utilities	Engineering	\$ 116.14	595 373 1000 1
09/25/2023	865063	MT Dakota Utilities	Facilities	\$ 65.71	375 963 4481 4
09/25/2023	865063	MT Dakota Utilities	Facilities	\$ 205.67	929 780 1000 4
09/25/2023	865063	MT Dakota Utilities	General	\$ 39.42	437 780 1000 9
09/25/2023	865063	MT Dakota Utilities	Library	\$ 626.82	219 924 4851 0
09/25/2023	865063	MT Dakota Utilities	P.W. Admin	\$ 29.04	595 373 1000 1
09/25/2023	865063	MT Dakota Utilities	Park Dist 1	\$ 21.78	501 473 1000 2
09/25/2023	865063	MT Dakota Utilities	Parking	\$ 21.78	303 725 2591 2
09/25/2023	865063	MT Dakota Utilities	Parking	\$ 21.78	717 353 1000 6
09/25/2023	865063	MT Dakota Utilities	Parking	\$ 21.78	799 152 1209 0
09/25/2023	865063	MT Dakota Utilities	Public Safety	\$ 21.78	062 907 9494 7
09/25/2023	865063	MT Dakota Utilities	Public Safety	\$ 163.31	169 233 1000 3
09/25/2023	865063	MT Dakota Utilities	Public Safety	\$ 21.78	514 117 0478 9
09/25/2023	865063	MT Dakota Utilities	Public Safety	\$ 102.83	533 653 1000 1

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/25/2023	865063	MT Dakota Utilities	Public Safety	\$ 65.02	602 589 7178 1
09/25/2023	865063	MT Dakota Utilities	Public Safety	\$ 82.42	885 880 1000 4
09/25/2023	865063	MT Dakota Utilities	Public Safety	\$ 63.60	ACCOUNT #08292983782 911 CENTER - STANDBY GENERATOR
09/25/2023	865063	MT Dakota Utilities	Transit	\$ 105.87	962 880 1000 0
09/25/2023	865063	MT Dakota Utilities	Wastewater	\$ 1,000.14	293 780 1000 2
09/25/2023	865063	MT Dakota Utilities	Wastewater	\$ 1,000.14	293 780 1000 2
09/25/2023	865063	MT Dakota Utilities	Wastewater	\$ 2,000.28	293 780 1000 2
09/25/2023	865063	MT Dakota Utilities	Wastewater	\$ 65.02	596 733 1000 5
09/25/2023	865063	MT Dakota Utilities	Wastewater	\$ 64.28	713 064 3190 0
09/25/2023	865063	MT Dakota Utilities	Wastewater	\$ 67.30	735 453 1000 2
09/25/2023	865063	MT Dakota Utilities	Wastewater	\$ 65.79	843 879 2205 1
09/25/2023	865063	MT Dakota Utilities	Water	\$ 68.80	076 225 9180 3
09/25/2023	865063	MT Dakota Utilities	Water	\$ 11.66	373 580 1000 9
09/25/2023	865063	MT Dakota Utilities	Water	\$ 11.65	373 580 1000 9
09/25/2023	865063	MT Dakota Utilities	Water	\$ 21.78	541 380 1000 1
09/25/2023	865063	MT Dakota Utilities	Water	\$ 89.23	668 670 1000 2
09/25/2023	865063	MT Dakota Utilities	Water	\$ 63.52	921 580 1000 6
09/25/2023	865064	MFPE	Payroll Clearing	\$ 2,832.84	Payroll Summary
09/25/2023	865068	MT St Firemen	Payroll Clearing	\$ 5,210.35	Payroll Summary
09/25/2023	865069	Morrison Maierle	Wastewater	\$ 80,477.28	WO 23-01 2023 Water/Sewer Replacement
09/25/2023	865071	Moulton Bellingham	General	\$ 2,639.75	3rd Ave. Garage Purchase and Sale Agreement/Development Agreement
09/25/2023	865071	Moulton Bellingham	General	\$ 720.00	Billings Bench Water Association - Bankruptcy Issues
09/25/2023	865071	Moulton Bellingham	General	\$ 45.00	Stone et al. v. COB, et al. - Health Ins. Litigation
09/25/2023	865071	Moulton Bellingham	General	\$ 5,500.00	Terry Houser - Water and Wastewater Franchise Fee
09/25/2023	865072	Mt W Holding	Airport	\$ 4,650.00	Invoice #8845. Guard Rail Repairs Rimtop Drive
09/25/2023	865073	MPPA	Payroll Clearing	\$ 3,908.80	Payroll Summary
09/25/2023	865074	MT Dept Rev-CGR2	Arterial Streets	\$ 9,915.52	WO 09-12 Inner Belt Loop Northwest Billings Connector
09/25/2023	865074	MT Dept Rev-CGR2	Park Dist 1	\$ 1.42	orders #1 & 2 to increase, missed the first time added 9/14
09/25/2023	865074	MT Dept Rev-CGR2	Park Dist 1	\$ 44.83	orders #1 & 2 to increase, missed the first time added 9/14
09/25/2023	865074	MT Dept Rev-CGR2	Park Dist 1	\$ 0.24	orders #1 & 2 to increase, missed the first time added 9/14
09/25/2023	865074	MT Dept Rev-CGR2	Sidewalk Const	\$ 441.19	WO 22-21 Brewington Drive Reconstruction
09/25/2023	865074	MT Dept Rev-CGR2	St Maint	\$ 190.45	WO 22-21 Brewington Drive Reconstruction
09/25/2023	865074	MT Dept Rev-CGR2	Tax Incrmnt N27	\$ 478.48	business tax on Fabricon-Skypoint panels-invoice 2023-48
09/25/2023	865074	MT Dept Rev-CGR2	Tax Incrmnt S	\$ 45.44	Retainage Release 2 FINAL

Check Date	Check#	Name	Fund Name	Amount	Item Desc
09/25/2023	865074	MT Dept Rev-CGR2	Water	\$ 5,324.91	WO 23-01 Contract 1, Sch 1,Southgate DR.. 2023 Water Main Replac
09/25/2023	ACH	Northwest Pipe	Street/Traffic	\$ 433.92	Coupling for repair of storm pump line
09/25/2023	ACH	Northwest Pipe	Street/Traffic	\$ 48.91	ball valve for irrigation
09/25/2023	ACH	Northwest Pipe	Wastewater	\$ 27.64	7982743 - 3" X 2-1/2' GALV HEX B
09/25/2023	ACH	Northwest Pipe	Wastewater	\$ 388.63	WWTP #3 Centrifuge parts
09/25/2023	ACH	Northwest Pipe	Water	\$ 64.40	1- 1/2" MAIN CASE TOP GASKET - T-10 - 9083-001
09/25/2023	ACH	Northwest Pipe	Water	\$ 4,800.00	1" E-CODER REGISTER HEAD P/N: RE2F31
09/25/2023	ACH	Northwest Pipe	Water	\$ 515.76	1-1/2" TD T-10 MEASURING CHAMBER COMPLETE
09/25/2023	ACH	Northwest Pipe	Water	\$ 5,984.92	3" MACH 10 METER OR TRU FLO COMPOUND
09/25/2023	ACH	Northwest Pipe	Water	\$ 629.50	3/4" CC X COMP CORP STOP
09/25/2023	ACH	Northwest Pipe	Water	\$ 9,170.64	3/4" E-CODER WALL CU/FT METER W
09/25/2023	ACH	Northwest Pipe	Water	\$ 9,170.64	3/4" E-CODER WALL CU/FT METER W
09/25/2023	ACH	Northwest Pipe	Water	\$ 9,170.64	3/4" E-CODER WALL CU/FT METER W
09/25/2023	ACH	Northwest Pipe	Water	\$ 9,562.50	5/8 X 3/4 E-CODER WALL CU/FT METER L/RECEP ED2B11REF2
09/25/2023	ACH	Northwest Pipe	Water	\$ 8,874.00	5/8" E-CODER WALL CU.FT. - METER W/RECPT ED2A11REF7
09/25/2023	ACH	Northwest Pipe	Water	\$ 453.92	6" BELL JOINT CLAMP 6.90-7.10
09/25/2023	ACH	Northwest Pipe	Water	\$ 159.25	6" X 15" C1 FC REPAIR CLAMP - F1-724 X 15 SH
09/25/2023	ACH	Northwest Pipe	Water	\$ 796.25	6" X 15" C1 FC REPAIR CLAMP - F1-724 X 15 SH
09/25/2023	ACH	Northwest Pipe	Water	\$ 59.81	6" X 3/4" TAPPING SADDLE - FOR C900 PLASTIC PIPE
09/25/2023	ACH	Northwest Pipe	Water	\$ 333.42	8 X 3/4 TAPPING SADDLE - FOR CAST IRON
09/25/2023	ACH	Northwest Pipe	Water	\$ 7.59	BLACK NIPPLE 1-1/4" X 8"
09/25/2023	ACH	Northwest Pipe	Water	\$ 29.96	bushing for PW water Plant Chapple CL 2
09/25/2023	ACH	Northwest Pipe	Water	\$ 416.49	irrigation supplies
09/25/2023	ACH	Northwest Pipe	Water	\$ 1,477.44	METER WIRE - 1000 FT ROLLS
09/25/2023	ACH	Northwest Pipe	Water	\$ 165.00	PW water plant L1-2 clamp
09/25/2023	ACH	Northwest Pipe	Water	\$ 9,249.80	R-900 ENHANCED WALL RR - MIU 13341-200 (RF'S) (2030905)
09/25/2023	ACH	Northwest Pipe	Water	\$ 7,928.40	R-900 ENHANCED WALL RR - MIU 13341-200 (RF'S) (2030905)
09/25/2023	ACH	Northwest Pipe	Water	\$ 7,928.40	R-900 ENHANCED WALL RR - MIU 13341-200 (RF'S) (2030905)
09/25/2023	ACH	Northwest Pipe	Water	\$ 9,249.80	R-900 ENHANCED WALL RR - MIU 13341-200 (RF'S) (2030905)
09/25/2023	ACH	Northwest Pipe	Water	\$ 3,157.00	R900 MIU W/6' WIRE 13442- - 200 ENHANCED PIT (2034600)
09/25/2023	ACH	Northwest Pipe	Water	\$ 285.30	shop stock
09/25/2023	ACH	Northwest Pipe	Water	\$ 17.49	sprinkler parts at Staples
09/25/2023	ACH	Northwest Pipe	Water	\$ 10.44	Tree Farm - Coupling
09/25/2023	865081	NorthWestern Energy	Airport	\$ 2,814.52	0100483-7. Runway Lights. September 2023

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09/25/2023	865081	NorthWestern Energy	Airport	\$ 1,922.14	0100484-5. ARFF Facility. September 2023
09/25/2023	865081	NorthWestern Energy	Airport	\$ 13.51	1138926-9. Aero Interiors. September 2023
09/25/2023	865081	NorthWestern Energy	Airport	\$ 77.89	1647695-4. Deicer. September 2023
09/25/2023	865081	NorthWestern Energy	Airport	\$ 908.80	1669567-8. TSA. September 2023
09/25/2023	865081	NorthWestern Energy	Airport	\$ 1,907.82	1993430-6. Car Wash. September 2023
09/25/2023	865081	NorthWestern Energy	Airport	\$ 355.12	2001846-1. Mud Wash. September 2023
09/25/2023	865081	NorthWestern Energy	Airport	\$ 307.76	2001848-7. Detail Bay 1 Hertz. September 2023
09/25/2023	865081	NorthWestern Energy	Airport	\$ 324.29	2001855-2. Detail Bay 2 National/Alamo. September 2023
09/25/2023	865081	NorthWestern Energy	Airport	\$ 62.30	2001862-8. Detail Bay 3 Enterprise. September 2023
09/25/2023	865081	NorthWestern Energy	Airport	\$ 203.86	2001865-1. Detail Bay 4 Avis/Budget. September 2023
09/25/2023	865081	NorthWestern Energy	Airport	\$ 56.18	2001867-7. Detail Bay 5 Thrifty/Dollar. September 2023
09/25/2023	865081	NorthWestern Energy	Airport	\$ 89.67	3085107-5. Employee Parking. September 2023
09/25/2023	865081	NorthWestern Energy	Airport	\$ 317.58	3446396-8. USDA. September 2023
09/25/2023	865081	NorthWestern Energy	Airport	\$ 1,180.25	3477231-9. Parking Zone. September 2023
09/25/2023	865081	NorthWestern Energy	Airport	\$ 11.83	3733186-5. Airport Storage. September 2023
09/25/2023	865081	NorthWestern Energy	Facilities	\$ 2,492.11	0975808-7
09/25/2023	865081	NorthWestern Energy	Facilities	\$ 992.64	1160802-3
09/25/2023	865081	NorthWestern Energy	Facilities	\$ 1,704.23	1160804-9
09/25/2023	865081	NorthWestern Energy	Facilities	\$ 3,727.99	1269391-7
09/25/2023	865081	NorthWestern Energy	General	\$ 45.66	0712387-0
09/25/2023	865081	NorthWestern Energy	General	\$ 181.21	0712536-2
09/25/2023	865081	NorthWestern Energy	General	\$ 87.42	0720818-4
09/25/2023	865081	NorthWestern Energy	General	\$ 2,554.15	0720821-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,287.75	SILMD 10 Acct# 0712546-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 2,368.26	SILMD 100 Acct# 0712559-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 2,111.85	SILMD 107 Acct# 0712560-2
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 5,296.36	SILMD 109 Acct# 0712561-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 238.86	SILMD 113 Acct# 0712562-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,139.73	SILMD 114 Acct# 0712563-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 268.18	SILMD 115 Acct# 0712564-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 703.94	SILMD 116 Acct# 0712565-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 3,792.19	SILMD 117 Acct# 0712566-9
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 239.25	SILMD 118 Acct# 0712567-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 143.03	SILMD 119 Acct# 0712568-5

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09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 3,016.93	SILMD 121 Acct# 0712570-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 225.78	SILMD 122 Acct# 0712571-9
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 402.26	SILMD 123 Acct# 0712572-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,173.27	SILMD 124 Acct# 0712573-5
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 469.29	SILMD 125 Acct# 0712574-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 234.66	SILMD 126 Acct# 0712575-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 846.64	SILMD 127 Acct# 0712576-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 592.64	SILMD 128 Acct# 0712577-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 402.26	SILMD 129 Acct# 0712578-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 5,314.85	SILMD 13 Acct# 0721276-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 142.19	SILMD 130 Acct# 0712579-2
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,039.16	SILMD 131 Acct# 0712580-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 264.03	SILMD 133 Acct# 0712581-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 609.36	SILMD 134 Acct# 0712582-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 620.86	SILMD 135 Acct# 0712583-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 569.87	SILMD 136 Acct# 0712584-2
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 439.85	SILMD 137 Acct# 0712585-9
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 905.08	SILMD 138 Acct# 0712586-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 301.70	SILMD 139 Acct# 0712587-5
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 2,662.01	SILMD 14 Acct# 0721277-2
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 703.94	SILMD 143 Acct# 0712588-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 33.51	SILMD 144 Acct# 0712589-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 564.43	SILMD 145 Acct# 0712590-9
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 435.76	SILMD 146 Acct# 0712591-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 527.42	SILMD 147 Acct# 0712592-5
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,816.60	SILMD 149 Acct# 0712593-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 903.07	SILMD 150 Acct# 0712594-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 770.99	SILMD 151 Acct# 0712595-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 5,200.91	SILMD 152 Acct# 0712596-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 649.09	SILMD 153 Acct# 0712597-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,467.52	SILMD 154 Acct# 0712598-2
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 603.39	SILMD 155 Acct# 0712599-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,100.62	SILMD 157 Acct# 0712600-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 972.13	SILMD 158 Acct# 0712601-4

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09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,162.05	SILMD 159 Acct# 0712602-2
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 871.56	SILMD 160 Acct# 0712603-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,269.97	SILMD 161 Acct# 0712604-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 54.06	SILMD 162 Acct# 0712605-5
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 863.36	SILMD 163 Acct# 0712606-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 451.54	SILMD 164 Acct# 0712607-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,072.67	SILMD 165 Acct# 0712608-9
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 282.21	SILMD 167 Acct# 0712609-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,362.97	SILMD 17 Acct# 0712553-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 677.33	SILMD 171 Acct# 0712610-5
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 609.34	SILMD 172 Acct# 0712611-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,411.06	SILMD 173 Acct# 0712612-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,185.29	SILMD 174 Acct# 0712613-9
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 395.09	SILMD 175 Acct# 0712614-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 38.61	SILMD 176 Acct# 0712615-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 310.44	SILMD 178 Acct# 0712616-2
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 620.86	SILMD 179 Acct# 0712617-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 116.68	SILMD 18 Acct# 0712554-5
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 423.33	SILMD 180 Acct# 0712618-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 2,044.80	SILMD 181 Acct# 0712619-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 705.53	SILMD 182 Acct# 0712620-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,411.05	SILMD 183 Acct# 0712621-2
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 451.54	SILMD 184 Acct# 0712622-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 169.33	SILMD 185 Acct# 0712623-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 792.33	SILMD 186 Acct# 0712624-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 282.21	SILMD 187 Acct# 0712625-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 338.66	SILMD 188 Acct# 0712626-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 282.21	SILMD 189 Acct# 0712627-9
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,467.52	SILMD 190 Acct# 0712628-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 503.59	SILMD 191 Acct# 0712629-5
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 366.86	SILMD 192 Acct# 0712630-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 903.07	SILMD 193 Acct# 0712631-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 353.72	SILMD 194 Acct# 0712632-9
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 282.99	SILMD 195 Acct# 0712633-7

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09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 90.36	SILMD 196 Acct# 0712634-5
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 90.36	SILMD 197 Acct# 0712635-2
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 141.11	SILMD 198 Acct# 0712636-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 101.42	SILMD 200 Acct# 0712637-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 592.64	SILMD 201 Acct# 0712638-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 799.75	SILMD 202 Acct# 0712639-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 24.09	SILMD 203 Acct# 0712640-2
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 480.49	SILMD 204 Acct# 0712641-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 30.89	SILMD 205 Acct# 0712642-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 395.09	SILMD 206 Acct# 0712643-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 451.54	SILMD 207 Acct# 0712644-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 287.88	SILMD 208 Acct# 0712645-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 649.09	SILMD 209 Acct# 0712646-9
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 108.44	SILMD 210 Acct# 0712647-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 60.24	SILMD 211 Acct# 0712648-5
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 60.24	SILMD 212 Acct# 0712649-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 36.15	SILMD 213 Acct# 0712650-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 455.57	SILMD 214 Acct# 0712651-9
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 169.33	SILMD 216 Acct# 0712652-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 459.46	SILMD 217 Acct# 0712653-5
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 325.96	SILMD 220 Acct# 0712654-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 7.73	SILMD 221 Acct# 0712655-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 95.54	SILMD 222 Acct# 0712656-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 144.57	SILMD 223 Acct# 0712657-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,703.13	SILMD 224 Acct# 0712658-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 460.61	SILMD 225 Acct# 0712659-2
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 266.59	SILMD 226 Acct# 0712660-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 712.78	SILMD 227 Acct# 0712661-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 972.13	SILMD 228 Acct# 0712662-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 502.83	SILMD 229 Acct# 0712663-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,173.26	SILMD 230 Acct# 0712664-2
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 703.94	SILMD 231 Acct# 0712665-9
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 3,050.43	SILMD 232 Acct# 0712666-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,055.97	SILMD 233 Acct# 0712667-5

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09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 574.37	SILMD 234 Acct# 0712668-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 668.08	SILMD 235 Acct# 0712669-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 212.22	SILMD 236 Acct# 0712670-9
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 479.76	SILMD 237 Acct# 0712671-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 15.44	SILMD 238 Acct# 0712672-5
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 112.89	SILMD 239 Acct# 0712673-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 509.35	SILMD 240 Acct# 0712674-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 704.03	SILMD 241 Acct# 0712675-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 100.57	SILMD 242 Acct# 0712676-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 134.09	SILMD 244 Acct# 0712677-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 89.01	SILMD 245 Acct# 0712678-2
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 402.26	SILMD 246 Acct# 0712679-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,179.85	SILMD 247 Acct# 0712680-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 3,318.60	SILMD 249 Acct# 0718734-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 254.67	SILMD 250 Acct# 0719001-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 4,696.57	SILMD 251 Acct# 0718801-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 670.43	SILMD 252 Acct# 0719162-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 2,198.61	SILMD 253 Acct# 0719644-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 191.07	SILMD 254 Acct# 0719763-5
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 190.92	SILMD 255 Acct# 0720813-5
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,136.51	SILMD 257 Acct# 0720360-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 3,156.64	SILMD 258 Acct# 0720606-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,717.14	SILMD 259 Acct# 0720810-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 603.39	SILMD 261 Acct# 0720705-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 3,747.87	SILMD 262 Acct# 0720937-2
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,188.33	SILMD 263 Acct# 0720716-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 208.44	SILMD 264 Acct# 0721427-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 441.51	SILMD 265 Acct# 0721556-9
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 47.63	SILMD 266 Acct# 0721684-9
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 556.15	SILMD 270 Acct# 0906944-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,158.57	SILMD 271 Acct# 0995095-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 3,448.50	SILMD 272 Acct# 0905005-5
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 248.95	SILMD 273 Acct# 0926386-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 606.29	SILMD 276 Acct# 0961926-3

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09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,040.83	SILMD 277 Acct# 1058710-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 268.81	SILMD 278 Acct# 1087619-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 71.47	SILMD 279 Acct# 1124127-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 735.73	SILMD 280 Acct# 1045653-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 550.82	SILMD 283 Acct# 1172743-5
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 396.03	SILMD 285 Acct# 1206985-2
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 296.65	SILMD 286 Acct# 1296582-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 2,266.14	SILMD 288 Acct# 1303978-9
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 283.96	SILMD 289 Acct# 1685375-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 129.30	SILMD 290 Acct# 1433921-2
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 737.46	SILMD 292 Acct# 1481532-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 282.21	SILMD 293 Acct# 1481534-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 564.43	SILMD 294 Acct# 1481535-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 134.09	SILMD 295 Acct# 1481536-9
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,495.73	SILMD 296 Acct# 1481537-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 254.00	SILMD 297 Acct# 1481539-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 225.78	SILMD 298 Acct# 1481540-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 497.78	SILMD 300 Acct# 1662840-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 6,685.81	SILMD 301 Acct# 1687005-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 288.85	SILMD 302 Acct# 1607534-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 910.57	SILMD 305 Acct# 1695873-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 212.37	SILMD 306 Acct# 1740353-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 2,647.18	SILMD 307 Acct# 2049005-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 329.61	SILMD 308 Acct# 2072459-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 351.61	SILMD 309 Acct# 2001311-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 209.15	SILMD 310 Acct# 2060519-2
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 232.97	SILMD 311 Acct# 3014475-2
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 230.72	SILMD 312 Acct# 3146127-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 415.50	SILMD 315 Acct# 3305804-1
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,478.68	SILMD 316 Acct# 3291842-7
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 38.10	SILMD 317 Acct# 3253826-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 994.76	SILMD 318 Acct# 3372018-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 69.47	SILMD 320 Acct# 0712569-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 413.68	SILMD 321 Acct# 3338917-2

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09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 84.90	SILMD 322 Acct# 3402033-9
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 745.38	SILMD 323 Acct# 3597170-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 335.23	SILMD 324 Acct# 1246537-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 258.31	SILMD 325 Acct# 3587598-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 107.88	SILMD 326 Acct# 3840455-4
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 225.78	SILMD 327 Acct# 3810801-5
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 659.49	SILMD 328 Acct# 3894879-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 82.92	SILMD 329 Acct# 3939032-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 253.97	SILMD 330 Acct# 3951594-5
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 451.13	SILMD 8 Acct# 0712544-6
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 418.04	SILMD 9 Acct# 0712545-3
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 606.98	SILMD 95 Acct# 0712556-0
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 11,688.79	SILMD 97 Acct# 0712557-8
09/25/2023	865082	NorthWestern Energy	Light Maint	\$ 1,306.02	SILMD 99 Acct# 0712558-6
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 6.00	0722237-5
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 6.30	0722247-4
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 266.00	0722251-6
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 0.28	0722254-0
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 108.13	0722255-7
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 49.60	0722263-1
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 101.96	0722266-4
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 23.67	0722268-0
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 18.55	0722269-8
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 1,106.75	0722287-0
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 12.60	0722292-0
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 40.47	0722293-8
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 18.85	0722905-7
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 348.93	0722933-9
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 293.25	0723035-2
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 6.92	0723036-0
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 257.45	0723037-8
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 48.85	0723042-8
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 759.26	0723045-1
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 113.04	0723048-5

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09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 155.28	0723050-1
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 551.77	0723054-3
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 8.30	0723055-0
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 50.69	0723056-8
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 8.30	0723057-6
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 35.84	0723058-4
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 6.00	0723162-4
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 29.10	0789437-1
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ -	0839280-5
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 317.03	0925496-2
09/25/2023	865081	NorthWestern Energy	Park Dist 1	\$ 13.03	1836666-6
09/25/2023	865081	NorthWestern Energy	Public Safety	\$ 2,649.60	0100476-1 FIRE 1 & 6 ELECTRIC SERVICE, FY2024
09/25/2023	865081	NorthWestern Energy	Public Safety	\$ 612.17	0100477-9 FIRE 6 ELECTRIC SERVICE, FY2024
09/25/2023	865081	NorthWestern Energy	Public Safety	\$ 647.91	0871546-8
09/25/2023	865081	NorthWestern Energy	Radio	\$ 244.96	0721580-9
09/25/2023	865081	NorthWestern Energy	Solid Waste	\$ 1,746.74	3252194-0
09/25/2023	865081	NorthWestern Energy	Street/Traffic	\$ 6.00	0723645-8
09/25/2023	865081	NorthWestern Energy	Street/Traffic	\$ 0.42	1740357-7
09/25/2023	865081	NorthWestern Energy	Street/Traffic	\$ 0.83	1748896-6
09/25/2023	865082	NorthWestern Energy	Street/Traffic	\$ 13,349.78	NWE Signal Bills 09.18.2023
09/25/2023	865081	NorthWestern Energy	Wastewater	\$ 2,547.65	0100606-3
09/25/2023	865081	NorthWestern Energy	Wastewater	\$ 148.10	389 62nd ST Lift Entrance...08/2023
09/25/2023	865082	NorthWestern Energy	Wastewater	\$ 520.88	822 Shiloh Crossing BLVD Lift
09/25/2023	865081	NorthWestern Energy	Water	\$ 1,782.34	0100485-2
09/25/2023	865081	NorthWestern Energy	Water	\$ 12,130.31	0100540-4
09/25/2023	865081	NorthWestern Energy	Water	\$ 7,642.94	0100606-3
09/25/2023	865081	NorthWestern Energy	Water	\$ 193,621.16	0100606-3
09/25/2023	865081	NorthWestern Energy	Water	\$ 20,870.21	0722264-9
09/25/2023	865081	NorthWestern Energy	Water	\$ 14,703.58	0723040-2
09/25/2023	865081	NorthWestern Energy	Water	\$ 6.00	0723059-2
09/25/2023	865081	NorthWestern Energy	Water	\$ 1,392.21	1116452-2
09/25/2023	865081	NorthWestern Energy	Water	\$ 874.81	5809 Canyonwoods Dr, August 2023
09/25/2023	865088	Public Utilities	Park Dist 1	\$ 1,075.32	180092
09/25/2023	865088	Public Utilities	Parking	\$ 95.53	102086

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09/25/2023	865088	Public Utilities	Parking	\$ 867.75	102980
09/25/2023	865088	Public Utilities	Parking	\$ 10.88	102981
09/25/2023	865088	Public Utilities	Parks Maint	\$ 127.71	136082
09/25/2023	865088	Public Utilities	Parks Maint	\$ 7.60	136087
09/25/2023	865088	Public Utilities	Parks Maint	\$ 3,450.20	136090
09/25/2023	865088	Public Utilities	Parks Maint	\$ 4,648.80	136091
09/25/2023	865088	Public Utilities	Parks Maint	\$ 17,427.53	136092
09/25/2023	865088	Public Utilities	Parks Maint	\$ 5,776.33	136093
09/25/2023	865088	Public Utilities	Parks Maint	\$ 8,475.41	136095
09/25/2023	865088	Public Utilities	Parks Maint	\$ 3,137.27	136096
09/25/2023	865088	Public Utilities	Parks Maint	\$ 206.38	136098
09/25/2023	865088	Public Utilities	Parks Maint	\$ 952.52	136099
09/25/2023	865088	Public Utilities	Parks Maint	\$ 4,732.71	136100
09/25/2023	865088	Public Utilities	Parks Maint	\$ 218.66	136101
09/25/2023	865088	Public Utilities	Parks Maint	\$ 15,385.43	136103
09/25/2023	865088	Public Utilities	Parks Maint	\$ 4,194.44	136108
09/25/2023	865088	Public Utilities	Parks Maint	\$ 11.05	136111
09/25/2023	865088	Public Utilities	Parks Maint	\$ 28.32	136113
09/25/2023	865088	Public Utilities	Parks Maint	\$ 41.75	136115
09/25/2023	865088	Public Utilities	Parks Maint	\$ 1,091.69	148074
09/25/2023	865088	Public Utilities	Parks Maint	\$ 3,646.89	148398
09/25/2023	865088	Public Utilities	Parks Maint	\$ 404.01	148423
09/25/2023	865088	Public Utilities	Parks Maint	\$ 2,518.22	148654
09/25/2023	865088	Public Utilities	Parks Maint	\$ 292.34	148702
09/25/2023	865088	Public Utilities	Parks Maint	\$ 1,091.69	158252
09/25/2023	865088	Public Utilities	Parks Maint	\$ 6,058.61	163614
09/25/2023	865088	Public Utilities	Parks Maint	\$ 200.24	163944
09/25/2023	865088	Public Utilities	Parks Maint	\$ 4,143.09	164211
09/25/2023	865088	Public Utilities	Parks Maint	\$ 4,701.83	164212
09/25/2023	865088	Public Utilities	Parks Maint	\$ 2,849.78	166674
09/25/2023	865088	Public Utilities	Parks Maint	\$ 1,370.04	168362
09/25/2023	865088	Public Utilities	Parks Maint	\$ 2,309.46	175850
09/25/2023	865088	Public Utilities	Parks Maint	\$ 784.69	176577
09/25/2023	865088	Public Utilities	Parks Maint	\$ 78.59	177710

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09/25/2023	865088	Public Utilities	Parks Maint	\$ 16.04	179987
09/25/2023	865088	Public Utilities	Parks Maint	\$ 1,171.51	180090
09/25/2023	865088	Public Utilities	Parks Maint	\$ 366.02	180091
09/25/2023	865088	Public Utilities	Parks Maint	\$ 255.50	187900
09/25/2023	865088	Public Utilities	Parks Maint	\$ 11.05	192352
09/25/2023	865088	Public Utilities	Parks Maint	\$ 574.78	201942
09/25/2023	865088	Public Utilities	Parks Maint	\$ 10,446.35	236250
09/25/2023	865088	Public Utilities	Parks Maint	\$ 5,275.08	242652
09/25/2023	865088	Public Utilities	Parks Maint	\$ 22.18	260404
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 3,565.77	168593
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 530.50	178621
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 1,350.32	180331
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 5,341.32	180332
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 1,392.21	180333
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 2,995.84	180334
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 5,310.62	180335
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 2,443.24	180336
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 457.97	180337
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 550.07	180338
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 574.63	180339
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 192.80	180396
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 5,580.78	181505
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 4,794.86	184751
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 5,525.52	185688
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 2,074.84	185689
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 110.04	185690
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 2,811.64	185691
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 4,923.80	191161
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 5,206.24	191162
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 665.58	241853
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 401.56	243345
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 407.70	243346
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 358.58	243891
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 1,181.34	248978

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09/25/2023	865088	Public Utilities	Street/Traffic	\$ 1,462.14	259589
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 2,278.76	259590
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 3,424.55	261854
09/25/2023	865088	Public Utilities	Street/Traffic	\$ 2,933.35	271609
09/25/2023	865089	PW-Administration	Water	\$ 6,720.00	Acct # 101434..PWU Engineering Permits A
09/25/2023	865093	Riverside Contracting	Arterial Streets	\$ 981,635.98	Inner Belt Loop Northwest Billings Connector
09/25/2023	865095	Rocky Mt Health	City Ins Fund	\$ 8,000.00	Inv. 500058 September 2023 Healthy Is Corporate Wellness
09/25/2023	865099	Safer Libraries Consult	Library	\$ 2,840.79	23001 Security training - Safer Libraries
09/25/2023	865101	Sanderson Stewart	Arterial Streets	\$ 66,388.60	WO 09-12 Inner Belt Loop - Sch 1 - Northwest Billings Connector
09/25/2023	865101	Sanderson Stewart	Tr Donate	\$ 88,576.00	WO 21-38 Skyline Trail (Marathon Loop) Schedule II
09/25/2023	865101	Sanderson Stewart	Gas Tax	\$ -	WO 09-12 Inner Belt Loop - Sch 1 - Northwest Billings Connector
09/25/2023	865102	Sea-Western	Public Safety	\$ 325.00	BLOW HARD BH-20 MISTING RING
09/25/2023	865102	Sea-Western	Public Safety	\$ 75.00	FREIGHT
09/25/2023	865102	Sea-Western	Public Safety	\$ 4,315.00	QUOTE QUO 16581 BLOW HARD PPV FAN
09/25/2023	865102	Sea-Western	Public Safety	\$ 8,968.44	QUOTE QUO16665 - CYLINDER & VALVES
09/25/2023	865106	SRS Crisafulli	Water	\$ 300.00	BEARING, FLANGE, 2", 4 BOLT, 1 SEAL
09/25/2023	865106	SRS Crisafulli	Water	\$ 50.00	COUPLER, MOTOR SHAFT, F6000
09/25/2023	865106	SRS Crisafulli	Water	\$ 356.13	DODGE BEARING FC-SCM-108 (DREDGE) - 126717DOD
09/25/2023	865106	SRS Crisafulli	Water	\$ 300.00	DODGE BEARING FC-SCM-200 (DREDGE) - 123175DOD
09/25/2023	865106	SRS Crisafulli	Water	\$ 188.04	Dredge Repair
09/25/2023	865106	SRS Crisafulli	Water	\$ 280.00	DRIVE SHAFT - TRAVERSE WINCH 1003104
09/25/2023	865106	SRS Crisafulli	Water	\$ 495.00	SHEAVE, TRV 3 GROOVE, 5.25 DIA
09/25/2023	865106	SRS Crisafulli	Water	\$ 585.00	SHEAVE, TRV, 2 GROOVE 5.25" DIAMETER
09/25/2023	865112	TESSCO	Wastewater	\$ 105.46	Lift station Radio Materials
09/25/2023	865112	TESSCO	Wastewater	\$ 2,671.60	Replacement UPS Lift Stations - supplies
09/25/2023	865113	Tetra Tech	Public Safety	\$ 1,232.00	FIRE 1 - KITCHEN ASBESTOS INSPECTION & MICOROBIIAL AIR
09/25/2023	865113	Tetra Tech	Public Safety	\$ 938.00	FIRE 3 - ASBESTOS INSPECTION & MICROBIAL AIR TESTING
09/25/2023	865113	Tetra Tech	Public Safety	\$ 520.00	FIRE 5 - ASBESTOS INSPECTION, BATHROOM REMODEL
09/25/2023	ACH	Town & Co Supply	Airport	\$ 31,718.29	Invoice #438372. QTA Car Rental Fuel
09/25/2023	ACH	Town & Co Supply	Fleet	\$ 8,638.52	438211
09/25/2023	ACH	Town & Co Supply	Fleet	\$ 16,491.72	438211
09/25/2023	ACH	Town & Co Supply	Fleet	\$ 7,380.97	438211
09/25/2023	ACH	Town & Co Supply	Fleet	\$ 7,736.23	438211
09/25/2023	ACH	Town & Co Supply	Public Safety	\$ 839.23	437980 FIRE 5 - DIESEL

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09/25/2023	ACH	Town & Co Supply	Public Safety	\$ 1,171.02	437981 FIRE 1 - DIESEL
09/25/2023	ACH	Town & Co Supply	Public Safety	\$ 1,362.75	437981 FIRE 1 - UNLEADED
09/25/2023	ACH	Town & Co Supply	Public Safety	\$ 549.72	438284 FIRE 7 - DIESEL FUEL
09/25/2023	ACH	Town & Co Supply	Public Safety	\$ 1,494.14	438287 FIRE 5 - UNLEADED & DIESEL
09/25/2023	ACH	Town & Co Supply	Public Safety	\$ 628.26	438288 FIRE 3 DIESEL
09/25/2023	ACH	Town & Co Supply	Public Safety	\$ 3,958.85	438289 FIRE 1 UNLEADED & DIESEL
09/25/2023	ACH	Town & Co Supply	Public Safety	\$ 765.69	438290 FIRE 6 DIESEL
09/25/2023	ACH	Town & Co Supply	Public Safety	\$ 573.89	439779 FIRE 7 - DIESEL
09/25/2023	ACH	Town & Co Supply	Public Safety	\$ 654.23	439781 FIRE 3 - DIESEL
09/25/2023	ACH	Town & Co Supply	Public Safety	\$ 573.89	439782 FIRE 6 - DIESEL
09/25/2023	ACH	Town & Co Supply	Solid Waste	\$ 26,885.26	439817
09/25/2023	ACH	Tractor & Equip	Fleet	\$ 2,770.00	B3510701
09/25/2023	865115	TraffiCalm System	Street/Traffic	\$ 13,986.24	RRFB per attached quote
09/25/2023	865123	Utility Coat & Fab	Water	\$ 21,784.00	WO 23-21 HSPS Zone 2 Piping Modifications; Payment 1
09/25/2023	865124	Vector Solutions	Public Safety	\$ 4,443.37	VECTOR CECK IT - VEHICLES
09/25/2023	865124	Vector Solutions	Public Safety	\$ 3,085.12	VECTOR CHECK IT - DRUG SAFES
09/25/2023	865124	Vector Solutions	Public Safety	\$ 1,642.20	VECTOR CHECK IT - FIRE/EMS VEHICLES
09/25/2023	865124	Vector Solutions	Public Safety	\$ 3,601.44	VECTOR EVALUATION +
09/25/2023	865124	Vector Solutions	Public Safety	\$ 441.20	VECTOR LMS, TARGET SOLUTION - FIRE SUPPORT
09/25/2023	865124	Vector Solutions	Public Safety	\$ 2,897.18	VECTOR LMS, TARGET SOLUTIONS - LOCKWOOD
09/25/2023	865124	Vector Solutions	Public Safety	\$ 395.00	VECTOR LMS, TARGET SOLUTIONS EDITION - MAINTENANCE FEE
09/25/2023	865124	Vector Solutions	Public Safety	\$ 15,377.34	VECTOR LMS, TARGET SOLUTIONS EDITION PREMIER MEMBERSHIP
09/25/2023	865124	Vector Solutions	Public Safety	\$ 13,728.96	VECTOR SCHEDULING
09/25/2023	865126	Warren Transport	Park Dist 1	\$ 4,602.51	change order #1 & 2 9/14 to increase missed first time
09/25/2023	865129	World Book	Library	\$ 3,447.15	1654665
09/25/2023	865131	Ylwstn Co Finance	Building	\$ 7,130.79	Miller Building; Building Division; October, 2023 Rent
09/25/2023	865131	Ylwstn Co Finance	CDBG	\$ 5,545.88	Miller Building; Comm. Dev.; October, 2023 Rent
09/25/2023	865131	Ylwstn Co Finance	General	\$ 2,218.99	Miller Building; Code Enforcement; October, 2023 Rent
09/25/2023	865131	Ylwstn Co Finance	Parking	\$ 948.54	1/2 County Lot Meter Collections for August 2023
09/25/2023	865131	Ylwstn Co Finance	Planning	\$ 4,750.50	Miller Building; Planning Dept.; October, 2023 Rent
09/25/2023	865132	Ylwstn Co News	Airport	\$ 28.80	Airport
09/25/2023	865132	Ylwstn Co News	Airport	\$ 4.90	Airport
09/25/2023	865132	Ylwstn Co News	CDBG	\$ 185.90	Community Dev
09/25/2023	865132	Ylwstn Co News	CDBG	\$ 19.20	Community Dev

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09/25/2023	865132	Ylwstn Co News	Engineering	\$ 380.00	Engineering
09/25/2023	865132	Ylwstn Co News	Engineering	\$ 165.90	Engineering
09/25/2023	865132	Ylwstn Co News	Fleet	\$ 38.40	Fleet
09/25/2023	865132	Ylwstn Co News	General	\$ 57.80	Administration
09/25/2023	865132	Ylwstn Co News	General	\$ 48.20	Administration
09/25/2023	865132	Ylwstn Co News	General	\$ 14.70	Administration
09/25/2023	865132	Ylwstn Co News	General	\$ 62.50	Administration
09/25/2023	865132	Ylwstn Co News	General	\$ 48.00	Finance
09/25/2023	865132	Ylwstn Co News	Library	\$ 28.80	Library
09/25/2023	865132	Ylwstn Co News	Library	\$ 9.60	Library
09/25/2023	865132	Ylwstn Co News	P.W. Admin	\$ 67.20	Public Works
09/25/2023	865132	Ylwstn Co News	P.W. Admin	\$ 9.60	Public Works Admin
09/25/2023	865132	Ylwstn Co News	Park Dist 1	\$ 96.00	Parks & Rec
09/25/2023	865132	Ylwstn Co News	Park Dist 1	\$ 38.40	Parks & Rec
09/25/2023	865132	Ylwstn Co News	Parking	\$ 9.80	Parking
09/25/2023	865132	Ylwstn Co News	Planning	\$ 9.80	Planning
09/25/2023	865132	Ylwstn Co News	Planning	\$ 457.30	Planning
09/25/2023	865132	Ylwstn Co News	Planning	\$ 295.90	Planning
09/25/2023	865132	Ylwstn Co News	Planning	\$ 4.90	Planning
09/25/2023	865132	Ylwstn Co News	Public Safety	\$ 19.20	Police
09/25/2023	865132	Ylwstn Co News	Public Safety	\$ 19.20	Police
09/25/2023	865132	Ylwstn Co News	Solid Waste	\$ 324.00	Environmental Quality
09/25/2023	865132	Ylwstn Co News	Solid Waste	\$ 19.20	Public Works Admin
09/25/2023	865132	Ylwstn Co News	Solid Waste	\$ 48.00	Solid Waste
09/25/2023	865132	Ylwstn Co News	Tax Incrmnt S	\$ 28.80	Planning
09/25/2023	865132	Ylwstn Co News	Tax Incrmnt S	\$ 28.80	Planning
09/25/2023	865132	Ylwstn Co News	Transit	\$ 4.90	Airport
09/25/2023	865132	Ylwstn Co News	Transit	\$ 57.20	Transit
09/25/2023	865133	Ylwstn Co Sheriff	PD Program	\$ 7,550.00	1/2 Share PE/PI Costs.
09/25/2023	865133	Ylwstn Co Sheriff	PD Program	\$ 5,364.42	Reimbursement for HIDTA Grant Expenses for qtr end 06/30/2023. OT

City Council Regular

Date: 10/23/2023
Title: Zone Change 1037 - 3146 Monad Rd - N3 to NO
Presented by: Nicole Cromwell
Department: Planning & Community Services
Presentation: Yes
Legal Review: Not Applicable
Project Number: PZX-23-00158

RECOMMENDATION

The Zoning Commission is recommending approval and adoption of the findings of the 10 review criteria for Zone Change 1037.

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

This is a zone change request for a parcel generally located at 3146 Monad Rd and legally described as Lot 7 of Block 24, Lampman Subdivision. The current zoning is Suburban Neighborhood Residential (N3) and the proposed zoning is Neighborhood Office (NO). The intent of the zone change is to allow for the development on the vacant lot of several attached live/work units for professional office space. The lot is 11,708 square feet in area.

The proposed zone change will allow one lot at the intersection of Monad Road and S 32nd St West to be developed for either mixed residential uses or a combination of office space and living space units. The subdivision is more than 40 years old and the lot may have been appropriate for single family use in the past when there was little development in the surrounding neighborhoods and the intersection of Monad Road and 32nd Street West was not as busy as it is today. The current volume and speed of traffic at this intersection makes development for a single family dwelling the least likely use of the property. Higher residential density or a combination of residential and office-based businesses will be a more appropriate use of the land at this stage of urban development. The site is challenging for access since it is directly at the corner of a signalized intersection of two multi-lane arterial streets. Careful placement of a drive approach on Monad Rd will be required. Typically, the city requires any new drive approach near a signalized intersection to be at least 100 feet away from the intersection (BMCC 6-1208.i.4). Use of the existing alley off 32nd St West may also provide vehicle access to the property. Paving and drainage of this section of the alley may be required if it is the primary vehicle access to the development.

The NO zone allows professional offices, personal and business services, but no general retail businesses. The zone is intended to be located at intersections of collector or arterial streets and local street into neighborhoods. The uses allowed within the zone are limited as the zone is intended to fit within a neighborhood as well as on the edge of neighborhoods. The 2001 West Billings Neighborhood Plan envisioned the arterial streets becoming locations for commercial nodes at intersections and higher density residential or professional offices between arterial intersections. The proposed development pattern from this 2001 neighborhood plan has been implemented successfully in several locations that were annexed to the city for services. For example, the commercial node under development at Grand Ave and 54th St West was predicted and supported by the 2001 neighborhood plan. The large commercial development node at King Ave West and Shiloh Road was also supported by the neighborhood plan. This plan will be updated in the next 18 months.

32nd St West from King Ave West north to Rimrock Road served as the main north-south corridor while the city and state re-built Shiloh Road in 2009/2010. The current level of traffic on both 32nd St West and Monad Road is a healthy volume for arterial streets. About 8,000 vehicle trips per day are counted on Monad Rd and about 15,000 vehicle trips per day on 32nd St West near this intersection. The traffic counts are collected during non-school months (June - August) and are averaged over a three-year period. It is likely the volume of traffic at this intersection is much higher during peak times of the week for schools (morning and afternoon) as well as weekends when recreational activities are happening in surrounding areas. The city is working on signal improvements in the 32nd St West corridor to ensure the signals are timed correctly and are activated normally at the intersections. Currently, the equipment for each signal is from a different time period and cannot be synched. Arterial streets can handle large volumes of traffic depending on the construction of the road. Multi-lane arterials - more than 1 lane for each direction, can handle higher volumes and can provide safer turning movements. Both 32nd St West and Monad Road are built with one travel lane in each direction and with a center turn lane to accommodate queuing for left turn movements. There is no plan at this time to add travel lanes to either arterial street.

Directly to the north of the subject property is the West Side Baptist Church in a Public 2 (P2) zone district. To the

east, south and west there are single family and multifamily developments. There is a single family home directly adjacent to the east (3138 Monad Rd) and one directly south across the alley at 3145 Georgina Dr. The addition of a development on this property will not create a large amount of additional traffic to the alley or the street network. If four dwelling units are developed then about 32 to 40 additional traffic trips per day could be anticipated. This number includes not just the resident trips but also includes guests and service trips to the property for mail delivery or similar daily necessities. Development for office-based businesses could add more traffic, but based on the allowed uses and the size of the property these would not be significant. The Planning staff did not receive any comments from the Engineering Division regarding the proposed zone change.

Prior to the zoning code update in 2021, this property was zoned Residential 9,600 (R96) as were all the properties to the east and south of this location within the Lampman Subdivision. Incremental changes to the original zoning occurred over the last 50 years to accommodate commercial development at the intersection of King Ave West and 32nd St West. No other parcels on the 32nd St West corridor from King Ave West north to Central Avenue have been approved for zone changes from residential to commercial or office uses. There was one request in 2008 for a zone change to Residential Professional (RP) for a few lots at Rosebud Dr and 32nd St West that was not approved. The Harvest Subdivision Planned Development on the west side of 32nd St W has changed some underlying zone district uses to allow, for example, the Pickle Barrel sandwich shop and some of the other uses in the multi-tenant building at King Ave W and 32nd St W.

Planning staff recommended approval based on the compatibility with the adjacent streets and residential homes to the east and south. The Zoning Commission concurred with this recommendation. The proposed zoning is in conformance with the 2016 Growth Policy guidelines, and the West Billings Neighborhood Plan. The proposed use and zoning will benefit the orderly transition of this property to the next increment of development intensity at the intersection of two arterial streets. Similar development patterns exist and are compatible with adjacent neighborhoods in Billings.

STAKEHOLDERS

The applicant held a pre-application neighborhood meeting on August 24, 2023, at the Mazevo Coffee shop at 3911 Central Avenue. Three surrounding owners attended the meeting. Planning staff sent the required mailed notices, posted the property and published the legal for the Zoning Commission hearing. No public comments were received by the Planning staff prior to submitting its report to the Zoning Commission.

Zoning Commission Hearing Oct 3, 2023

The Zoning Commission conducted a public hearing October 3, 2023, and received the recommendation from the Planning staff, and testimony from the agent, Jami Clark. Ms. Clark stated she owns the property with her husband Tony Wilcox. She stated her intention is to build a small office space for her real estate business and have 3 residential units in the same building. She stated City Engineering has agreed to allow one curb cut on Monad Rd on the east side of the property. She stated the current concept would require about 9 off-street parking spaces.

Sheila Peterson of 3135 Georgina Drive, a neighbor to the south, provided testimony regarding concerns about traffic and property values. Mrs. Peterson stated her husband was almost run over by a driver using the alley as a cut-through to avoid the light at Monad Rd. She stated people zip through the alley or Georgina Drive all the time to avoid waiting at the traffic light to go east on Monad Rd. She stated this has been a common problem for many years. She was concerned that development on the north side of the alley would encourage this cut-through traffic even more especially if the new development will be using the alley for access. She stated she is concerned the building might cut-off good vision at the corner for fire trucks or police who go through this intersection. She stated some neighbors told her they were concerned about property values going down because of the new zoning. Planning staff clarified that property values generally are not effected by adjacent zoning.

Ms. Clark stated they do intend to use the alley for some access as the one access on Monad Road may be challenging to use at certain times of the day. She stated she would be on the property in her office almost every weekday. She stated the current building concept is to have her office and one dwelling unit on the first floor with two, 1-bedroom units on the second floor. She stated the units upstairs would be very small approximately 300 to 400 square feet. She stated her intent was to have these as furnished apartments. She stated these units would not likely be for long-term tenants but for residents who need a place for a few weeks or a few months. She stated the building would have to meet all the required setbacks including the corner visibility requirements.

No other testimony was received from the public or surrounding owners. The Zoning Commission Chair, Michael Larson, closed the public hearing. Commission member Greg McCall made a motion to recommend approval and adoption of the proposed findings of the 10 review criteria for Zone Change 1037. The motion was seconded by Commission member Trina White and the motion was approved on a 5-0 vote.

ALTERNATIVES

The City Council may:

- Approve and adopt the findings of the ten review criteria for Zone Change 1037 as recommended by the Zoning Commission; or,
- Deny and adopt different findings of the ten review criteria for Zone Change 1037; or,
- Delay action on the zone change request for up to 30 days at the request of the applicant or on its own motion; or
- Refer the application back to the Zoning Commission for an additional public hearing based on 1) new information submitted that the applicant and public has not had an opportunity to examine; or 2) new information has been presented that was never submitted or considered by the Zoning Commission or staff; or
- Allow the applicant to withdraw the zone change request.

The applicant has not requested a delay or withdrawal of the application. Two readings are required for zone changes.

FISCAL EFFECTS

Approval or denial of the proposed zone change will not have an effect on the Planning Division budget.

SUMMARY

Prior to making a decision, the City Council shall consider the proposed findings as recommended by the Zoning Commission as follows:

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

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

- Prosperity (promoting equal opportunity and economic advancement)
- Predictable, reasonable City taxes and assessments are important to Billings' taxpayers
- A diversity of available jobs can ensure a strong Billings' economy
- Successful businesses that provide local jobs benefit the community
- Retaining and supporting existing businesses helps sustain a healthy economy

The proposed zoning would allow an existing vacant parcel at the intersection of two heavily traveled arterial street to be developed for a use that is compatible with the streets and with the adjacent residential neighborhood. The NO zone is intended to allow only uses that are compatible with neighborhoods and excludes general commercial uses including retail uses of concern to the neighborhood such as liquor stores, marijuana dispensaries or convenience foods. For example, a coffee kiosk or any restaurant food service would not be allowed. In addition, the use for office space for professionals would not include open storage of business equipment or supplies.

The proposed zoning is also supported by the West Billings Neighborhood Plan that indicated the intersections of arterial streets and the area between such intersections would be appropriate for higher density housing and professional office spaces. The current zoning limits the potential uses to a single family dwelling which is not at all compatible with the street intersection.

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

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

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

Public health and public safety will be promoted by the proposed zoning. The proposed NO zoning would allow the owner to ensure future development is not intrusive to neighboring property, and still allow compatible uses with the adjacent zoning. Buffer yards will be required along with street frontage trees and landscaping. Vacant or undeveloped lots tend to add unpredictability to the area. Vacant lots tend to be less well-maintained and can attract unwanted activity.

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

Transportation: The proposed zoning may increase traffic slightly on the adjacent arterial streets. This increase will not require a traffic study and City Engineering will ensure the appropriate placement of any new drive approach on Monad Rd or use of the alley for residential traffic.

Water and Sewer: The City provides water and sewer to the area. Water is stubbed into the property off Monad Rd and sewer service is available in the alley. The Utilities Division voiced no concerns.

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

development may include some residential use, but it will be a few units if any. The nearby elementary school (Big Sky Elementary) had 368 students enrolled last year with a student teacher ratio of 23.97 students per teacher. Ben Steele Middle School serves this location. Ben Steele Middle School had 795 students enrolled last year with a student teacher ratio of 17.1 students per teacher. West High School had a 2022/2023 enrollment of 2,180 students with student teacher ratio of 15.91. The student population capacity of Big Sky Elementary is 425, Ben Steele Middle School can handle up to 750 students, and West High School can accommodate 1,731 students. The school district provided no comments on the proposed zone change.

The closest public park to this location is Lampman Park but is undeveloped and on the list of surplus parkland for sale. Harvest Subdivision and Parkland West subdivisions to the west have public open space consisting mainly of trails and sidewalks throughout the neighborhoods. There is a small neighborhood park within walking distance (1/4-mile) located just west of Big Sky Elementary on Granger Avenue East. Stewart Park is approximately .75 miles walking distance to the east and Centennial Park is about the same distance north on 32nd St West. There was no comment or concerns about the proposed zoning from Parks, Recreation and Public Lands staff.

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

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

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

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

The existing property has a fully developed sidewalk on both street frontages and appears to be in good condition. Traffic volume on Monad Rd is about 8,000 vehicle trips per day and about twice that amount on 32nd St West. The existing streets can handle any small increase in traffic volume. The new zoning designation itself should not have any measurable effect on the transportation system.

7. Will the new zoning promote compatible urban growth?

The proposed zoning is compatible with the adjacent zoning and existing urban growth in the vicinity. Property east and south of the subject parcel is zoned N3. North across Monad Rd is zone P2 for the church and to the west the neighborhoods have Planned Development zoning. The zoning does promote compatible urban growth.

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

The proposed zoning does consider the character of the district and the suitability of the property for the proposed use or uses. The proposed zoning will allow professional offices and residential housing choices on a busy arterial street in Billings westend.

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

The new zoning is not expected to alter the value of any buildings in the area. Any development of the property will need to meet the site development requirements for new construction including all zoning standards, landscaping, screening, building heights and setbacks. Engineering standards for traffic management, stormwater control and safe public improvements will also be required.

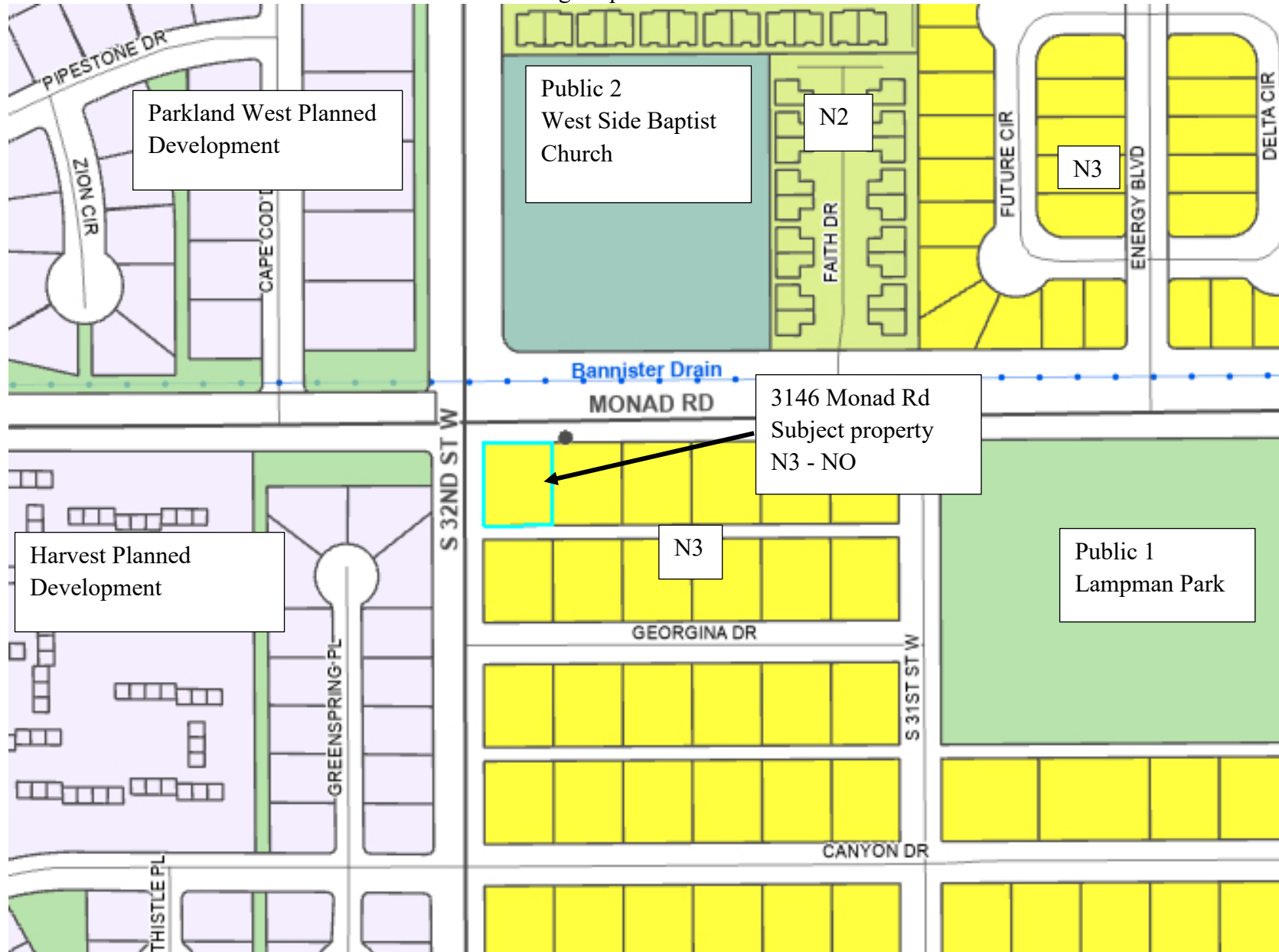
10. Will the new zoning encourage the most appropriate use of land throughout the City of Billings?

The proposed zoning will allow the development of the property at the intersection of two arterial streets and will encourage the most appropriate use of land in the district. Supporting local business expansion and adding housing choice is beneficial to the economic growth for the City of Billings.

Attachments

Zoning Map and Site Photos ZC 1037
Chart of Zoning History ZC 1037
Pre application meeting notes ZC 1037
Application and Letter
Ordinance ZC 1037

City Zone Change 1037 – 3146 Monad Rd
Zoning Map and Site Photos



Subject Property





Subject Property



Subject Property view south from Monad Rd



View south east to adjacent residence at 3138 Monad Rd



View north across Monad Rd to West Side Baptist Church



View north west across intersection of 32nd St W and Monad Rd



View west along Monad Rd across 32nd St W



Aerial Map

Zoning History for City ZC 1037 – 3146 Monad Rd

SUBJECT PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
	None				
SURROUNDING PROPERTY	Zone Change	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
NE corner King Ave W & 32 nd St W	124	6/7/1977	R96 to RP	Yes	Now CMU1
NE corner King Ave W & 32 nd St W	261	12/31/1979	R96 to RP	Yes	Now CMU1
NE corner King Ave W & 32 nd St W	502	6/9/1986	R96 to RP	No	Now CMU1
2902 Henesta	512	5/4/1987	R96 to CC	Yes	Now CMU2
29 th St W and King Ave W	700	8/12/2002	R96 to CC	Yes	Now CMU2
3525 Central Ave	789	9/11/2006	R96 to NC	Yes	Now NO
NE corner of 32 nd St W & Rosebud	836	4/29/2008	R80 to RP	No	Now N2
3133 Central Ave	839	6/9/2008	R96 to NC	Yes	Now NMU
3333 Central Ave	867	9/27/2010	R96 to NC	Yes	Now NMU

Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

- 1. **Present Zoning:** N3 - Suburban Neighborhood

- 2. **Written description of the Zone Change Plan** including existing and proposed new zoning:

Change from N3 Suburban Neighborhood to NO - Neighborhood Office

- 3. **Subject Property Map:** please attach to this form

- 4. **Legal Description of Property:**

LAMPMAN SUBD, S12, T01 S, R25 E, BLOCK 24, Lot 7, (LESS 200 SQ FT FOR STREET)

- 5. **Neighborhood Task Force Area** Yes // No . If Yes, Name of Task Force and mailing address of Chairperson:

Steve Zeier West End Task Force 5415 Summer Stone Ave Billings, MT 59106

- 6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form

- 7. **A copy of the meeting notice.** please attach to this form

- 8. **A brief synopsis of the meeting results including any written minutes or audio recording.** please attach to this form

- 9. **The undersigned affirm the following:**

1) The pre-application neighborhood meeting was held on the 24th day of August 2023

2) The zone change application is based on materials presented at the meeting.

Owner (s): Anthony Wilcox Telephone: 406-321-4532

Address: 107 33rd St W Email: tonywilcox17@hotmail.com
Billings, MT 59102

Agent (s): Jami Clark, Yellowstone Realty Brokers Telephone: 406-696-2215

Address: PO Box 21040 Email: jami@ownbillings.com
Billings, MT 59104

6:32 start time - 7:10 end time

NEIGHBORHOOD ZONE CHANGE MEETING 8/24/2023

Name	Address	Signature(s)
Brandt, Nancy	429 Greenspring	
Brown, Zachary	456 Greenspring	
Campbell, Jonathon & Samantha	471 Greenspring	
Christ's Church of Billings	323 S 32nd St W	Brb Marlow
City of Billings		
Frichtl, Twila	385 Cape Cod	
Hofstad, Patricia	3127 Georgina	
Kampe, Kenneth & Laura	428 Greenspring	
Kappel, Kara/Wittenberg, Brett	443 Greenspring	
Keneally, Wrenzie	457 Greenspring	
Kepferle, Kay & Russel	443 Greenspring	
Kuchera, Patricia	415 Greenspring	
Leichner, Kyle	3138 Monad	
Melia, Tedd & Billie	3130 Monad	
Nollmeyer, Bonita Lee	369 Cape Cod	
Pankratz, Mary	3119 Georgina	
Peterson, Sharon	3135 Georgina	Sharon Peterson
Rush, Robert & Linda	3120 Georgina	
Shied, Dixie Ann	3145 Georgina	Dixie Ann Shied
Smith, Chad	414 Greenspring	
Vissr, Albert & Joyce	3130 Georgina	
Wallace, Shawn & Julianna	3146 Georgina	
Wetzel, Katie & Everson	3120 Monad	
Wittmayer, Cheryl	442 Greenspring	

Clark, Jami
Wilcox, Tony

owner
owner

Jami
Clark

Zone Change Neighborhood Meeting

You're invited to a neighborhood meeting to discuss the zone change for the vacant property located at the SE intersection of Monad Rd and 32nd St W. The proposed zone change would change the zoning from N3 – Suburban Neighborhood to NO – Neighborhood Office.

From City of Billings Zoning Code:

The NO district is intended to accommodate office and office/residential uses on neighborhood corridors and internal neighborhood locations where other commercial uses are inappropriate. This district is meant to be highly walkable and accessible to pedestrians and to fit well with the context of adjacent neighborhood residential buildings, when located on corners or block ends.

Property Legal Description:

LAMPMAN SUBD, S12, T01 S, R25 E, BLOCK 24, Lot 7, (LESS 200 SQ FT FOR STREET)

Recently corrected from: Block 27, Lot 7



Meeting Date: Thursday, August 24th, 2023

Meeting Time: 6:30 PM

Location: Mazevo Coffee Meeting Room, 3911 Central Ave Ste 3

Zone change is being requested by:

Tony Wilcox, property owner

tonywilcox17@hotmail.com

406-321-4532

Jami Clark, Yellowstone Realty Brokers

jami@ownbillings.com

406-696-2215

NEIGHBORHOOD MEETING MINUTES FOR PROPOSED CITY ZONE CHANGE

LAMPMAN SUBD, S12, T01 S, R25 E, BLOCK 24, Lot 7, (LESS 200 SQ FT FOR STREET)

August 24th, 2023 6:30 pm

Mazevo Coffee Meeting Room, 3911 Central Ave

In attendance: Tony Wilcox (owner), Jami Clark (owner), Dixie Ann Schied, Sharon Petersen, Bob Marlow

Minutes

Introductions were made. Subject property owners explained the intent for the Neighborhood Office zone change is to build a small 4-unit property with professional office space and residential units. Neighbors expressed concerns that there could be a marijuana business on the property. Jami explained that this zoning would not allow a marijuana business and read from the zoning regulations what types of businesses and buildings are allowed in Neighborhood Office. Neighbors still expressed concerns that there could be a work around for a marijuana business. Jami reiterated that under their ownership there will not be any marijuana related business on the property. Discussions were had about access to and around the property. Two neighbors in attendance are located directly behind the subject property across the alley. They shared that vehicles turn off of 32nd St W and use the alley and Georgina to avoid the 32nd / Monad intersection. Owners agreed that access to the property is not ideal, and the alley will most likely be used by vehicles entering and exiting the property in addition to using future curb cut access on Monad. Concerns were shared by neighbors regarding inattentive and discourteous drivers near the intersection and that accidents do occur there. Neighbors also shared that a building on the property would impact their views of the rims to the north. Jami stated that yes, it is likely that the negative impacts to the neighbors to the south in building anything on the property would be view change/blockage to the north and increased use of the alley. Owners shared information regarding building setback and parking requirements for Neighborhood Office zoning and that the intended building type would require 9 parking spaces. Jami stated that the owners' intent is to be as conscientious of a neighbor as possible and encouraged continued communication between neighbors for the opportunity to address concerns.

6:32 start time - 7:10 end time

NEIGHBORHOOD ZONE CHANGE MEETING 8/24/2023

Name	Address	Signature(s)
Brandt, Nancy	429 Greenspring	
Brown, Zachary	456 Greenspring	
Campbell, Jonathon & Samantha	471 Greenspring	
Christ's Church of Billings	323 S 32nd St W	Brb Marlow
City of Billings		
Frichtl, Twila	385 Cape Cod	
Hofstad, Patricia	3127 Georgina	
Kampe, Kenneth & Laura	428 Greenspring	
Kappel, Kara/Wittenberg, Brett	443 Greenspring	
Keneally, Wrenzie	457 Greenspring	
Kepferle, Kay & Russel	443 Greenspring	
Kuchera, Patricia	415 Greenspring	
Leichner, Kyle	3138 Monad	
Melia, Tedd & Billie	3130 Monad	
Nollmeyer, Bonita Lee	369 Cape Cod	
Pankratz, Mary	3119 Georgina	
Peterson, Sharon	3135 Georgina	Sharon Peterson
Rush, Robert & Linda	3120 Georgina	
Shied, Dixie Ann	3145 Georgina	Dixie Ann Shied
Smith, Chad	414 Greenspring	
Vissr, Albert & Joyce	3130 Georgina	
Wallace, Shawn & Julianna	3146 Georgina	
Wetzel, Katie & Everson	3120 Monad	
Wittmayer, Cheryl	442 Greenspring	

Clark, Jami
Wilcox, Tony

owner
owner

Jami
Clark

How the proposed zone change is consistent with the city's Growth Policy, meets the 10 criteria for a zone change, and fits in with the existing developments in the area.

This proposed zone change is consistent with the city's Growth Policy because it:

- Allows a mix of housing types
- Implements the city's Infill Policy with developing an underutilized property
- Provides housing and workplace units along public transportation and bikeways

This proposed zone change meets the 10 zone change criteria by:

1. The zone change is in accordance with the city's Growth Policy as described above.
2. It is designed to secure from fire and other dangers.
3. It promotes public health, safety, and general welfare by providing development of an infill lot with newly built housing and/or workplace units.
4. The zone change will facilitate adequate provision of transportation, water, sewer, schools, and parks as it is located on city services already, it is located with immediate access to public transportation, and is in close proximity to both parks and schools.
5. The zone change does provide adequate light and air within its zoning setbacks and regulations.
6. The new zoning will have minimal impact on motorized and non-motorized transportation as the proposed use will have minimal increased vehicle access counts to the property as compared to its current zoning.
7. The new zone promotes compatible urban growth by providing more appropriate options for an unused infill lot.
8. The new zoning considers the character of the district and the suitability by adding an additional appropriate use to an area comprised of single family, multifamily, and civic uses.
9. The new zoning will conserve the value of buildings by adding new construction to a neighborhood with homes that are 40+ years old.

10. The new zoning will encourage the most appropriate use of land throughout the City of Billings as this small property has not been attractive to the public for a single family dwelling. Zoning allowing professional workplace and multifamily units is most appropriate for this property located at an arterial intersection.

The proposed zoning fits in with the existing developments as there is multi-family zoning (PUD) within 300 ft of the property, there is non residential (civic) zoning directly to the north, and there is much commercial zoning along 32nd St W further to the north and south of the subject property.

APPLICATION FORM

CITY ZONE CHANGE **Billings Zone Change #** 1037 - **Project #** PZX-23-00158

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

Present Zoning N3 - Suburban Neighborhood

Proposed Zoning: NO - Neighborhood Office

TAX ID# C08064 CITY ELECTION WARD 5

Legal Description of Property: LAMPMAN SUBD, S12, T01 S, R25 E, BLOCK 24, Lot 7, (LESS 200 SQ FT FOR STREET)

Address or General Location (If unknown, contact City Engineering): 3146 Monad Rd

Size of Parcel (Area & Dimensions): 11,708 sq ft 100 X 117 approximately

Present Land-Use: Vacant Land

Proposed Land-Use: Small 4-unit property with residential and professional office units

Covenants or Deed Restrictions on Property: Yes _____ No X

If yes, please attach to application

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

Owner(s): Anthony Wilcox

(Recorded Owner) 107 33rd St W Billings, MT 59102

(Address) 406-321-4532 tonywilcox17@hotmail.com

(Phone Number) (email)

Agent(s): Jami Clark

(Name) PO Box 21040 Billings, MT 59104

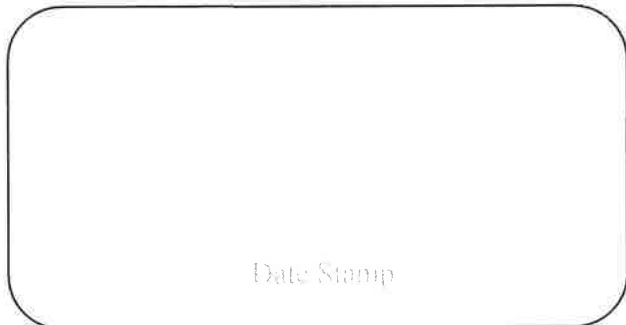
(Address) 406-696-2215 jami@ownbillings.com

(Phone Number) (email)

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

Signature: Anthony Wilcox Date: 08/25/23

(Recorded Owner)



Date Stamp

How the proposed zone change is consistent with the city's Growth Policy, meets the 10 criteria for a zone change, and fits in with the existing developments in the area.

This proposed zone change is consistent with the city's Growth Policy because it:

- Allows a mix of housing types
- Implements the city's Infill Policy with developing an underutilized property
- Provides housing and workplace units along public transportation and bikeways

This proposed zone change meets the 10 zone change criteria by:

1. The zone change is in accordance with the city's Growth Policy as described above.
2. It is designed to secure from fire and other dangers.
3. It promotes public health, safety, and general welfare by providing development of an infill lot with newly built housing and/or workplace units.
4. The zone change will facilitate adequate provision of transportation, water, sewer, schools, and parks as it is located on city services already, it is located with immediate access to public transportation, and is in close proximity to both parks and schools.
5. The zone change does provide adequate light and air within its zoning setbacks and regulations.
6. The new zoning will have minimal impact on motorized and non-motorized transportation as the proposed use will have minimal increased vehicle access counts to the property as compared to its current zoning.
7. The new zone promotes compatible urban growth by providing more appropriate options for an unused infill lot.
8. The new zoning considers the character of the district and the suitability by adding an additional appropriate use to an area comprised of single family, multifamily, and civic uses.
9. The new zoning will conserve the value of buildings by adding new construction to a neighborhood with homes that are 40+ years old.

10. The new zoning will encourage the most appropriate use of land throughout the City of Billings as this small property has not been attractive to the public for a single family dwelling. Zoning allowing professional workplace and multifamily units is most appropriate for this property located at an arterial intersection.

The proposed zoning fits in with the existing developments as there is multi-family zoning (PUD) within 300 ft of the property, there is non residential (civic) zoning directly to the north, and there is much commercial zoning along 32nd St W further to the north and south of the subject property.

ORDINANCE 23-_____

AN ORDINANCE OF THE CITY OF BILLINGS,
PROVIDING THE ZONE CLASSIFICATION for Lot 7 of
Block 24 of Lampman Subdivision (less 200 square feet
for street), BE AMENDED

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

Section 1. RECITALS. Title 76, Chapter 2, Part 3, MCA, and Sections 27-1628, BMCC, provide for amendment to the City Zoning Map from time to time. The City Zoning Commission and staff have reviewed the proposed zoning for the real property hereinafter described. The Zoning Commission and staff have considered the ten (10) criteria required by Title 76, Chapter 2, Part 3, MCA. The recommendations of the Zoning Commission and staff have been submitted to the City Council, and the City Council, in due deliberation, has considered the ten (10) criteria required by state law.

Section 2. DESCRIPTION. Lot 7, Block 24 of Lampman Subdivision (less 200 square feet for street), is presently zoned Suburban Neighborhood Residential (N3), and is shown on the official zoning map within this zone.

Section 3. ZONE DISTRICT AMENDMENT. The official zoning map is hereby amended and the zoning for Lot 7, Block 24 of Lampman Subdivision (less 200 square feet for street), is hereby changed from Suburban Neighborhood Residential (N3), to Neighborhood Office (NO), and from the effective date of this ordinance, shall be subject to all the rules and regulations pertaining to Neighborhood Office (NO), as set out in the Billings, Montana City Code.

Section 4. EFFECTIVE DATE. This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 5. REPEALER. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

Section 6. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading this 23rd day of October, 2023.

PASSED, ADOPTED and APPROVED on second reading this November 13, 2023.

CITY OF BILLINGS

BY: _____

William A. Cole, Mayor

Attest:

BY: _____

Denise R. Bohlman, City Clerk
Zone Change 1037 – 3146 Monad Rd

City Council Regular

Date: 10/23/2023
Title: Zone Change 1038 - Zimmerman Home Place Lot 1, Block 1 - NX1 to NX2 and NX3
Presented by: Nicole Cromwell
Department: Planning & Community Services
Presentation: Yes
Legal Review: Not Applicable
Project Number: PZX-23-00170

RECOMMENDATION

The Zoning Commission recommends approval and adoption of the findings of the 10 review criteria for Zone Change 1038.

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

This is a zone change request for a property currently zoned Mixed Residential 1 (NX1) in the Zimmerman Home Place Subdivision located northwest of the intersection of Avenues D and E. The applicant is proposing to re-zone a portion of the property from NX1 to NX2 and NX3 to accommodate a development plan that includes multifamily buildings with more than 4 units per structure. The proposed zoning of NX2 and NX3 will be more than 150 feet east of the western property line. The applicant has submitted an exhibit that shows the exact proposed zone boundaries for each new zone district. The existing NX1 zone applies to the entire 17.6 acre parcel. The proposed NX2 area will be 4.92 acres and the NX3 zoned area will be 6.17 acres. This leaves approximately 6.5 acres in the NX1 zone district. The NX1 zone requires a maximum height of 2.5 stories or 27 feet, the NX2 zone allows 1 to 3-story buildings and the NX3 zone requires a minimum height of 2 stories and may have up to 4 stories depending on building type. Side-by-side unit structures have a maximum height in the NX3 zone of 3 stories. The property is legally described as Lot 1, Block 1 of Zimmerman Home Place Subdivision.

This area of Billings has been developing over the past 10 to 15 years following the connection of Zimmerman Trail through the Yegen Family Grand Avenue Farm and the major reconstruction of Shiloh Road, another major north/south connection. In 2017, Town Pump bought all the commercially zoned property on the northwest corner of Grand and Zimmerman Trail and put in a new gas station, convenience food store, liquor store and casino. In 2022, the northern lots of the Zimmerman Home Place subdivision were purchased by a local development company and an annexation and zone change for the subject property and for Lot 1, Block 2 to the east was submitted and approved. The previous zoning of Lot 1 Block 1 was N3 and NX1. The zone change deleted the N3 zoning, expanded the area for NX1 zoning and placed the north 106 feet in a Public 1 zoning to preserve the area around the Big Ditch that traverses the property at Colton Boulevard. This project was approved and new apartment buildings are under construction to the east of the subject property. This parcel is owned by the same development company.

In 2021, all zoning districts and regulations were updated. The Zimmerman Home Place Subdivision had various zone districts originally approved by the County Commissioners prior to any annexation. This lot was originally zoned R96, R50 and R70 under the retired zoning. All of those zone districts were based on lot area per dwelling unit and only allowed 1 or 2-family dwellings. The updated zoning map in 2021, placed about 2/3's of the property in the NX1 zone district and the north 1/3 in the N3 zone district. This was amended in 2022 as noted above to allow the entire parcel to be zoned NX1 except for the area around the Big Ditch irrigation canal.

Village West Subdivision (west of the subject parcel) began building out in 2005. These lots were updated mostly to the N2 zoning when the city updated all zone districts in 2021. Some of the northern tier of lots in Village West are currently zoned N3. North across Colton Boulevard all the lots are zoned N3. To the east is NX3 and Public 1 zoning and south is NX1, NX3 and Neighborhood Mixed Use (NMU) zone districts.

Housing demand reached a high level in 2021 and the trend continues into 2023. Supply of all types of housing choices has not kept up with the demand. At least two decades ago, local planning and growth policy documents indicated a need for independent living units for aging residents who want to "downsize" from a maintenance heavy single family dwelling on a large lot to unit ownership or townhomes as well as rental apartments. The 2010 Census indicated Billings, like many other urban areas, saw a reduction in average household size to 2.3 persons. Smaller households, aging residents and the higher costs of all housing has driven the demand for apartments, townhomes, and smaller multifamily dwellings (studios and 1-bedroom units). Developers have made robust investments in multifamily dwelling choices in west Billings but less so in northwest Billings. There have been more new residential

developments south of Broadwater Avenue than this area to the north. The most recent multifamily dwelling development in this area is the Zimmerman Home Place apartments - just started this past summer. Prior to Zimmerman Home Place, new apartments were developed at 41st St West and Avenue C - Wheatbaker Patio Homes in 2016. Prior to 2016, only a handful of multifamily dwellings have been built (Grand Peaks and Falcon Ridge) north of Broadwater. There is a significant deficit of this type of housing choice in this area of West Billings.

The Planning staff recommended approval of the zone change and the Zoning Commission concurred with this recommendation. There are challenges to an area of urban development that is on an infill property with existing development around it. This is not meant to ensure homogenous development patterns between neighborhoods, but the development plan should include similar and compatible zone districts, connectivity where and when needed, and recognition of similar goals for both types of property. The 2016 Billings Growth Policy and the 2001 West Billings Neighborhood Plan goals and policies support the proposed adjustment to the zone district boundaries. The West Billings Neighborhood Plan goals and objectives stated the need to locate compatible uses and offer a range of housing choices and development densities. The proposed zone change supports these goals. The 2016 Billings Growth Policy supports a broad range of housing choices, encourages more walkable neighborhoods with connectivity to other transportation options, and building the community fabric through urban designed public spaces. The proposed zone change supports these goals as well.

STAKEHOLDERS

The applicant conducted a pre-application neighborhood meeting on August 24, 2023, at Arrowhead Elementary School on 38th St W. The pre-application meeting synopsis is attached to this report. Five surrounding property owners signed the attendance sheet for the meeting. The Planning staff has not received any emails, or letters concerning the application at the time of this staff report. Planning staff received one phone call from a neighbor at 3718 Avenue F regarding the proposed zoning boundary change. Planning staff provided clarification on the proposed zone change. Four public comments were emailed to the Planning staff after preparation of the report to the Zoning Commission. These were provided to the Zoning Commission prior to the hearing for their consideration. These public comments are attached to this report.

Zoning Commission Public Hearing October 3, 2023

The Zoning Commission conducted a public hearing on October 3, 2023, and received the staff recommendation of approval and testimony from the applicant, Preston Lees and the agent, Scott Aspenlieder. No other testimony was received at the hearing. Four letters of comment were received before the hearing and are acknowledged as part of the record. These written letters are attached to this staff report. Commission member Greg McCall stated he has a conflict of interest on this application, so he would not participate in the public hearing or vote. He stated he has worked with Mr. Lees on some preliminary designs on some parcels in the subdivision.

Mr. Aspenlieder stated the applicant agrees with the findings proposed by staff that support the approval of the zone change. He stated the applicant worked hard with his design team to be considerate and careful with the proposed zone change. The applicant left the western edge of the property in its current zoning of NX1 for this purpose. He stated the applicant has done 3 separate Traffic Impact Studies and updates over the past 5 years for this subdivision and development. All the findings and the proposed mitigation has been accepted by the city's engineer, and the developer contributions of close to \$200,000 to those mitigations has been paid to the city. Mitigations and management for traffic will include a new signal at Avenue E and Zimmerman Trail, the installation of a right turn lane for the south bound traffic on Zimmerman Trail at Grand Avenue and several other nearby intersections will have improvement paid in part by this developer. The intersections include Shiloh and Grand, and Zimmerman and Broadwater. He stated the traffic study includes over 160 pages of data collected and analyzed by traffic engineers. He stated based on best engineering practices, most of the traffic will head east and south from the subject property with about 50% of the traffic heading south on Green Valley Drive to the round-about on Grand Avenue. The other directions for traffic will be on Avenue E to Zimmerman Trail or Colton Blvd to Zimmerman Trail. Traffic congestion will be eased through the improvement paid for in part by this developer.

He stated the developer will complete the multi-use trail started on the property to the east, so the residents on this part of the development will have good walking and biking access to the public trails and parks nearby. He stated at the pre-application meeting some residents to the west were concerned with cut-through traffic using the newly open Avenue D. He stated the traffic study does not support the idea that a lot of traffic will use Avenue D. The route to adjacent arterials or collectors using Avenue D is complex and would not be an obvious choice to travel outside the neighborhood. He stated the traffic study concludes most of the impacts will be internal to this subdivision and the developer has paid the proportionate share to improve the adjacent and nearby intersections. Commission member David Goss asked why the proposed zoning boundaries for this lot do not match exactly with the lots to the south or east. Mr. Aspenlieder stated the zoning boundary line follow the latest plan for laying out an internal street system on the lot. He stated the NX1 left in place on the western boundary is the dimension it is to allow a private street to run parallel with homes on both sides of that street. He stated the developer and applicant chose to keep the NX3 zone as

compact as possible so those buildings would more closely match with the existing NX3 to the west and closer to the undeveloped NMU property to the southeast.

Preston Lees, the applicant, testified in favor of the proposed zoning. He stated when a large development is on the drawing board, there are a lot of unknowns. He stated his company is passionate about building great places for all types families and residents of Billings. He stated the preliminary layouts for this parcel showed us the need to update the zoning to match their best ideas. The zone boundaries indicate where the future streets will be located. He stated they will be providing a lot of on-site open space and amenities on this property. He stated the current apartment development to the east could have been laid out to be twice as dense as it is, but he wanted to make sure there will be plenty of outdoor spaces for the new residents to enjoy. He stated the city does need to build more densely to ensure new places are sustainable. He stated his approach is always to exceed the minimum requirements for his developments. He stated density done right will be beneficial to the city. He stated he spends a lot of time with his design team up front, so they can get the details right. He asked the Commission to support the zone change.

The Zoning Commission Chair, Michael Larson, closed the public hearing. Commission member Dan Brooks made a motion to recommend approval and adoption of the findings of the 10 review criteria for Zone Change 1038. The motion was seconded by Commission member David Goss and the motion was approved on a 4-0-1 vote, with Commission Member McCall recusing himself.

ALTERNATIVES

The City Council may:

- Approve and adopt the findings of the ten review criteria for Zone Change 1038 as recommended by the Zoning Commission; or,
- Deny and adopt different findings of the ten review criteria for Zone Change 1038; or,
- Delay action on the zone change request for up to 30 days at the request of the applicant or on its own motion; or
- Refer the application back to the Zoning Commission for an additional public hearing based on 1) new information submitted that the applicant and public has not had an opportunity to examine; or 2) new information has been presented that was never submitted or considered by the Zoning Commission or staff; or
- Allow the applicant to withdraw the zone change request.

The applicant has not requested a delay or withdrawal of the application.

FISCAL EFFECTS

Approval or denial of the proposed zone change will not have an effect on the Planning Division budget.

SUMMARY

Before making a decision, the City Council shall consider the Zoning Commission recommended findings of the ten review criteria:

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

The proposed zone change is consistent with the following guidelines of the 2016 Growth Policy and the West Billings Neighborhood Plan (2001):

The **West Billings Neighborhood Plan** goals and objectives stated the need to locate compatible uses and offer a range of housing choices and development densities. The West Billings Plan adopted a number of Goals, Policies, and Implementation Strategies. The proposed adjustment to the current zone districts and boundaries is consistent with the following adopted Policies of Planned Growth Goal 1: Establish Development Patterns that Use Land More Efficiently

- Policy A "Promote efficient utilization of land within the West Billings planning area by promoting well-designed, more pedestrian friendly, urban development patterns with a mix of uses and an efficient, creative use of land."
- Policy K "Increase residential densities within the West Billings planning area by approving requests for residential zoning that are consistent with this plan."
- Policy M "Development in the West Billings planning area shall provide for a variety of residential types and densities."
- Policy N "Medium and high-density residential development(including elderly and disabled housing) should be located nearby and within walking distance to commercial centers, medical facilities, parks, and recreational amenities."
- Policy R "Encourage innovative land-use planning techniques to be used in building higher density and mixed-

use developments as well as infill developments."

The proposed zoning is compatible with goals of the West Billings Neighborhood Plan. The proposed zone change and street layout will accommodate uses that are compatible in a new mixed residential neighborhood. The proposed development will also have good access to outdoor activities and is in proximity to commercial centers and transportation options. The proposed zoning and development will provide for a variety of housing choices that are not abundant in this area of West Billings. The property is within walking distance to a commercial center, medical facilities, parks and a multi-use trail system.

The proposed amendment is also in line with the adopted 2016 Growth Policy goals for:

Strong Neighborhoods:

- Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels
- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, goodwill and social interaction
- Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, pedestrian-scale streetlights, street trees and walkable access to public spaces
- Neighborhoods that are safe and attractive and provide essential services are much desired
- Implementation of the Infill Policy is important to encourage development of underutilized properties

Home Base:

- A mix of housing types that meet the needs of a diverse population is important
- The Housing Needs Assessment is an important tool to ensure Billings recognizes and meets the demands of future development
- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe
- Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings
- Public safety and emergency service response are critical to the well-being of Billings' residents
- Homes that are safe and sound support a healthy community

The proposed zoning will allow the lower density housing type and style to be adjacent to and to the rear of the existing homes in the Village West Subdivision, west of the subject property. NX1 is considered to be more compatible with the Neighborhood zone districts and is typically found in mid-block or block-end locations throughout Billings. The higher density housing in the NX2 and NX3 zones will be located further to the east and across from the NX3 zoned parcels to the south and east and the NMU parcels to the south. The NX1 zone allows 1-4 unit structures while the NX2 allows 2 to 8 unit building and the NX3 requires a minimum of 5 units in a structure. There are no minimum or maximum lot area requirements however each structure in the NX1 zone with 1 or 2 units must have 20 feet of street frontage (public or private) and each unit with 3-4 units must have 50 feet of street frontage. In the NX2 zone each 2-unit building must have 20 feet of frontage and 3 or more unit buildings must have 50 feet of frontage. In the NX3 zone, each multi-unit structure requires at least 50 feet of street frontage. There similar siting and building standards for all NX zones.

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

The proposed zoning of NX2 and NX3 requires minimum setbacks, open and landscaped areas and building separations which creates security for fire and other dangers. Street frontage - public or private - will be required as well as street frontage landscaping, perimeter landscaping and screening based on the adjacent zoning and use, off-street parking and adequate pathways and driving aisles throughout to ensure public safety.

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

Public health and public safety are promoted by the proposed zoning. This is not a unique to the NX zones, but instead is promoted by all adopted zoning districts within the City of Billings. The site and structure regulations found in 27-300.6&7 in the NX districts promote the minimum standards to ensure public healthy and safety and promote general welfare. Provision of public health and safety services from the city will promote the general welfare of the area. The completion of Avenue D to the Village West Subdivision and 38th Street West to the west and the internal street network to the east will promote public safety and the general welfare by ensuring a traffic connection to the east and west of the subject property.

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

- **Transportation:** The applicant will need to do ensure the existing traffic impact study completed for the subdivision adequately addresses the new zoning and the specific development for the property. The Engineering Division will ensure this is done prior to any approval of a development plan. Each single family dwelling generates about 10-13 daily traffic trips while apartments and townhomes generate between 7--10 trips per day.
- **Water and Sewer:** The City will provide water and sewer to the property. There will be no additional impacts to the system from the proposed changes.
- **Schools and Parks:** Schools and parks may be effected by the proposed zone change and development of a new city neighborhood. School District 2 did not provide any comments. Arrowhead Elementary School had 426 students in the 2022/2023 school year with a student teacher ratio of 17 students per teacher. The student capacity of Arrowhead school is 475 students. Ben Steele has a capacity of 750 with 795 students enrolled last year with a teacher student ratio of 17.1 students per teacher. West High School has a capacity of 1,731 students with an enrollment last year of 2,180 students with a teacher student ratio of 15.91. The closest public park to the subject property is Poly Vista Park, a 15+ acre developed park, is less than 1/4-mile to the northwest. This is the location of the new Landon's Miracle Field, a play space for all children of all abilities. Arrowhead Elementary School is directly north of this public park and also has playing fields open to the public. There is a multi-use path that allows walking and biking to the east and west as well. Country Manor Park, a 5-acre neighborhood park, is about 1/2 mile to the west just north of the Country Manor Apartments. Planning staff did not receive any comments from Parks, Recreation and Public Lands staff concerning this zone change. Any development in the NX zone districts greater than 3 acres requires provision of on-site open space for the new residents use. The types and locations of such open spaces will be determined at the time of a final development plan review with staff.
- **Fire and Police:** The subject property will be served by city public safety services. The Police and Fire Departments had no concerns with the zone change.

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

Similar to criteria 2 and 3, the proposed NX zones, like all zones, requires minimum setbacks to allow for adequate separation between structures and adequate light and air. This parcel is presently vacant therefore any new structure will be required to meet the standards required by Section 27-300-6&7.

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

Non-motorized travel -- walking and biking -- is an essential part of completing Avenue D as part of this development. Pedestrian connections will be ensured through the development, and the property is close to two fixed route MET bus lines (two on Grand). There are no traffic counts on Zimmerman Trail between Rimrock Road and Broadwater Avenue. Traffic counts on Grand Avenue near the Zimmerman Trail intersections are between 18,000 and 20,000 vehicle trips per day. The proposed street connection with the development will allow at least three pathways for the new residents to enter and leave the area including Avenue D to Zimmerman Trail, Avenue D to 38th St W (collector), and Avenue E to Colton Boulevard to Zimmerman Trail. City Engineering will determine if any update to the existing traffic study is required.

7) Will the new zoning will promote compatible urban growth?

The proposed increase in the overall development density is compatible with urban growth and the provision of city level services to the new residents. The proposed zone district boundaries are consistent with the urban growth in this area and will be compatible with the surrounding neighborhoods. Specifically this property is immediately north of property already zoned NX1 and NX3. The NX1 zoning will remain in place for the western 151 feet of the parcel and this is adjacent to N2 and N3 property to the west. Compatibility of these residential districts is preserved by the site and structure standards required in 27-307 and 308. Further site development requirements for parking, landscaping, frontage improvements will be required with new development.

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

The proposed zoning does consider the character of the district and the suitability of the property for the proposed use. This area between Zimmerman Trail and Shiloh Road is beginning to experience growth and development similar to areas further south in West Billings. The city's investment in public infrastructure in the area is spurring the development of new areas for city infill. The existing zones and development pattern for the area is suitable for the NX2 and NX3 districts as shown on the zoning exhibit.

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

The property is an undeveloped agricultural parcel that is in proximity to all city services. Approval of the zone change will provide a housing choice in a residential and commercial area. The zoning designation itself will not influence the value of buildings. In general, new development increases the value of adjacent property.

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

The proposed zoning will encourage the most appropriate use of this land in Billings. The proposed NX2 and NX3 will be facing similar zoning to the east and south. The NX1 zoning, that allows single family, two-family and up to 4-family dwellings is compatible with the N3 and N2 zoning to the west.

Attachments

Zoning Map and Site Photos ZC 1038

Chart of Zoning History ZC 1038

Zoning Exhibit for ZC 1038

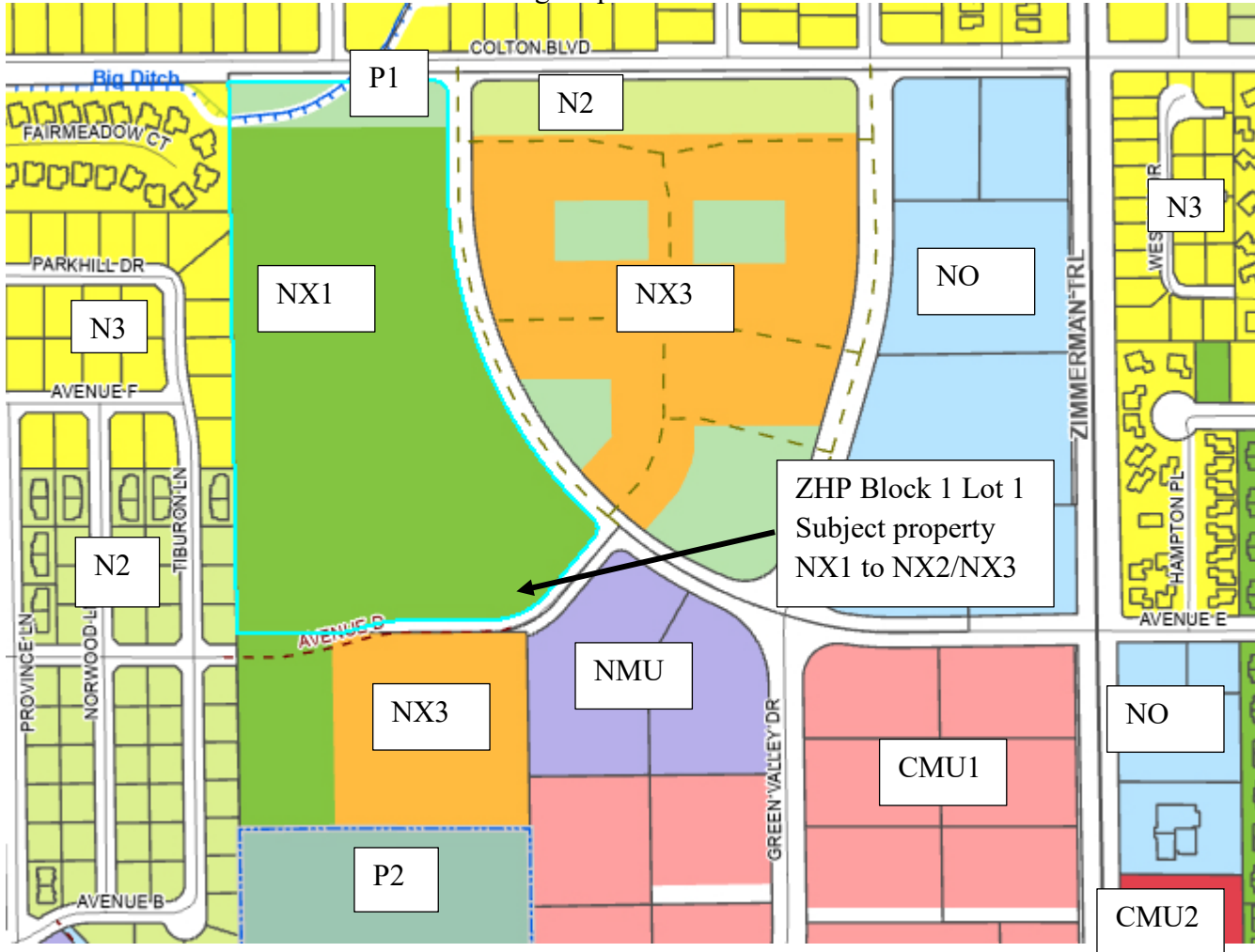
Pre application meeting and notes ZC 1038

Application and Letter

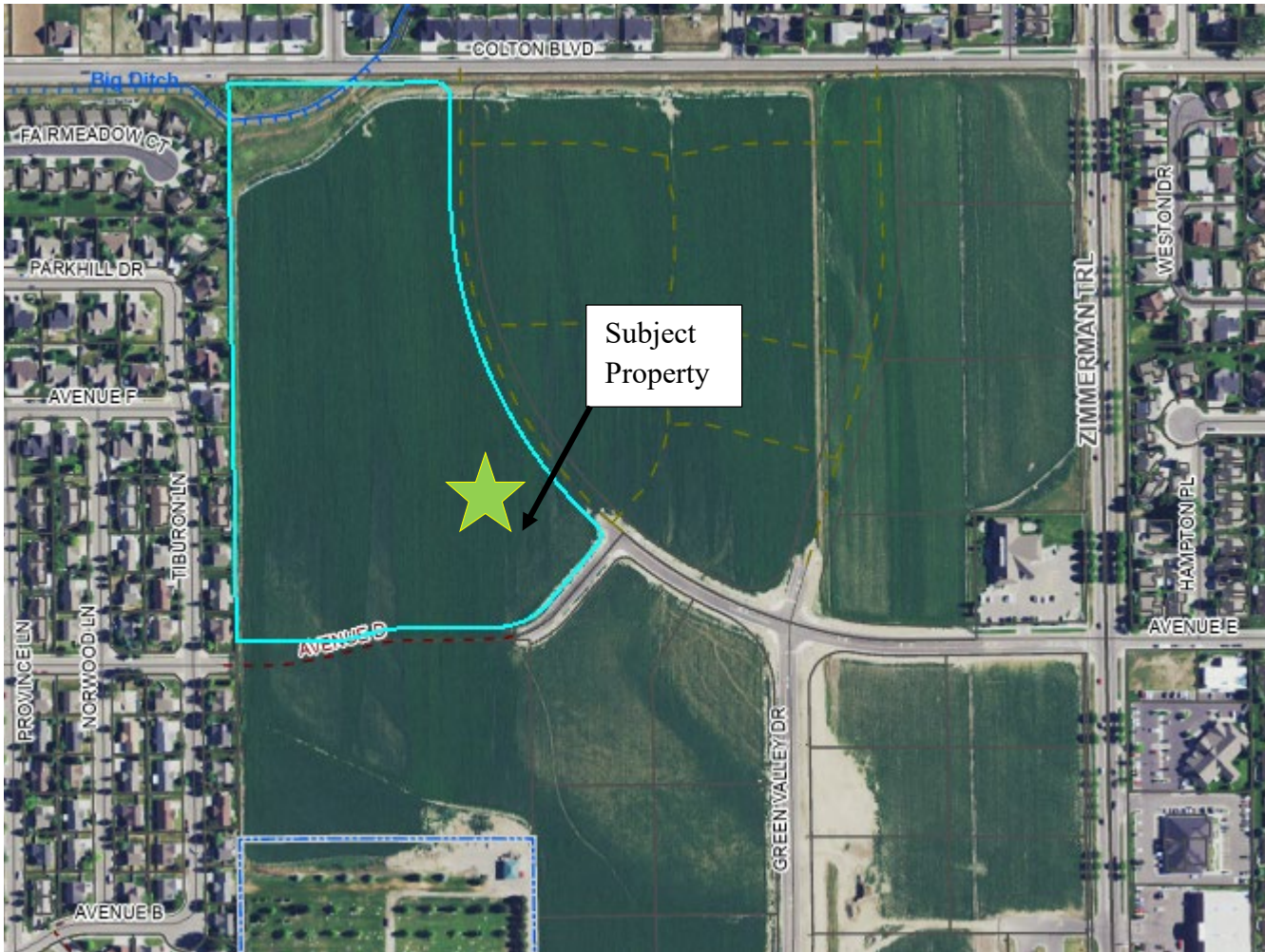
ZC 1038 public comments as of Oct 4 2023

ZC 1038 Ordinance

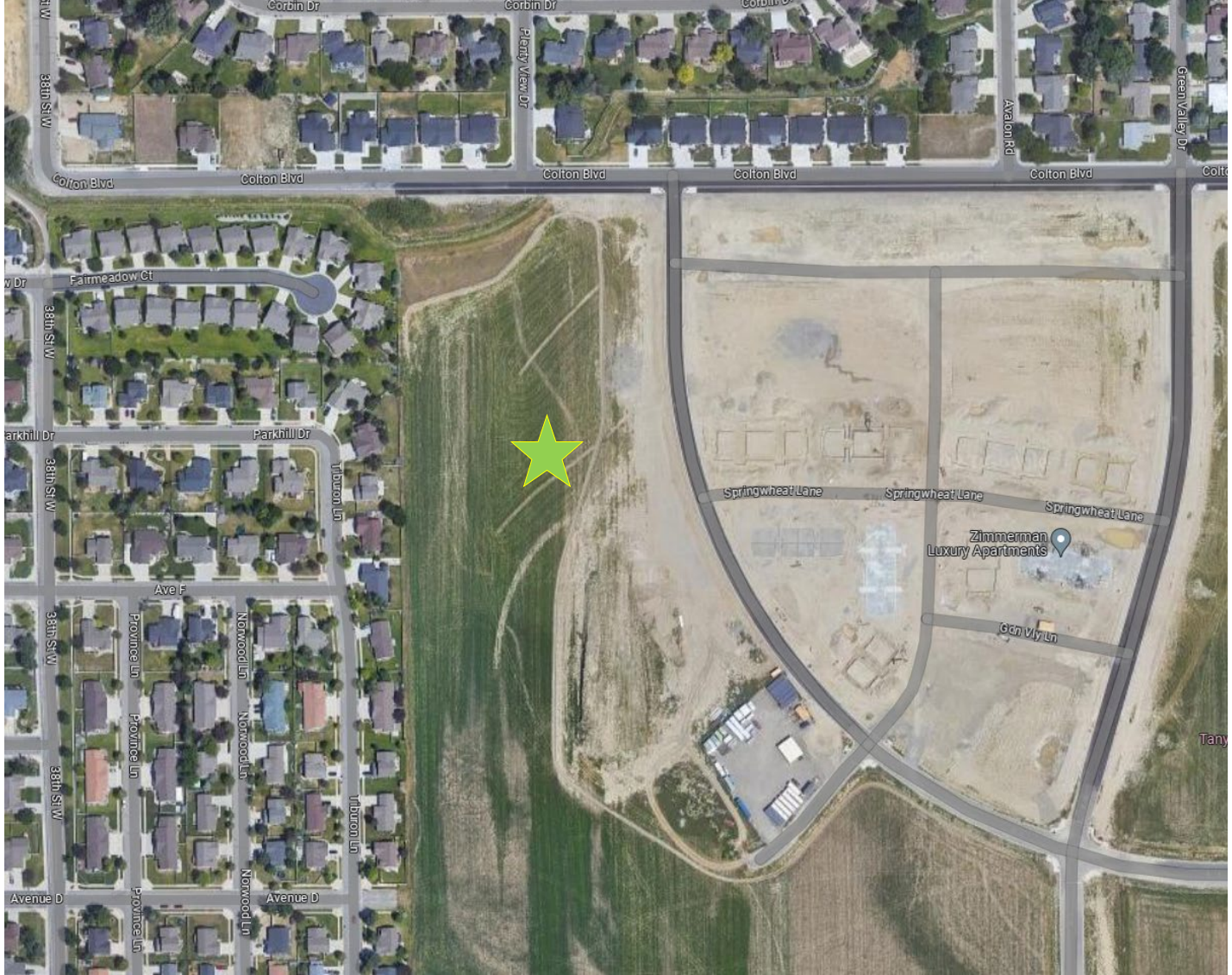
City Zone Change 1038 – ZHP Subdivision Lot 1 Block 1
Zoning Map and Site Photos



Subject Property



Subject Property





Subject Property view northwest from intersection of Avenue D and Avenue E



View north along Avenue E



View northeast across Avenue E



View east across Avenue E



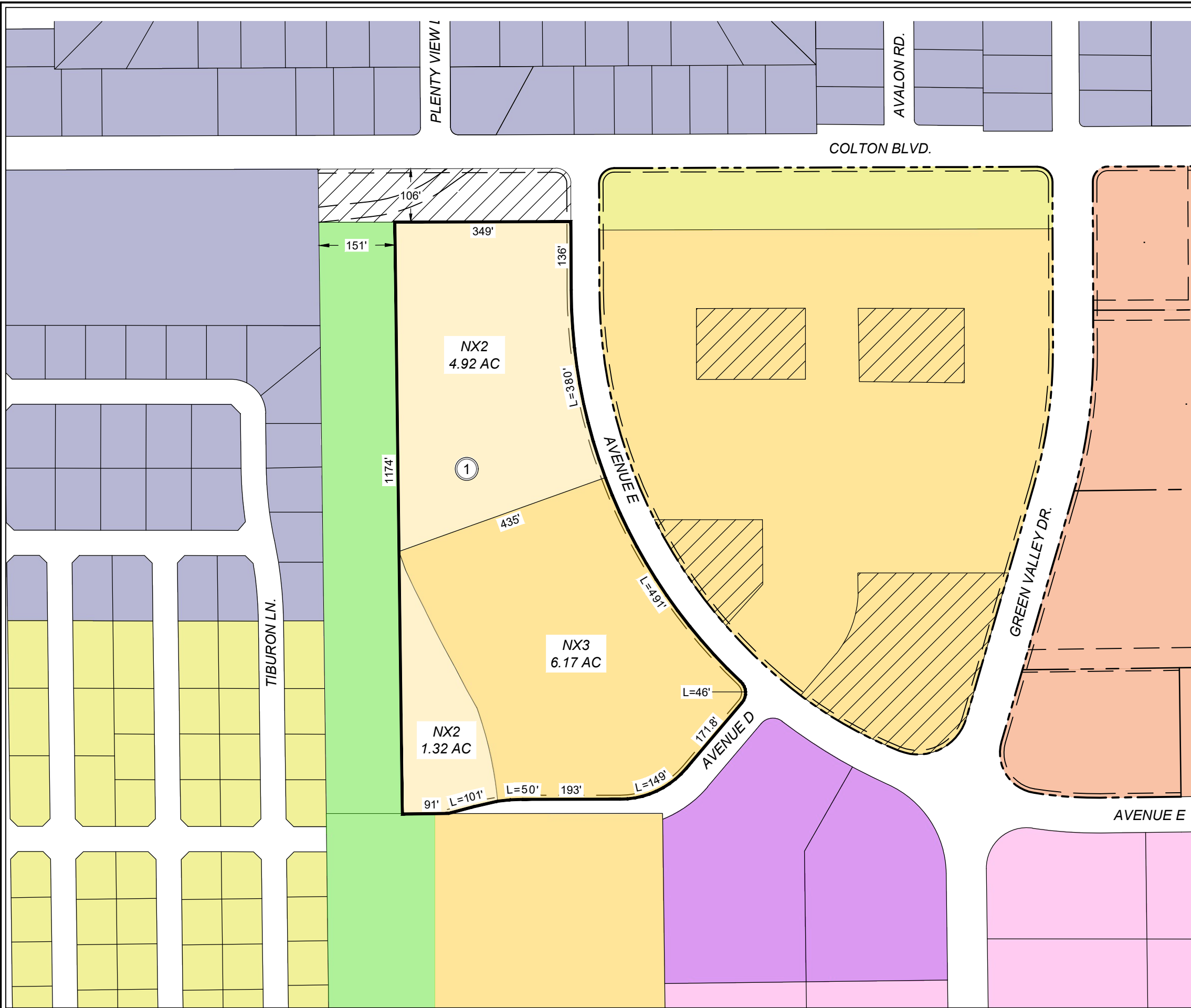
View southeast along Avenue E



View southeast at intersection of Avenue E and Avenue D

Zoning History for ZC 1038 – Zimmerman Home Place Sub Lot 1 Block 1

SUBJECT PROPERTY	Zone Change #	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
Zimmerman Home Place Subdivision	County ZC 675	August 2, 2016	A-1 to CC, NC, RP, Public, RMF-R, R-50, R-70 and R-96	Y	CC & NC parcels annexed for Town Pump development 3411 Grand Ave 2018
Zimmerman Home Place Subdivision	City Zone Change 1009	March 14, 2022	N3, NX1, NX3, and P1 through a PND to N2, NX1, NX3, and P1	Yes	Concurrent Annexation
SURROUNDING PROPERTY	Zone Change #	DATE	FOR	APPROVED (Y/N)	ADDITIONAL DATA
Michelloti Sawyer	1020	10/24/2022	A to NX1 and NX3	Yes	Steward Land townhomes
ZHP 3 rd Filing Zimmerman Trail frontage	1019	1/9/2023	NO to CMU1	Withdrawn	
Cardwell Ranch PD	986	10/26/2020	Update to PD	Y	
E.D. King Sub	782	7/10/2006	A-1 to CC	Y	Country Meadow Apts 1997
1501 Zimmerman Trail	807	7/9/2007	R-60-R to CC & RP	Y	Ace Hardware & Offices
3737 Grand Ave	779	6/26/2006	RP to NC	Y	Multi-tenant office/retail
1500 Golden Blvd	572	2/28/1994	A-1 to RMF	Y	Carriage Homes 1997
3155 Avenue C	413	10/25/1983	R-96 to RMF-R	Y	Aspen Meadows 2005
2291 Avenue C	68	8/26/1974	PD to R-60	Y	Rosepark Plaza Apts 1981



LEGAL DESCRIPTION

LOT 1, BLOCK 1, ZIMMERMAN HOME PLACE SUBDIVISION, 1ST FILING (18), S34, T01N, R25E
① (EXISTING) BLOCK 1, LOT 1: 752,843 SF 17.689 ACRES

ZONING LEGEND

- CMU1: COMMERCIAL MIXED USE 1
- NX1: MIXED RESIDENTIAL 1
- NX2: MIXED RESIDENTIAL 2
- NX3: MIXED RESIDENTIAL 3
- P1: OPEN SPACE, PARKS, RECREATION
- NO: NEIGHBORHOOD OFFICE
- NMU: NEIGHBORHOOD MIXED USE
- N2: MID-CENTURY NEIGHBORHOOD
- N3: SUBURBAN NEIGHBORHOOD

PROPOSED ZONE CHANGE BOUNDARY

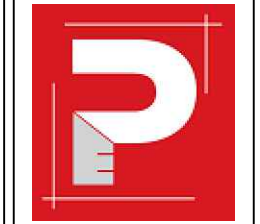
ON-SITE LOT BOUNDARY

SITE AND STRUCTURE REGULATIONS

CITY OF BILLINGS ZONING CODE, ARTICLE 27-300, SECTION 27-308

TABLE 27-300.9 & 27-300.10

BUILDING SITING	NX2 & NX3
MAXIMUM BUILDING COVERAGE (%)	60
FRONT BUILD-TO ZONE (FT)	10-20
STREET-SIDE BUILD-TO ZONE (FT)	5-15
HEIGHT	NX2 & NX3
OVERALL MAXIMUM HEIGHT (STORIES)	NX2: 2.5-4 NX3: 3-4 (BASED ON HOUSING)



HIGHLANDS APARTMENTS, LLC

BILLINGS, MT 59102

ADH DESIGNED BY	QUALITY ASSURANCE	
BRG DRAWN BY	CPD CHECKED BY	
08/2023 DATE	08/2023 DATE	
REV BY	DATE	CHKD BY

SHEET TITLE
**ZIMMERMAN HOME PLACE BLOCK 1
 PROPOSED ZONING MAP**

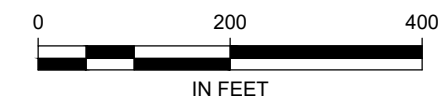
PROJECT NUMBER
2021-173

SHEET NUMBER
1 OF 1

EXHIBIT

A

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Pre-Application Statement of Owner(s) or Agent(s)

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** NX1 – Mixed Residential 1 _____

2. **Written description of the Zone Change Plan** including existing and proposed new zoning:

Zone Change from NX1 to a combination of NX2 and NX3 on 12.41 acres _____

3. **Subject Property Map:** please attach to this form.

4. **Legal Description of Property:**

Zimmerman Home Place Subdivision 1st Filing, Lot 1, Block 1, Section 34, T01 N, R 25 _____

E. Billings, MT, P.M.M _____

5. **Neighborhood Task Force Area:** Yes /// No. If Yes, Name of Task Force and mailing address of Chairperson:

Westend Task Force, Steve Zeier _____

6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form.

7. **A copy of the meeting notice.** please attach to this form

8. **A brief synopsis of the meeting results including any written minutes or audio recording.** please attach to this form

9. **The undersigned affirm the following:**

1) The pre-application neighborhood meeting was held on the 24th, day of August 2023.

2) The zone change application is based on materials presented at the meeting.

Owner (s): Highlands ZHP Subdivision, LLC Telephone: (406) 839 - 7661

Address: 2116 Broadwater Ave., Suite 101, Email: preston@beartoothholding.com
Billings, MT 59102

Agent (s): Performance Engineering, Scott Aspenlieder Telephone: (406) 384 - 0080

Address: 608 N. 29th Street Billings, MT 59101 Email: scott@performance-ec.com

Lots 2 & 3, Block 1, Zimmerman Home Place Subdivision, 3rd Filing

Zone Change Neighborhood Meeting Notes

The meeting was conducted from 6-7:30 PM on August 24, 2023 at the Arrowhead Elementary School. The meeting was hosted by Scott Aspenlieder of Performance Engineering (agent) and Preston Lees (developer).

There were eleven (11) public participants for the meeting. We did not receive any calls prior to the meeting or following the meeting. Significant discussion occurred regarding the development plan for Block 2 and the ongoing construction, which was not relevant to this application but all information available was shared by Mr. Lees. Those discussions are not summarized below as they are not relevant to this application.

Questions from the individuals and subsequent responses are shown below:

- **What is the timeline on the development of the property?**

The developer noted that the timeline for this project was to be under construction in 2024, based on completion timelines for ongoing project adjacent to the parcel. That construction would include the completion of Avenue D along the southern boundary of the project area. Construction would likely take up to 24 months to complete.

- **Why is it being proposed to switch the existing property zoning to NX2 and NX3?**

NX1 demand is not moving the land forward at this point. Current market interest is higher for multi-family development than for a lower density NX1 residential development. The combination of NX2 and NX3, we believe, is a compromise and consistent with ongoing development to the east of the parcels on Block 2 and the zone change south which was approved by Council for Steward Land Company, essentially the same as what is being proposed. The proposed zoning configuration allows the developer the ability to mix densities and housing products providing more housing choices to the market and residents. This diversity is imperative for the current market to be able to fit multiple housing levels and price points.

- **What is going to be done to address the increase in traffic in the area?**

A Traffic Impact Study (TIS) was previously completed for this development. The TIS did anticipate the a change to Block 1 to account for elevated travel from a future change. Remaining within the NX zone types by only adding NX2 and NX3 we'll see a slight increase in trip generation and thus a negligible impact on the existing transportation system aside from the impacts paid for by the developer to

intersections in the area. Nonetheless, the results of the TIS show the project will trigger upgrades to the intersection of Avenue E and Zimmerman Trail, calling for installation of a stop light upon full buildout of the Zimmerman Home Place development. The developer will have made the financial contributions to the City of Billings for their impact on those improvements. The lighted intersection will take pressure off the Colton and Zimmerman intersection once installed helping the road network in the area. Again, it should be noted that trip generation from NX2 and NX3 on Block 1 was planned for with the study completed anticipating a change in the future so the contributions made for intersection impacts by the developer will be sufficient to account for their financial obligations. Lastly, it should be noted that completion of Ave. D to the existing neighborhood west of Zimmerman Home Place Subdivision will assist in serving as an outlet for residential traffic from those streets to get to the new lighted intersection at Ave. E and Zimmerman Trail and the roundabout at Grand Ave. and Green Valley Dr.

- **How many stories will the buildings constructed likely be on the property?**

NX3 zoning allows for up to four (4) stories in construction. It is likely that 3- to 4-story construction would occur on the site to maximize development potential and value for the lot and neighborhood. There is no definitive plan for how the lots will be developed at this point. It is more likely that a development like that occurring on Block 2 will be carried over to this area but there have been no formal design level efforts put to that at this stage. Securing the zoning approval is necessary before investing and putting at risk any more capital on the development of these lots.

- **What impact will this development have on property values of the existing homes in the area?**

There are a handful of studies that point to continued development of vacant lands increasing values to adjacent neighborhoods, even with higher density development. There are no accredited studies we have seen that show that by building higher density development adjacent to single-family housing that a reduction in home value occurs. There certainly will be a change in viewshed from Colton Boulevard but that would also occur if a home was built to the maximum height allowed by NX1 zoning. The development has stepped back density using an NX1 buffer on the west side of the lot to minimize impact, pushing the NX3 to the center and as far away as possible from existing neighborhoods.

- **Why can't the area be built out under the existing NX1 zoning?**

There is increasing demand for NX2 and NX3 densities in development to provide a housing need which is not met under NX1. Currently, with the cost of construction large swaths of land are cost prohibitive to develop with only NX1 zoning because developers cannot get the density necessary to offset construction and land costs with current interest rates and inflation.



608 North 29th Street, • Billings, MT 59101 • (406) 384-0080

August 16, 2023

Dear Interested Neighbor,

On behalf of Highlands ZHP Subdivision, LLC, 2116 Broadwater Ave., Suite 101, Billings, MT 59102, Performance Engineering, LLC, is writing to inform you of a zoning pre-application neighborhood meeting scheduled to be held on **August 24, 2023** at Arrowhead Elementary School, 2510 38th St. West, Billings, MT 59102. Interested parties can attend the meeting held in the Library from 6-7 PM.

The meeting is being held to discuss a proposed zone change regarding the existing property located southwest of the intersection of Colton Boulevard and Avenue E. The owner is requesting the properties shown in the attached exhibits, and described below, be re-zoned to accommodate future development:

A portion of Lot 1, Block 1, of Zimmerman Home Place Subdivision, 1st Filing, S34, T01N, R25E, City of Billings, Yellowstone County, Montana except the western most 151-foot (5.279 ac remaining NX1). Having a total area of approximately 12.41 acres.

The intent of the meeting is to make neighboring property owners aware of the proposed zoning change for the subject properties, discuss the potential for redevelopment, and to answer questions about the project. Below is a summary of the existing zoning and the proposed zone changes:

Existing Zone District	Existing Area (acres)	Proposed Zone District	Proposed Area (acres)
NX1	17.689	NX2	6.240
		NX3	6.170

The City of Billings generally describes the zoning districts included in this application as:

- NX2: Mixed Residential 2
- NX3: Mixed Residential 3
- A total of 16.41 acres is included in the proposed zone change.

Representatives for Performance Engineering, LLC and the Developer will be present at the meeting to answer questions from those who attend. For those unable to attend the meeting, written letters can be directed to Performance Engineering at 608 North 29th Street, Billings, MT 59101, attention Scott Aspenlieder, or emails may be sent to scott@performance-ec.com. We look forward to discussing the proposed zone change with you and hope to see you on **August 24, 2023 at Arrowhead Elementary.**

Sincerely,

Scott Aspenlieder, PE
Project Manager



608 North 29th Street • Billings, MT 59101 • 406-384-0080

Lot 1, Block 1, Zimmerman Home Place Subdivision, 1st Filing Zone Change Questions

1. Explain how the proposed project is consistent with the adopted Growth Policy, Neighborhood Plans, and other applicable city development policies.

Essential Investments - The proposed project is classified as an “infill development” within that will not require any additional city water or sewage infrastructure making it a very cost-effective option for the city.

Infill Development Policy - The goal of the Billings Infill Policy is to promote housing and retail choices to encourage economic development, by rezoning this area it will stimulate development of the area and provide a more enjoyable neighborhood environment for the residents.

Diversified & Affordable Housing - This zone change will allow for cheaper and safe housing for new residents. This influx of new residents will be able to affordably live in a new development that has many surrounding amenities. The development will also be an affordable option for the city due to the low cost of service. This project will not require any additional utilities installation other than tying into the existing mains as well as the site exists within already established infrastructure.

2. Explain how the proposed project meets the 10 zone change criteria.
 - a. **Is the new zoning designed in accordance with the growth policy?**
The new zoning adheres to the City of Billings growth policy through its expansion of residences, emphasis on public and non-motorized travel, and its cost-effective construction due to its classification as an infill development and low cost of service.
 - b. **Is the new zoning designed to secure from fire and other dangers?**
There are fire hydrants located an adequate distance from the site on Avenue E and Colton Boulevard. Construction of the site will comply with building regulations and zoning code to allow for appropriate separation of buildings and proper lighting for public safety and security. The site is also located outside of any floodplain.
 - c. **Will the new zoning promote public health, public safety, and general welfare?**

The proposed zone change will diversify the surrounding neighborhood and present a residential middle-ground between the family housing to the west and the apartment buildings to the east. Buildout of this vacant land will bring more public eyes to the area to help keep watch on public safety. This zone change to a combination of NX2 and NX3 also requires landscaped or natural open areas which will improve the general well-being of the neighborhood.

d. Will the new zoning facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements?

The change in zone will not require any additional water or sewage to the site as it is provided by the development being constructed to the east. Park land was identified and dedicated in the PD development to the for the Zimmerman Home Place Subdivision. Even so, additional interior green spaces, pocket parks, and trails will be incorporated into the development for residents and neighbors to use. The development is not necessarily close to MET transportation with the closest routes on Grand Ave. to the south and Poly Drive to the north. The development does connect through a system of trails and pedestrian ways both areas.

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

The proposed zone change will have minimal impact on light and air in the surrounding area. The required open area will allow for adequate lighting and air for the property and surrounding area. Any improvements to the land must adhere to the zoning requirements for lighting laid out by the City's Zoning Code which directly addresses open areas and light.

f. Will the new zoning affect motorized and nonmotorized transportation?

As the zone change will convert agricultural lands to residential development, additional residents will move to the area creating an impact on the motorized transportation in the area. This has been studied and accounted for in the reviewed and approved Traffic Impact Study (TIS) associated with the Zimmerman Home Place Subdivision. The developer, as part of the overall development, has contributed to intersection impacts in the areas identified by City Public Works to mitigate any negative impact coming from the overall development. The vicinity of the MET bus stop will help mitigate this effect to some extent depending on the resident profile for the area. The large number of existing and proposed sidewalks and multi-use trails in the area leading to popular commercial areas, nearby parks, and Arrowhead School will also help mitigate additional unnecessary traffic. It should be noted that the development will complete construction of Ave. D, creating a link between the existing neighborhoods to the west with Zimmerman Trail. This will improve traffic flow within the existing residential neighborhoods to the west.

g. Will the new zoning promote compatible urban growth?

The NX2 and NX3 zoning will promote compatible urban growth as it is nestled between low density residential on the west and north sides and medium density residential to the east with medium density commercial to the southeast side. This zoning will allow for new residents to move into a thriving and safe neighborhood that can easily meet most of their needs in the immediate area. The proposed zone change provides the desired step-back in density leaving a portion of NX1 on the west side of Lot 1 and gradually stepping up to higher density on the innermost portion of the lot.

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

By leaving a portion of the existing NX1 zoning in place along the western boundary and stepping up to NX2 and NX3 we are providing adequate buffering and minimizing impacts to surrounding areas. The change from NX1 to NX2/NX3 still provides residential uses of the land as was planned originally. Through proper planning and tiering away from existing neighborhoods the proposed zoning will not impact the character of the existing community.

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

The new zoning will conserve the value of buildings in the area by creating new amenities for nearby neighborhoods while not intruding upon them. Inclusion of parks and trails open for public use along with construction of additional transportation infrastructure will also benefit the surrounding neighborhoods.

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

By further buildout of an infill project and providing a lower cost of service to the City of Billings, the development is providing the most appropriate use of the land. The proposed development adequately steps back density from existing residential areas to minimize impact while providing a diversity in housing options and mixed residential neighborhoods within the west end of Billings. Services in the area can support expanded residential growth without straining City infrastructure or EMS services.

3. Does the new zoning fit with the existing or planned developments within the area?

The new zoning will fit seamlessly into the existing developments, land currently being developed, and future developments in the area due to its blending of the residential areas with the more commercial focused, southern lots closer to Grand Avenue. It can be fairly assumed that much of the development to the south and east will be medium to high density residential and medium density commercial in which the proposed NX2 and NX3 zoning

will readily fit. The current pedestrian infrastructure in the area will allow for the new residents to navigate the surrounding areas easily and safely. The site will help provide homes for future residents as well as many amenities and necessities for the current and future residents in the area. The proposed zone change will allow for necessary density to provide affordable housing and diversity in housing options for this area of the City. Lastly, the development stepped back density from established neighborhoods with appropriate distances to minimize impacts and the feel of higher density being within the core of Zimmerman Home Place Subdivision.

From: [Purinton, Pam](#)
To: [Kukulski, Chris](#); [Iffland, Kevin](#); [Iffland, Kevin](#); [Friday, Wyeth](#); [Cromwell, Nicole](#)
Cc: jabcarroll@charter.net; [Council](#)
Subject: Fwd: [EXTERNAL] Zoning commission ethics
Date: Thursday, September 28, 2023 8:11:54 AM

I believe we have taken a short amount of time discussing the bare minimum of postings. I agree with Mr. Carroll, a true posting would be on all sides of a property, close to the road and possibly larger so folks know that this zone change may affect their property. Thank you, Mr. Carroll, for calling our attention to this matter,
Pam Purinton
Ward 4, Council Member

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Jeff Carroll <jabcarroll@charter.net>
Sent: Thursday, September 28, 2023 7:59:13 AM
To: Council <council@billingsmt.gov>
Subject: [EXTERNAL] Zoning commission ethics

Just wanted to share the zoning commissions idea of public notice. This is where they have chosen to display the zoning change request sign for the Zimmerman area. It is buried in thick weeds facing mostly empty apartments under construction. To be fair the developer making the request probably knows where it is. Also the road that it is facing was just recently opened. I am impressed that they didn't put a trailer in front of it. Not a single sign on Colton. Nicole Cromwell needs an ethics committee evaluation.



Jeff Carroll

Sent from my iPad

From: [David Munson](#)
To: [Purinton, Pam](#)
Cc: [Cromwell, Nicole](#)
Subject: [EXTERNAL] Zimmerman Zone Change 1038
Date: Saturday, September 30, 2023 3:52:15 PM

Dear Pam,

I am bringing to your attention a seemingly underhanded approach to a zone change in our neighborhood, Zimmerman Place zone change 1038. The past two years have been frustrating in what has appeared to be developer/city zoning department and commission versus the neighborhood residents surrounding the new high density development. Zoning changes were made with little regard to neighborhood feedback over recent years on this project and now another unethical strategy has been employed. The most recent change is a move to make a zone change without being fully transparent and seemingly sneaking in the changes.

A neighbor recently shared with me in passing a zone change being brought before the zoning division/commission. The person shared that he accidentally found a posted zone change notice among some weeds on a street that was closed to the public. Upon walking down the street that is now open (but unused because there are no dwellings along the street) I discovered the posting off the street among some high shrubs and weeds. It was impossible to read the letter and map because there was some sort of hazy film covering the documents. I could read the number 1038 in one corner of the letter so I went online to see what was happening. The developer is once again attempting to change from the original neighborhood character to high density housing that would allow more high-rise apartment buildings adjacent to neighborhood homes.

Concerns: The proposed zoning change will affect traffic in a negative manner. Zimmerman Trail is already clogged and backed up several times each day. There are many times it takes 3-4 traffic light changes to get through Grand Avenue and Broadwater Avenue intersection. In addition, this zoning change is not considering the character of the first neighborhood. But most importantly, the entire zoning process is set up to avoid public input and it appears this is another attempt to sneak in a zoning change without the knowledge of adjacent neighbors.

Given the first zoning change on the Zimmerman Homes project, I have no illusion that the public is welcome to express concerns. Rather, any concerns will be dismissed (rather rudely) and under-the-table zoning agreements between the developer and the zoning department/commission will continue. However, I have never written to you about these concerns so this is likely new to you. I do not expect anything to change on this project. I gave up long ago and feel that my voice has no merit with the City. However, you appear to be a listener and a representative that may look into these issues for future projects and to improve relations between the City zoning and Billings residents.

Thank you.

David Munson
2108 Avalon Road
406-698-0444

C: Nicole Cromwell

From: [Marlena Lanini](#)
To: [Cromwell, Nicole](#); [Bartley, Robbin](#)
Subject: [EXTERNAL] Comments for City Zone Change 1038
Date: Tuesday, October 3, 2023 6:24:28 AM

I am writing to urge the City Zoning Commission to recommend denial for the proposed zoning change “City Zone Change 1038 – Zimmerman Homeplace - intersection of Avenue E and Avenue D - from NX1 to NX2 & NX3”. I am in favor of mixed use residential development and live in the mixed use neighborhood to the west of this development. However, I believe the proposed zoning change as written will have detrimental effects based on the following criteria:

1. Inadequate provision of parks:

- a. Further increasing the population density by changing from NX1 to NX2 and NX3 without increasing the public park space does not provide adequate provision of parks.
- b. The public space listed “Public 1” has a large irrigation ditch running through the middle, making it unsafe and reducing the space available for park use. It does not provide adequate provision of parks.
- c. This proposed zoning change, in combination with previous zoning changes granted for this development have split the park land into several small areas. This limits space available to park amenity development for public use. Further, several fragmented pieces of park land are surrounded by large buildings, making them appear to be private courtyards belonging to the apartment buildings instead of a public neighborhood park.

2. Impacts to non-motorized traffic:

- a. **Increasing the density of traffic will impact the pedestrian and bike traffic on the path along Colton which has two road crossings to this development. Additionally, the trail currently crosses Zimmerman Trail and more traffic in this area will make it even more difficult to navigate this already busy road crossing. The increased density of traffic with several uncontrolled traffic-pedestrian crossings will decrease the walkability of this area.**
 - b. **Increased density will have a negative impact on pedestrian traffic in the neighborhood to the west of the proposed development when the Avenue D connection is complete. Currently the neighborhood to the west offers excellent pedestrian access primarily because there are limited entrance/exit roads, so all traffic is funneled to the main roads. However, after Avenue D is connected, the proposed development with even more NX2 and NX3 zoning will increase traffic in this quiet and pedestrian friendly neighborhood.**
3. **Substantially changes the character of the district:** This area has requested several zoning changes, each with increasing space devoted to NX3, decreasing the diversity of housing types available. The narrow (151 ft) strip of zone NX1 adjacent to the surrounding neighborhoods (primarily N3 with some N2), is an inadequate transition zone to a large NX3 zone. This is an abrupt change of character to the surrounding neighborhoods. The current zoning plan of NX1 allows much better

diversity of housing types and also blends in with the surrounding neighborhood character much better than this proposed change.

Thank you for considering my comments.
Marlena Lanini

From: [Jordan Lanini](#)
To: [Cromwell, Nicole](#); [Bartley, Robbin](#)
Subject: [EXTERNAL] Comments on City Zone Change 1038
Date: Tuesday, October 3, 2023 9:02:09 AM

I am writing in objection to City Zone Change 1038. The zone change is in contravention to the 2016 Billings Growth Policy and will negatively impact both motorized and non-motorized transportation, as detailed below.

The proposed zoning is not designed in accordance with the growth policy:

The proposed zoning does not meet the Growth Policy's Community Fabric requirements. The current plan already lacks developed parks that provide recreation and special amenities. The park areas that are planned are fragmented and located within a courtyard-type space between high density apartment buildings. These areas are only accessible to those that live in the buildings, essentially cutting off this development from social interaction with others in the local community. The Public 1 space is a ditch and right-of-way, which is not a safe area for people to interact.

The proposed zoning does not meet the Growth Policy's requirements to develop Strong Neighborhoods. In particular, it will not result in a sociable and resilient neighborhood. The proposed zoning increases the housing density in the area, to a more homogenous neighborhood. NX1 zoning allows up to four dwellings per unit; NX2 up to eight; and NX3 more than eight. The developer indicates its intent to maximize development density in its application: "Currently, with the cost of construction large swaths of land are cost prohibitive to develop with only NX1 zoning because developers cannot get the density necessary to offset construction and land costs with current interest rates and inflation." This implies all NX2 zones will be developed at eight dwellings. The developer states that "It is likely that 3- to 4- story construction would occur on the site to maximize development potential and value for the lot and neighborhood." This indicates NX3 rezoned areas will be very large apartment buildings.

We can therefore assume the minimum size (even on NX1-zoned lands) will be a four-dwelling unit, leaving this neighborhood without a mixture of housing types, failing to meet the needs of a diverse population. In fact, the width of the NX1 zone in the proposed plan is 151 feet, seemingly designed to avoid the 150-foot protest boundary defined in Montana Code Annotated, Section 76-2-305(2). This, plus the developer's statement that NX1 development is not profitable, indicates that it is highly likely the developer does not intend to develop the NX1-zoned lands at all. This will leave us with a dense, homogenous neighborhood of units with eight or more dwellings.

The proposed zoning will negatively affect motorized and nonmotorized transportation:

The intersection of Grand Avenue and Zimmerman Trail already suffers from heavy traffic,

particularly during rush hour periods. Opening Avenue D through from the new development to 38th Street will result in collector street traffic on an existing residential street. Conflict between non-motorized and motorized traffic will increase at the Colton Avenue/Zimmerman Trail multiuse trail crossing due to increased motorized traffic on both Colton and Zimmerman.

Jordan Lanini
3718 Avenue F
Billings, MT 59102

ORDINANCE 23-_____

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING
THE ZONE CLASSIFICATION ON Lot 1, Block 1, of
Zimmerman Home Place Subdivision, BE AMENDED

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

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

Section 2. DESCRIPTION. Lot 1, Block 1, of Zimmerman Home Place Subdivision, is presently zoned **Mixed Residential 1 (NX1) and Public 1 (P1)**, and is shown on the official zoning map within this zone.

Section 3. ZONE DISTRICT AMENDMENT. The official zoning map is hereby amended and the zoning on **portions of Lot 1, Block 1, of Zimmerman Home Place Subdivision**, is hereby changed from **Mixed Residential 1 (NX1) to Mixed Residential 2(NX2) and Mixed Residential 3 (NX3)** as shown on the attached exhibit, and from the effective date of this ordinance, these portions shall be subject to all the rules and regulations pertaining to **Mixed Residential 2 (NX2) and Mixed Residential 3 (NX3)** as set out in the Billings, Montana City Code.

Section 4. EFFECTIVE DATE. This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 5. REPEALER. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

Section 6. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading this 23rd day of October, 2023.

PASSED, ADOPTED and APPROVED on second reading this 13th day of November, 2023.

CITY OF BILLINGS

BY: _____

William A. Cole, Mayor

Attest:

BY: _____

Denise R. Bohlman, City Clerk

Zone Change 1038 – portions of Lot 1, Block 1, Zimmerman Home Place Sub

EXHIBIT – ZONE CHANGE 1038



City Council Regular

Date: 10/23/2023
Title: City Administrator's Annual Performance Evaluation & Employment Agreement
Presented by: Chris Kukulski, City Administrator
Department: City Hall Administration
Presentation: No
Legal Review: Not Applicable
Project Number: N/A

RECOMMENDATION

The Council will consider adjusting the city administrator's base salary based on his performance over the past year.

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

It has been an honor to serve as your city administrator since November 11, 2018. These past five years have provided plenty of challenges and opportunities to improve the strength and economic vibrancy of our Billings. None of this was possible without Kevin Iffland, the department directors and 1,100 employees who serve Billings.

The Council reviewed my performance on October 16. Thank you for taking the time to receive feedback from our leadership team, providing me with a written evaluation and also those who discussed the past year one on one.

There are no requested changes to the employment agreement outside of compensation.

Thank you for your consideration.

ALTERNATIVES

As determined by the City Council.

FISCAL EFFECTS

My current base salary is \$206,434.91

SUMMARY

Annually the city council evaluates the city administrator's performance consistent with the Employment Agreement. The evaluation was discussed during an executive session on October 16. Tonight the Council will consider adjusting my compensation based on performance over the past year.
